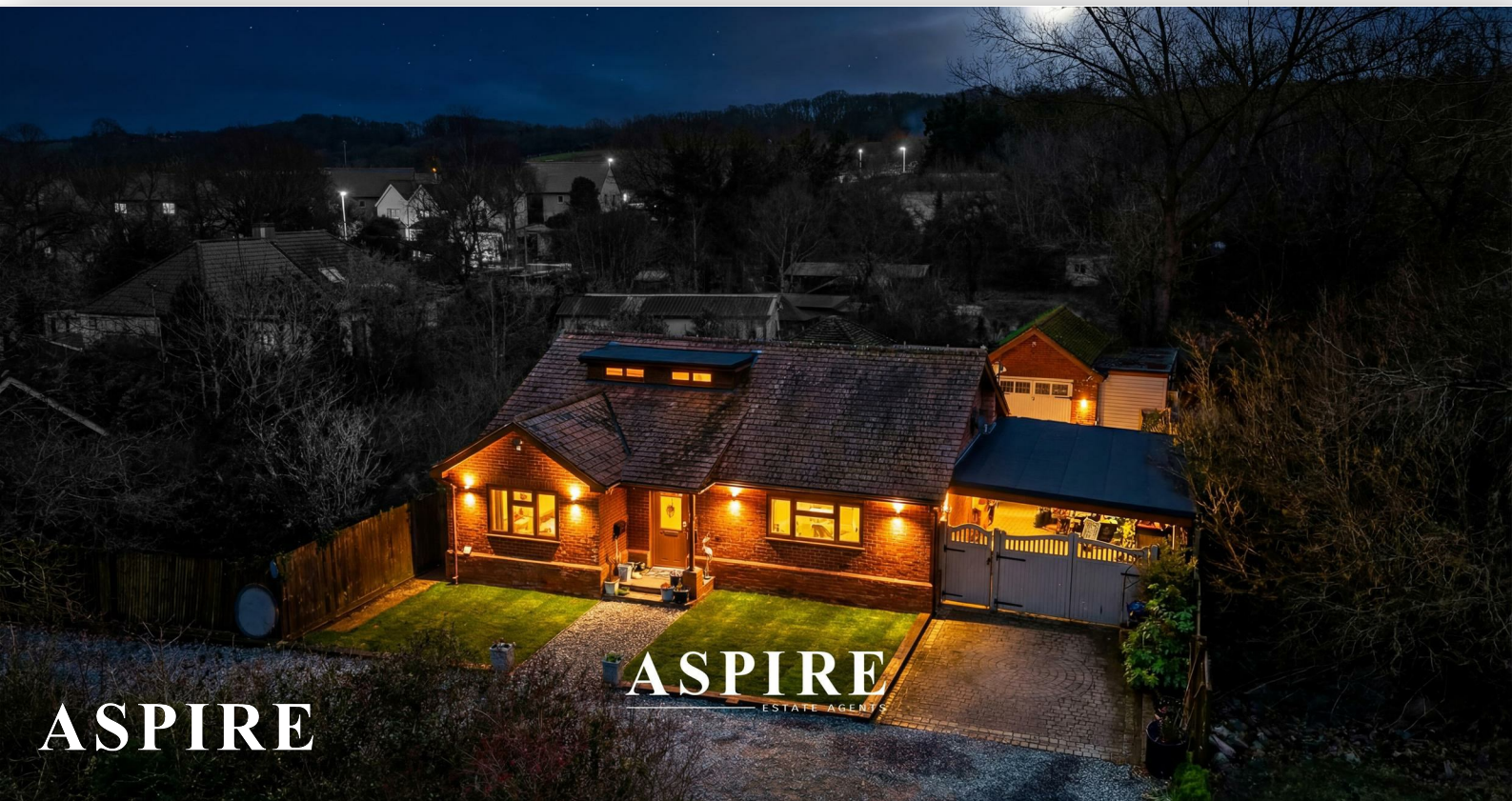


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## Great Burches Road, Benfleet Guide price £650,000

**\*\*GUIDE PRICE 650,000 - 700,000\*\***

**COMPLETE ONWARD CHAIN AND POTENTIAL ANNEX** - Enjoying an enviable position within an exclusive and private setting, this outstanding home is approached via a wide access road from Great Burches Road that serves solely 'Poundfield' and the adjoining grazing paddocks, offering a rare sense of seclusion and uninterrupted countryside views. Despite its peaceful, semi-rural surroundings, the property remains perfectly positioned on the highly desirable Great Burches Road in Thundersley, just moments from local amenities, reputable schools, transport links and within easy reach of Thundersley Common — delivering the perfect balance between privacy and convenience.

