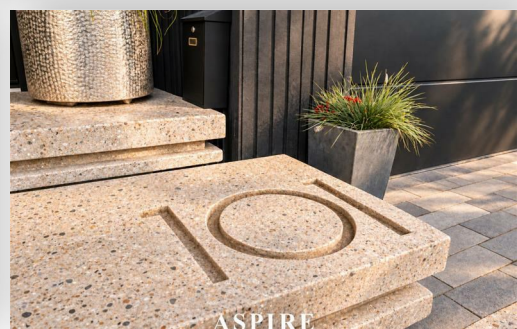
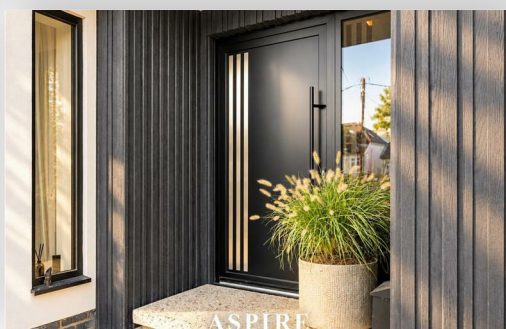


**To arrange a viewing contact us
today on 01268 777400**



Daws Heath Road, Rayleigh Guide price £1,000,000

Guide Price £1,000,000 – £1,100,000

A striking contemporary residence where architecture, scale and specification come together to create a genuinely exceptional family home.

Occupying a prominent position within one of Rayleigh's premier residential settings, this remarkable four-bedroom detached home offers approximately 2800 sq ft of beautifully designed accommodation including the garage and outbuildings, combining dramatic modern architecture with outstanding entertaining space and a superb landscaped garden.

From the moment you arrive, the property makes an immediate impression. A substantial block-paved frontage provides extensive off-street parking and leads to the integral garage, while the bold contemporary façade, contrasting materials and oversized glazing give the house real presence.

Step inside and the standard continues.

The entrance hall is a feature in its own right, centred around an architectural open-tread staircase with glass balustrading, timber detailing and integrated lighting. Highly polished flooring and carefully considered lighting run through the ground floor, creating a luxurious and cohesive finish.

At the rear sits the undisputed heart of the home – an exceptional 27'9" x 19'7" open-plan kitchen, living and entertaining space. Designed for both everyday family life and large-scale entertaining, the room centres around an impressive statement island with extensive seating, complemented by a wall of contemporary cabinetry, integrated appliances and feature pendant lighting.

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Property Details

Ground Floor

Kitchen / Living Room: 8.45m x 5.97m — 27'9" x 19'7"

Lounge: 4.69m x 3.79m — 15'5" x 12'5"

Office: 3.49m x 2.29m — 11'5" x 7'6"

Utility Room: 2.75m x 2.23m — 9'0" x 7'4"

Garage: 4.74m x 2.23m — 15'7" x 7'4"

Ground Floor WC

Entrance Hall

First Floor

Bedroom One: 6.13m x 4.78m — 20'1" x 15'8"

Bedroom Two: 3.75m x 3.52m — 12'4" x 11'7"

Bedroom Three: 5.02m x 4.55m — 16'6" x 14'11"

Bedroom Four: 5.01m x 4.01m — 16'5" x 13'2"

Dressing Room: 3.85m x 2.70m — 12'8" x 8'10"

Landing: 4.14m x 2.25m — 13'7" x 7'5"

Multiple En-Suite Bathrooms

Outbuildings

Outbuilding One: 3.28m x 2.77m — 10'9" x 9'1"

Outbuilding Two: 4.73m x 3.31m — 15'6" x 10'10"

Approximate Gross Internal Floor Area: 258.3 sq m /
2,780 sq ft

Garage: 10.8 sq m / 116 sq ft

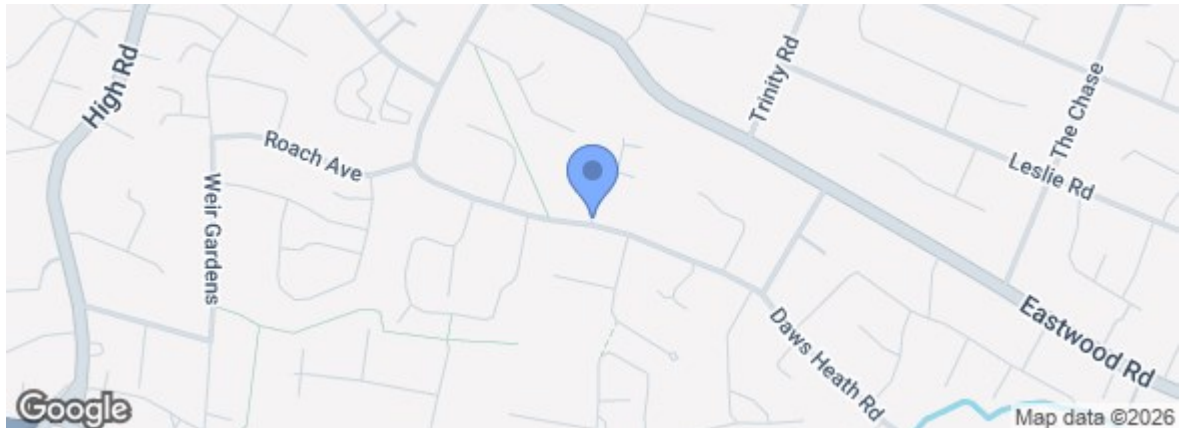
Outbuildings: 25.3 sq m / 272 sq ft

101 Daws Heath Road

Approximate Gross Internal Floor Area = 258.3 sq m / 2780 sq ft
(Including Garage & Outbuildings)
Garage = 10.8 sq m / 116 sq ft
Outbuildings = 25.3 sq m / 272 sq ft



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 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.