



4 High Street, Rayleigh, SS6 7EF
£800,000

**** 5 BEDROOM CHARACTER HOME WITH NO ONWARD CHAIN ****

IVY HOUSE has by sympathetically restored retaining many character and original features yet also enjoys modern living with a welcoming reception hall, bespoke hand built kitchen, cloakroom & two large reception rooms, to the first floor are four double bedrooms & two quality bathrooms and a luxury basement suite with a stunning principle bedroom & contemporary ensuite and direct access to the garden & hot tub, Externally the property enjoys an established garden having an alfresco style feel with paving undercover hottub & bar area, store & office building, To the side of the property is a private electric gated drive providing parking for three cars

IVY HOUSE is an unlisted property situated in the heart of Rayleigh's conservation area being nestled at the top of The High Street taking full advantage of all the excellent facilities on offer including fine dining, cafe's bars and shops including Marks & Spencers food hall, highly reputable Schools for all ages, parks & National Trusts Rayleigh Mount, Commuting to London & surrounding areas' can't be easier being only a short walk to Rayleigh Station (35 minutes to Liverpool street) & major road links

The property is being offered with no onward chain and we strongly recommend an early internal viewing to fully appreciate what this beautifully restored property has to offer



ACCOMMODATION

WELCOMING RECEPTION HALL

CLOAKROOM

LIVING ROOM

17'7 x 12'2 (5.36m x 3.71m)

DINING ROOM 15'1 X 14'

BESPOKE FITTED KITCHEN

12'7 x 9'10 (3.84m x 3.00m)

BASEMENT BEDROOM SUITE

13'6 x 11'6 (4.11m x 3.51m)

LUXURY EN-SUITE SHOWER ROOM

FIRST FLOOR LANDING

BEDROOM 2

13'6 x 11'6 (4.11m x 3.51m)

BEDROOM 3

12'9 x 10'2 (3.89m x 3.10m)

BEDROOM 4

13'6 X 12'6

BEDROOM 5

15'8 x 12'9 (4.78m x 3.89m)

SHOWER ROOM

OUTSIDE

REAR GARDEN

A secluded space with established shrub borders, lawn area and entertainment patio having undercover hot tub & bar, GARDEN/OFFICE ROOM 10' X 7'6 Double glazed windows & doors, insulated, lighting and power points, adjacent store room

PARKING

To the side of the property are double electric gates leading to ample parking

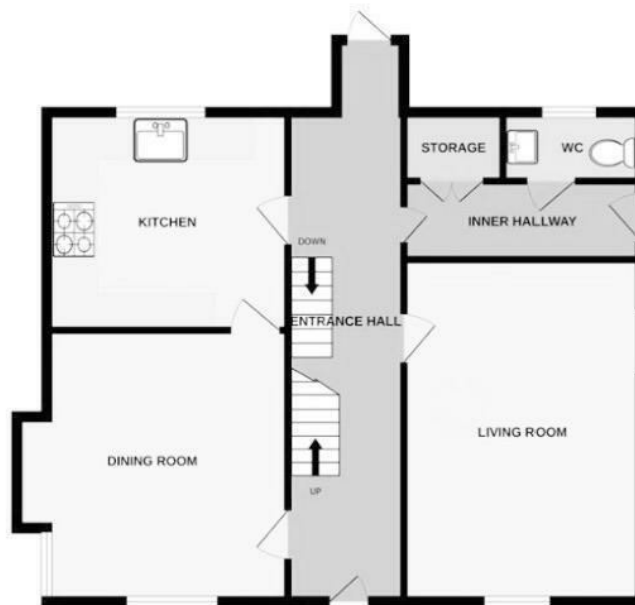




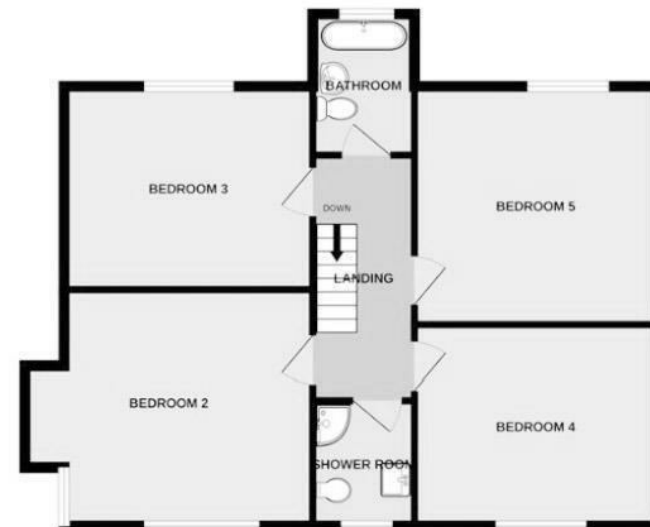
BASEMENT



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	75	
(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		
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