Beautifully presented and impeccably maintained, the home offers generous and versatile accommodation finished to an excellent standard throughout. At its heart is a luxury fitted kitchen complete with integrated appliances, designed for both everyday family living and stylish entertaining. A spacious lounge with a characterful open fire provides an elegant yet inviting reception space, while three well-proportioned double bedrooms include a principal suite with its own en-suite shower room, complemented by a contemporary family bathroom.

Externally, the property continues to impress. The landscaped rear garden has been thoughtfully arranged to create a superb outdoor living environment, featuring manicured lawned areas, raised decking, two pergolas and an outdoor kitchen — ideal for al fresco dining and summer gatherings. Further enhancing the home is a substantial outbuilding currently arranged as a fully equipped games and entertainment room with fitted bar and separate cloakroom W.C and the potential to convert into an annex offering exceptional additional space and making this property perfectly suited to hosting and entertaining on any scale.

#### Entrance Hall

A beautifully presented and welcoming entrance hall sets an immediate impression of quality and refined living, accessed via a charming UPVC part-glazed stable door. The space is elegantly finished with solid oak flooring, complemented by a smooth plastered ceiling with inset spotlights that create a bright and sophisticated ambience. A radiator provides warmth, while a built-in storage cupboard offers practical convenience. Power points are fitted, and doors lead effortlessly to the principal living accommodation.

#### Kitchen / Dining Room – 4.70m x 4.17m (15'5 x 13'8)

An exceptional kitchen and dining space forming the true heart of the home, thoughtfully designed for contemporary family living and stylish entertaining. Bathed in natural light from a UPVC double glazed window to the front and a part-glazed side door, the room offers a bright and welcoming environment. The space is beautifully finished with Italian porcelain tiled flooring incorporating electric underfloor heating for year-round comfort, enhanced by a smooth plastered ceiling with inset spotlights that create a sleek and modern aesthetic. The elegant Regency-style fitted kitchen is centred around a striking island with breakfast bar, perfect for informal dining and social gatherings. High-quality granite worktops complement the design, along with an inset one-and-a-half sink with drainer and instant hot tap with mixer. A range-style cooker with seven gas rings provides a statement focal point, while integrated appliances include a fridge and freezer, wine cooler and dishwasher, with additional space for a washing machine. Further features include a radiator, TV and ample power points, completing this impressive and highly functional space.

#### Lounge – 5.74m x 4.75m (18'10 x 15'7)

A beautifully proportioned and elegantly appointed living room, offering a wonderful space for both relaxation and entertaining. Dual aspect UPVC double glazed windows to the rear and side flood the room with natural light, while French doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living. The room features stunning Karndean herringbone flooring and a striking central chimney breast with wooden surround and inset open fire, providing a sophisticated and inviting focal point. Bespoke fitted storage units to either side enhance both practicality and style. Radiator, TV point and power points complete this impressive reception space.

#### Bedroom One – 4.24m x 3.56m (13'11 x 11'8)

A generous and tranquil principal bedroom providing an

ideal private retreat, featuring a UPVC double glazed window overlooking the rear aspect. The room is finished with plush carpeted flooring, smooth plastered ceiling, radiator, TV point and power points.

#### En-Suite

A stylishly appointed en-suite finished to a high standard, featuring tiled flooring, half-tiled walls and a UPVC obscure double glazed window to the rear. The suite comprises a contemporary walk-in shower with glass enclosure, wall-mounted hand wash basin with chrome mixer tap, close-coupled W.C and chrome heated towel rail, with inset ceiling spotlights completing the refined finish.

#### Bedroom Two – 3.58m x 2.77m (11'9 x 9'1)

A beautifully presented and versatile room, ideal as a guest bedroom, dressing room or home office, featuring a UPVC double glazed window to the front aspect, carpeted flooring, smooth plastered ceiling, radiator, TV and power points.

#### Bedroom Three – 3.58m x 2.77m (11'9 x 9'1)

A further well-proportioned and adaptable bedroom with a UPVC double glazed window to the side aspect, carpeted flooring, smooth plastered ceiling, radiator, TV and power points.

#### Family Bathroom – 3.56m x 1.70m (11'8 x 5'7)

A beautifully designed family bathroom finished with a contemporary specification, featuring tiled flooring, half-tiled walls and a UPVC obscure double glazed window to the side aspect. The suite comprises a walk-in shower with glass screen and door, panelled bath with tiled surround, pedestal wash basin with chrome mixer tap, close-coupled W.C and chrome heated towel rail. A smooth plastered ceiling with inset spotlights completes the space.

