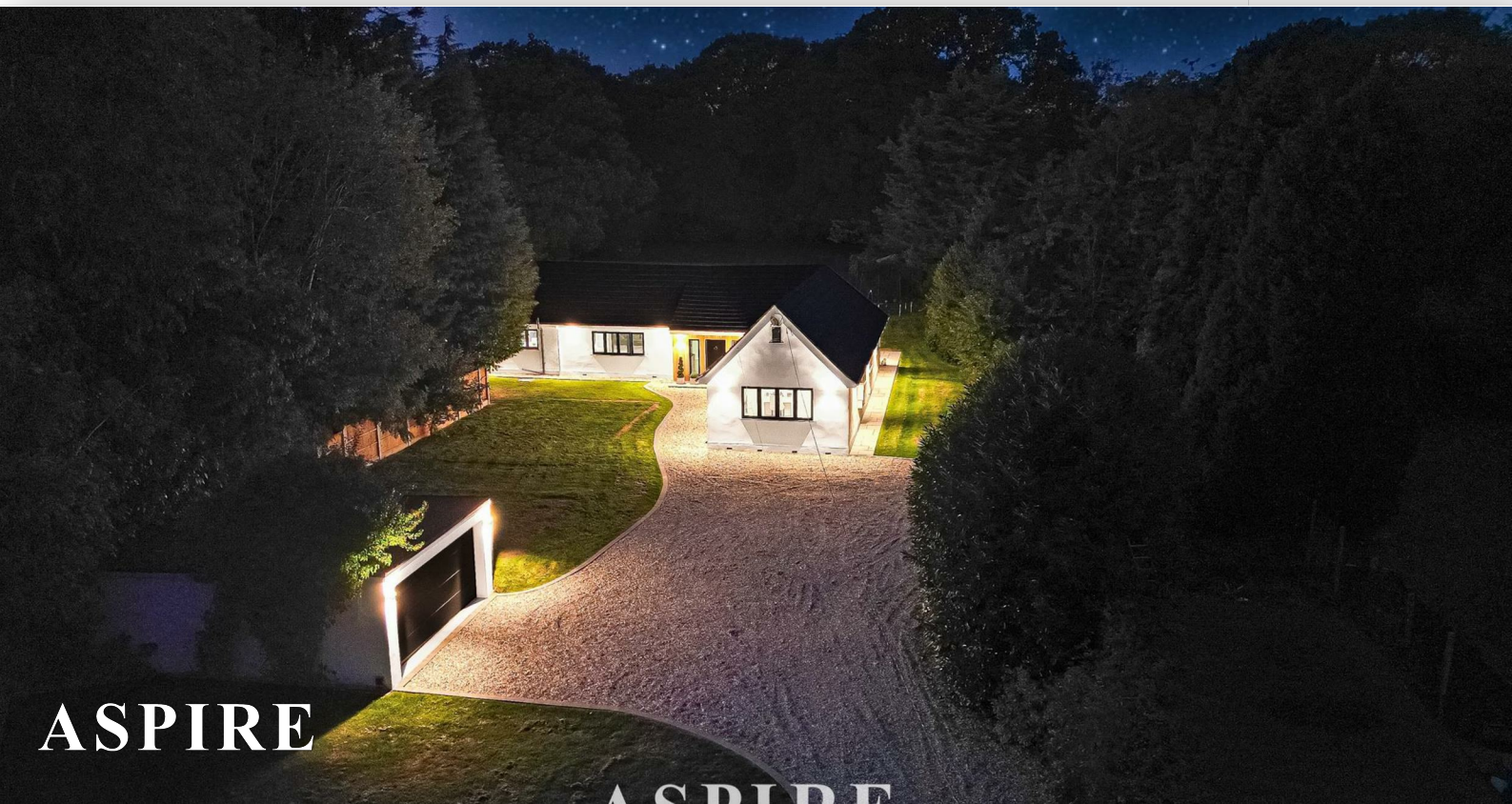


To arrange a viewing contact us
today on 01268 777400

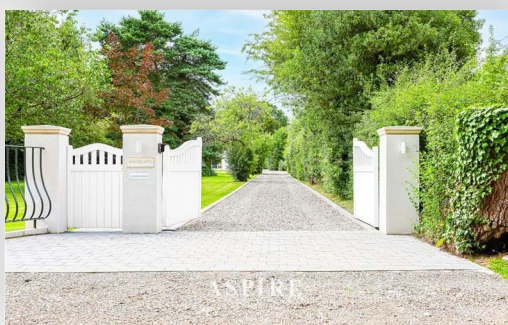


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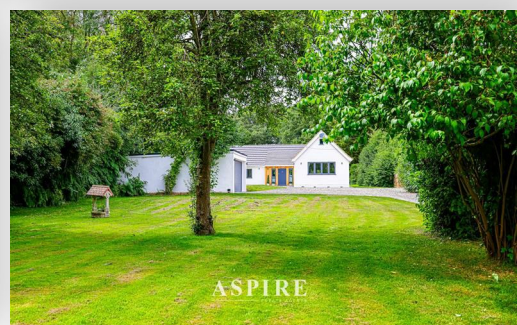
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ASPIRE



ASPIRE



ASPIRE

Rayleigh Downs Road, Rayleigh Guide price £1,000,000

Guide Price £1,000,000 to £1,100,000

Aspire are pleased to present this exceptional residence, set within a stunning 1.5 acre private plot and approached via a 250 ft gated driveway with electric gates and video intercom.

