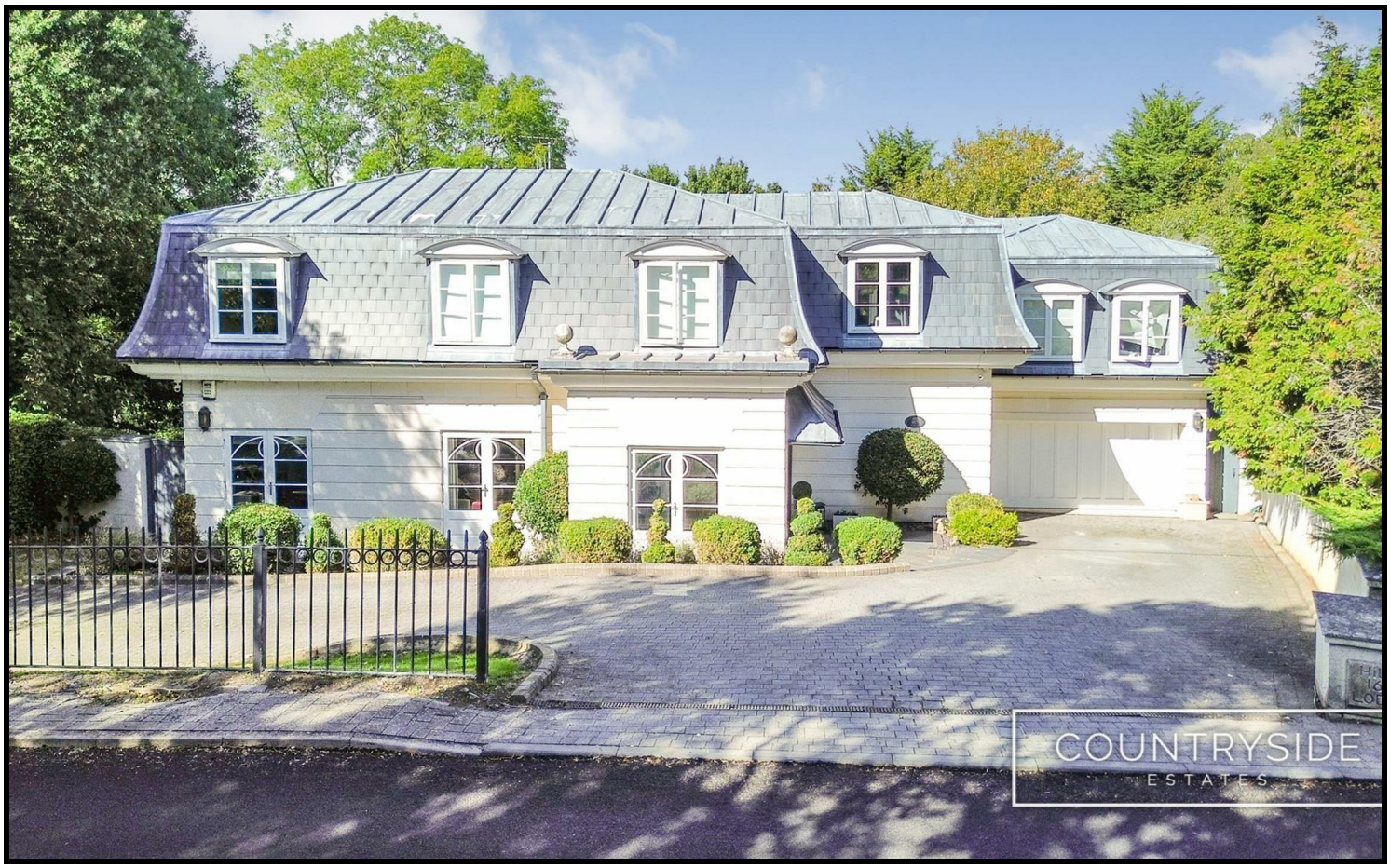
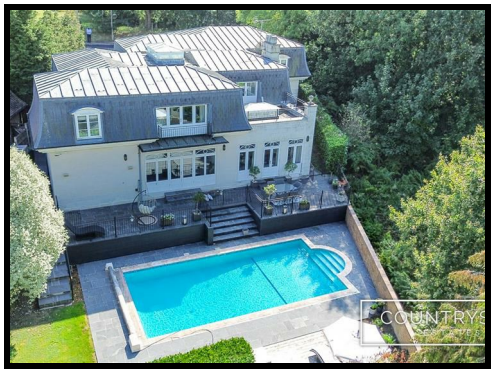
COUNTRYSIDE
ESTATES









163 Vicarage Hill, Benfleet, SS7 1PF

Offers In Excess Of £1,750,000 Freehold

DESIGNED IN THE 2000'S AS A CONTEMPORARY FRENCH HUNTING LODGE, featuring a lead roof with slate mansards complimented by stone and rendered exterior elevations this impressive FIVE BEDROOM family house backing the 17th Fairway of Boyce Hill Private Golf Course.