#### Loft Room / Office / TV Room – 10.67m x 3.86m (35'0 x 12'8)

A substantial and highly versatile additional living space offering exceptional flexibility, ideal for use as a home office, cinema room, hobby space or occasional living area. The room is carpeted and features a smooth plastered ceiling with inset spotlights, access to eaves storage and a wall-mounted combi boiler. Maximum head height of 5'9".

#### Rear Garden – 16.76m x 15.54m (55' x 51')

A beautifully landscaped and private rear garden designed to create an exceptional outdoor living experience. The space features a well-maintained lawn, raised decking areas ideal for entertaining, two elegant

pergolas and an outdoor kitchen, providing the perfect setting for al fresco dining and social gatherings. The garden is fully enclosed with external lighting, side access gates and a water tap.

#### Bar / Games Room / Potential Annex

An outstanding and highly versatile detached outbuilding currently arranged as a superb games and entertainment room. The space features UPVC double glazed windows and French doors opening onto the garden, laminate wood flooring and a smooth plastered ceiling with inset spotlights. A fully equipped bar creates an impressive entertaining environment, complemented by a separate cloakroom with W.C and wash basin, along with TV and power points. Double barn-style doors open to the garden, allowing effortless indoor/outdoor entertaining.

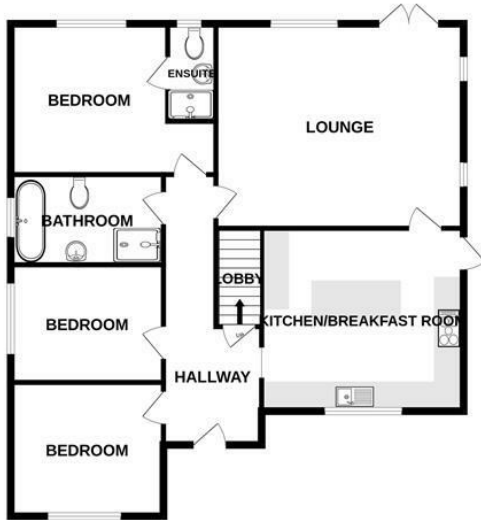
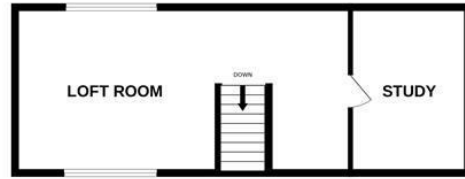
#### Frontage

The property is approached via attractive wooden gates leading to a gravelled driveway, with a pathway guiding visitors to the entrance. Lawned areas sit to either side, enhancing the home's kerb appeal, alongside a private block-paved driveway providing ample off-street parking.

GROUND FLOOR

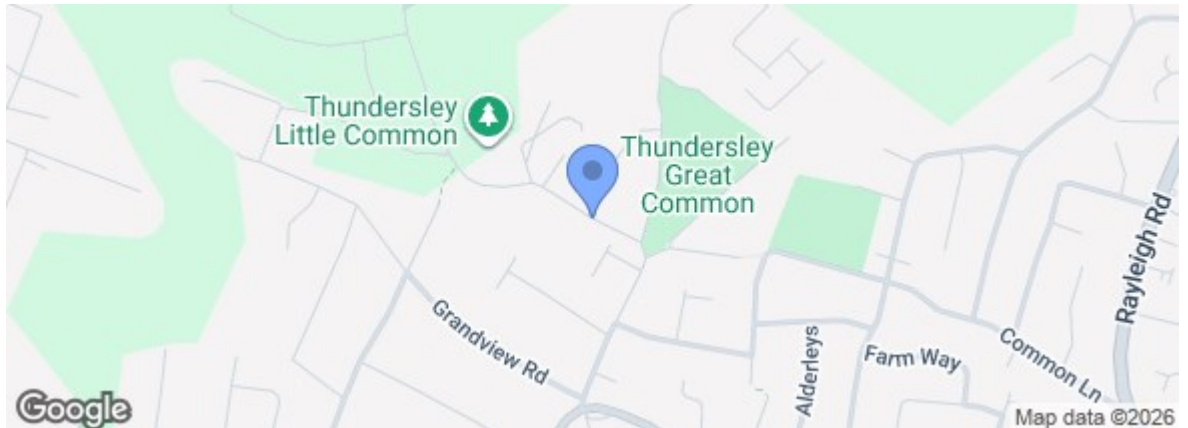


1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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