The home offers a rare blend of privacy, space and luxury, with a beautifully finished kitchen diner featuring quartz worktops, central island and Range Master cooker. The impressive lounge enjoys bi fold doors opening directly onto the gardens, creating a seamless indoor and outdoor feel.

There are four bedrooms, including a spacious master with en suite, alongside a stylish family bathroom. The grounds are a true highlight, with expansive lawns, mature planting, a treehouse, summer houses, multiple outbuildings, a detached double garage and a large garden room ideal as a home office, gym or games room.

Perfectly positioned close to Rayleigh High Street, the mainline station and highly regarded schools, this is a rare opportunity to secure a private family home of scale, beauty and convenience.

Hallway

Kitchen / Diner
21'8" x 12'8"
6.6m x 3.86m

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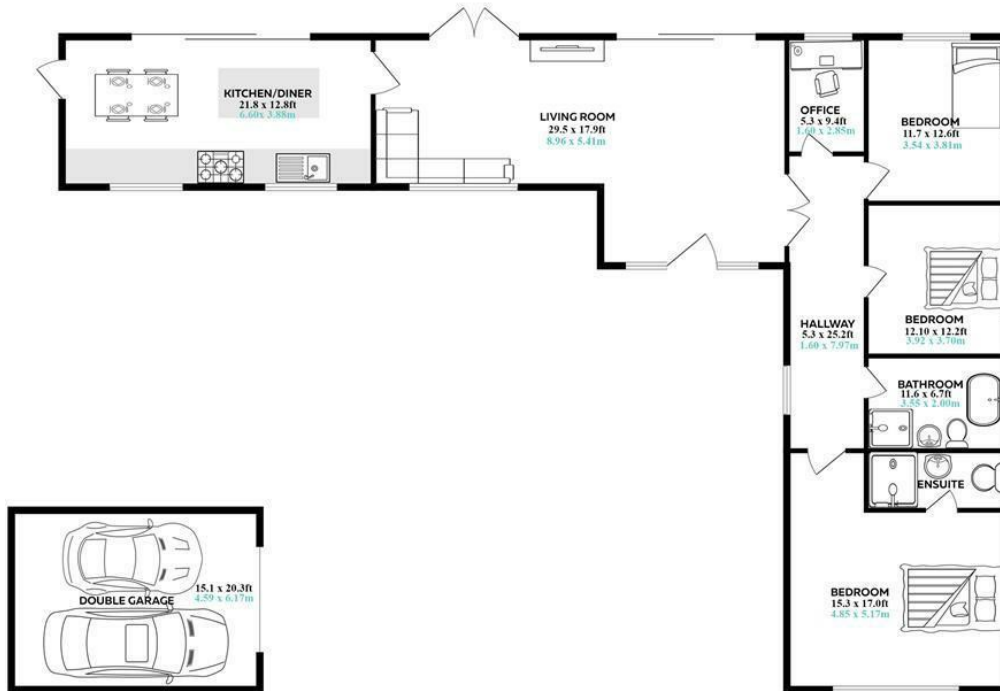
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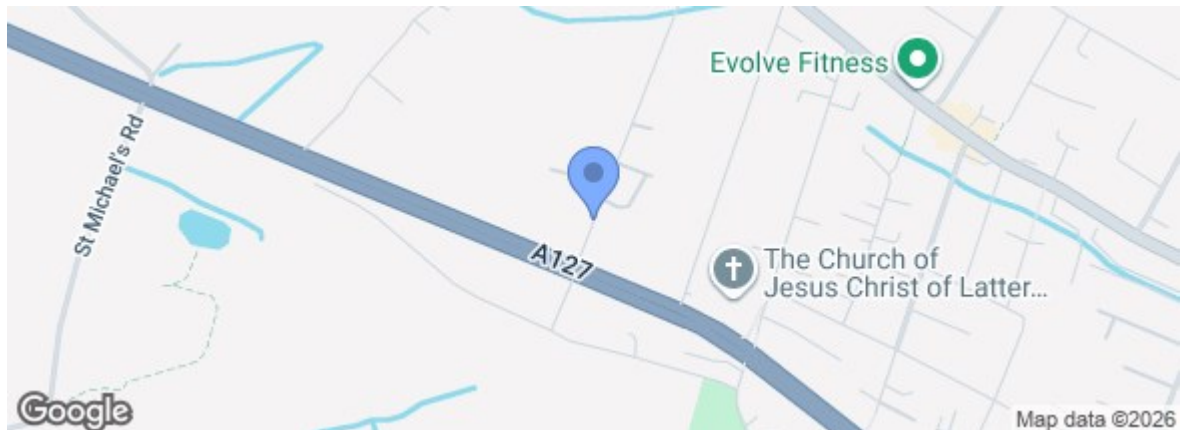
WHITEGATES

RAYLEIGH

 x4  x2



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.