Offering exceptional and thoughtfully designed family accommodation making the most of the beautiful views to both the front, rear and flank, occupying a large secluded plot with extensive lawned area, terrace and heated swimming pool with Roman end.

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Reception Vestibule 13 x 9 (3.96m x 2.74m)



Double doors leading to entrance area, Limestone flooring, decorative coved and skimmed ceiling with inset lights, double doors to gallery hall.

Gallery Hall 27'5 x 7'5 inc 11'7 (8.36m x 2.26m inc 3.53m)



Limestone flooring with electric underfloor heating, limestone winding stairs with inset carpet and sculptured handrail and lacquered spindles, gallery balustrade with lacquered steel spindles overlooking main living area, limestone steps leading down to living area, decorative coved and skimmed ceiling with inset lights.



Cloakroom/Wc

Window to flank, close coupled wc with push button control, vanity wash hand basin with mixer tap, fully tiled walls, limestone flooring, decorative coved and skimmed ceiling with inset lights.

Lounge/Dining Room 29 x 27 max (8.84m x 8.23m max)



A superb bright and spacious living area with 9'6 high ceiling which is skimmed and had decorative coving and large roof lantern in dining area, French doors and two matching full height windows to rear and full height window to flank, Limestone fireplace with gas coals fire and hearth by Chesney, underfloor heating.



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Sitting Room 13'2 x 11'7 (4.01m x 3.53m)



French doors to front, electric underfloor heating, Limestone flooring, range of fitted bespoke storage furniture by KDP of Leigh On Sea, decorative coved and skimmed ceiling with inset lights.

Home Gym 12'5 x 11'2 (3.78m x 3.40m)



French doors to rear, radiator, skimmed ceiling with inset lights.

Study 10 x 8'5 (3.05m x 2.57m)



French doors to front, door to side, built in storage cupboard, skimmed ceiling with inset lights.

Luxury Kitchen/Diner 25 x 15 (7.62m x 4.57m)



French doors to rear, fitted with quality range of units and integrated appliances comprising of Siemens coffee machine and two ovens with warming drawer, two full height fridge/freezers, integrated dishwasher, Central island unit with inset sink and quooker hot water tap, Miele induction hob with integrated extractor, tiled floor with electric underfloor heating, large full height wine cooler, range of quartz work tops with inset sink, decorative coved and skimmed ceiling with inset lights.



Utility Room 14 x 8'8 (4.27m x 2.64m)

Door to side, fitted units and sink, plumbed for washing machine, integrated dishwasher, siemens integrated dishwasher, steps leading up to personal garage door.

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Landing 27 x 11 (8.23m x 3.35m)



A truly impressive split level landing with window to front on upper level and roof lantern to lower level, two radiators with ornamental covers, inner landing with two built in storage/linen cupboards, plus range of built in storage cupboards.



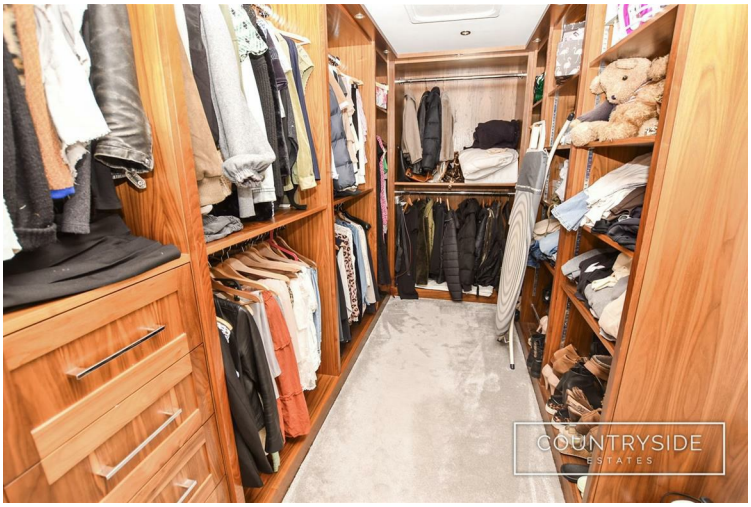
Bedroom One 24'8 x 14 (7.52m x 4.27m)



French doors to rear balcony overlooking golf course and gardens and further set of French doors to side balcony, decorative coved and skimmed ceiling with inset lights, two radiators with ornamental covers.



Dressing Room 13'8 x 7 (4.17m x 2.13m)



Range of quality fitted furniture proving ample hanging and storage, loft access, decorative coved and skimmed ceiling with inset lights, bay window to rear.

Luxury Bath/Shower Room En - Suite 8 x 8 (2.44m x 2.44m)



Fully tiled shower cubicle with overhead and hand held shower, bath with wall mounted taps and shower attachment, vanity wash hand basin on quartz top with drawers under and wall mounted mixer tap, close coupled wc with wall mounted push button control, decorative coved and skimmed ceiling with inset lights, extractor fan, chrome towel radiator, bay window to flank.

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Bedroom Two 14'2 x 11'5 (4.32m x 3.48m)
Bay window to front, designer radiator, coved and skimmed ceiling.

Dressing Room 7 x 6'10 (2.13m x 2.08m)
Skimmed ceiling with inset lights, radiator.

Luxury En - Suite 8'4 x 7'3 (2.54m x 2.21m)



Bay window to front, double width shower cubicle with overhead and hand held shower attachment, vanity sink with mixer tap, close coupled push button wc, skimmed ceiling with inset lights, fully tiled walls and tiled floor, extractor fan.

Bedroom Three 14'4 x 10'6 (4.37m x 3.20m)
Two Bay windows to front, radiator, decorative coved and skimmed ceiling

Luxury En - Suite
Modern suite comprising of fully tiled shower cubicle with overhead and hand held shower attachment, vanity wash hand basin with drawers under, close coupled wc with push button control, extractor fan, chrome towel radiator, fully tiled walls and tiled floor.

Bedroom Four 19 x 11 max (5.79m x 3.35m max)



Window to rear, decorative coved and skimmed ceiling, radiator with ornamental cover.

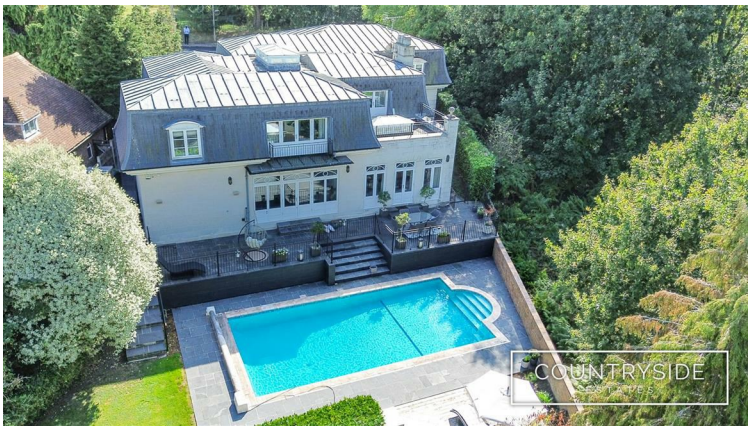
Bathroom En - Suite
White suite comprising of panelled bath with shower, close coupled wc, vanity wash hand basin with mixer tap and drawers under, decorative coved and skimmed ceiling and inset lights, chrome towel radiator, fully tiled walls.

Bedroom Five/ Cinema Room 20 x 10'6 (6.10m x 3.20m)



Bay window to front, radiator, loft access, decorative coved and skimmed ceiling.

Rear Garden 115 (35.05m)



To the immediate rear of the property is an impressive wide terrace with balustrading and steps leading down to the pool area, timber garden cabin housing filtration plant and gas boiler for pool, extensive lawned area with mature trees and gate leading to the 17th fairway of Boyce Hill Private golf course,.

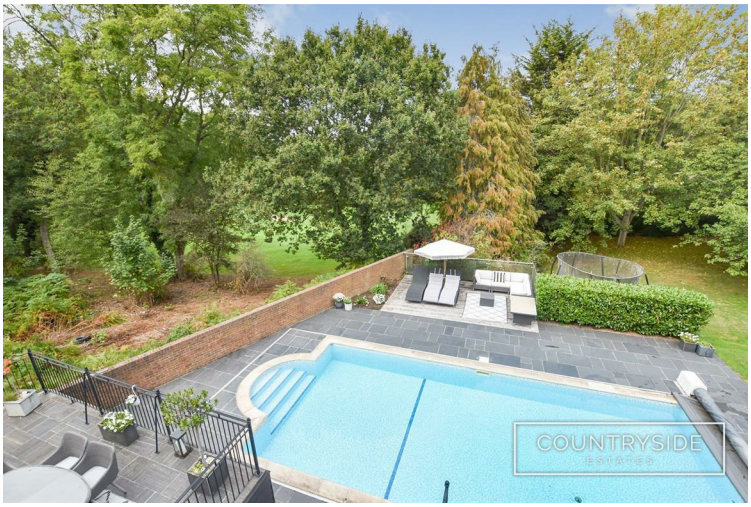


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Swimming Pool

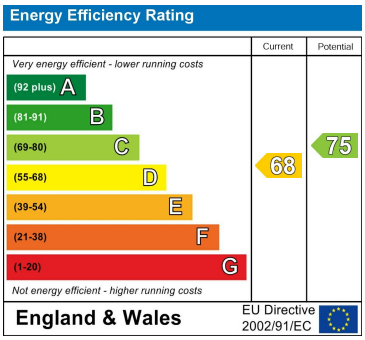


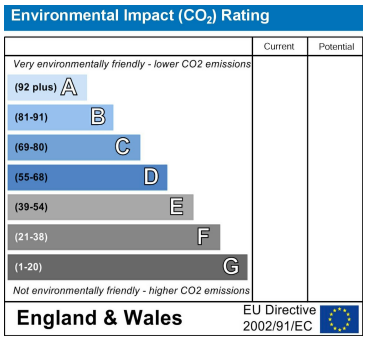
Large tiled swimming pool with Roman end and steps large paved area surround and decked sunbathing area.



Double Garage 18'3 x 18'6 (5.56m x 5.64m)
Electric door, window to side and door to utility room, light and power, two pressurised hot water tanks and two Worcester gas wall mounted boilers.

Council Tax Band G







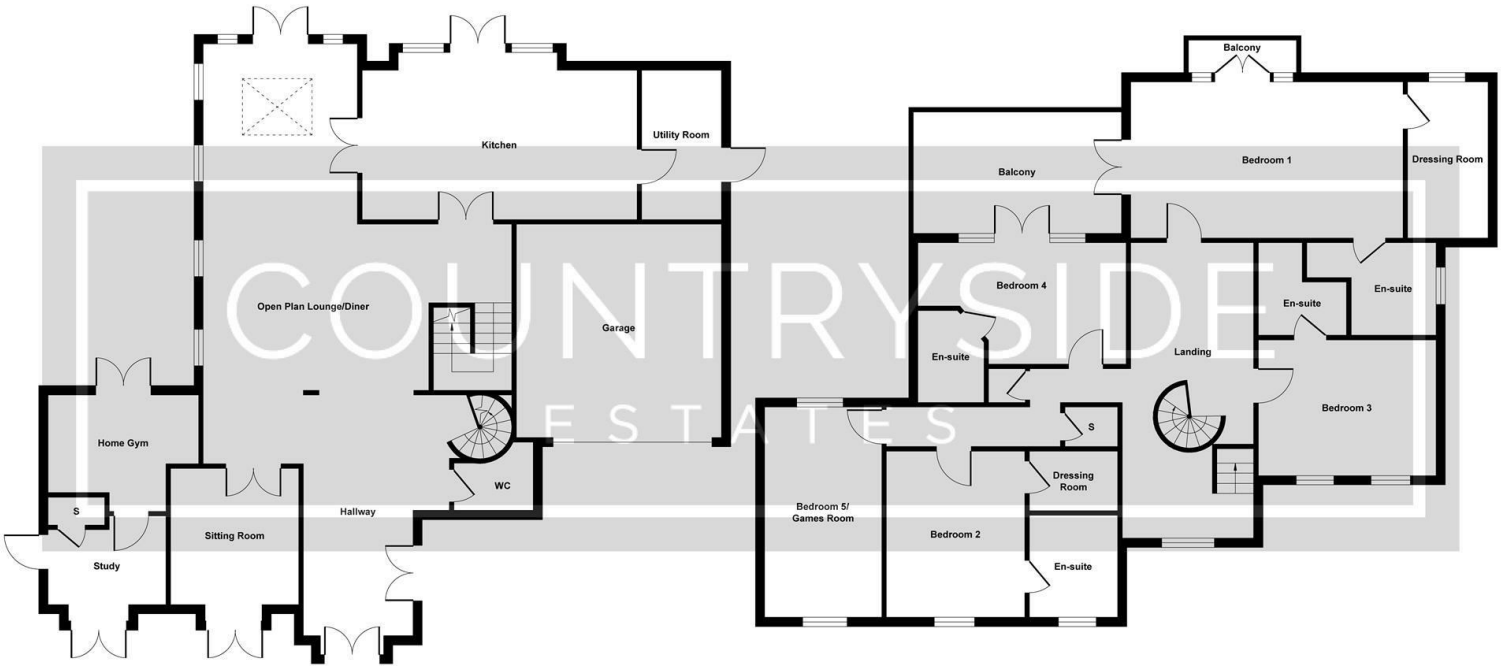


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