

**DEDMAN  
GRAY**

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**Homeleigh, Bournes Green Chase**

Shoebury

Offers in excess of **£950,000**



Stunning 4 bed detached house, bursting with character. Six spacious reception rooms, four bedrooms, three en-suites, ground floor WC. Convenient location near amenities and station. Catchment area for Bournes Green School. Integral double garage, large private garden with lawn and patio.

- Stunning character property
- Six reception rooms
- Four bedrooms
- Three en suites
- Ground floor WC
- First floor galleried landing
- Close to Asda superstore, The Broadway and Thorpe Bay station
- Bournes Green School catchment
- Integral double garage
- Large rear garden

#### **Entrance**

Entrance is approached via a part glazed wooden door into enclosed entrance porch with panelled walls, dado and picture rails. Victorian style tiled flooring, second obscure lead lit wooden door into:

**Entrance Hall** 17' 9" x 5' 11" (5.41m x 1.80m)

Victorian tiled flooring, smooth plastered ceiling with coving, picture rail, dado rail with panelled walls, stairs to first floor with storage below, wooden doors to:

**Formal Lounge** 15' 1" x 12' 5" (4.60m x 3.78m)

Double glazed lead-lit bay fronted window with plantation shutters, smooth plastered ceiling with coving, picture rail, wood flooring, feature fireplace with ornate mantel.

**Living Room** 16' 2" x 12' 5" (4.93m x 3.78m)

double glazed lead-lit bay fronted window with plantation shutters, smooth plastered ceiling with coving, picture rail, sandstone feature fireplace with hearth, wood flooring, flat headed arch to:

**Reading Room/Office** 11' 8" x 11' 6" (3.56m x 3.51m)

smooth plastered ceiling with coving, picture rail, bespoke fitted bookshelves with desk and drawers below, wood flooring, double doors to:

**Piano Room** 14' 6" x 11' 5" (4.42m x 3.48m)

Large lantern skylight, smooth plastered ceiling with coving, double glazed windows and doors with plantation shutters leading to:

**Conservatory** 12' 11" x 12' 2" (3.94m x 3.71m)

Single glazed windows and doors to the garden, tiled flooring.

**Kitchen** 19' 7" x 11' 10" (5.97m x 3.61m)

Double glazed doors to garden, smooth plastered ceiling with coving, ceramic tiled flooring throughout, Farmhouse kitchen with Quartz worktops and breakfast bar, space for large range gas cooker, space and plumbing for dishwasher, twin butler sink with "Quooker" mixer tap, panelled walls, plate rack, large Victorian style wall mounted radiator, flat headed arch to

**Breakfast Room**

14' 7" x 13' 2" (4.45m x 4.01m)

Double glazed lead-lit bay window to side with window seat and concealed radiator tiled effect flooring, smooth plastered ceiling with coving door into hallway.

**Cloakroom**

Push button flush WC, wall mounted corner sink, smooth plastered ceiling with coving, panelled walls

**Family Room** 17' 7" x 14' 3" (5.36m x 4.34m)

Double glazed windows and doors to garden, wood flooring, smooth plastered ceiling with coving, feature fireplace with ornate mantel, tiled Hearth, bespoke fitted storage to alcoves door to inner hallway with stable door to side, further door to garage.





**Front Garden** There is an in/out block paved driveway with electric gates offering ample parking for several vehicles.

**Garden** Large rear garden, surrounded by trees and tall hedges, offering privacy. The garden is laid to lawn with a generous flagstone patio, fencing to all boundaries, side access.

**Garage** Double Garage 22' 6" x 17' 10" (6.88m x 5.44m)  
Integral double garage with electric up and over door, two wall mounted boilers, ample space for two vehicles and/or storage.

**First Floor Galleried Landing**

Smooth plastered ceiling, picture window overlooking garden, dado rail, panelled decorative walls, loft access doors to:

**Master Bedroom Suite** 27' 8" x 17' 10" (8.43m x 5.44m)

Master suite with double glazed windows to rear overlooking the garden, double glazed lead-lit window to side, two additional Velux windows, smooth plastered ceiling, wood flooring, bespoke wooden storage cupboards to eaves made from reclaimed timber, cast iron latches and cast iron hinges, Victorian style radiators to two aspects, large walk in wardrobe with radiator, two large feature lighting pendants, door to;

**En Suite Shower**

Velux window to front, smooth plastered ceiling with recessed lighting and extractor, enclosed circular shower cubicle with overhead shower and additional rinse aid, low level flush WC, vanity hand wash basin, Victoria style radiator, tiled flooring, dado rail with panelled walls below.

**Bedroom 2** 12' 6" x 11' 10" (3.81m x 3.61m)

Double glazed lead-lit window to front with plantation shutters, smooth plastered ceiling, laminate flooring, Victorian style radiator, bespoke handmade wardrobes and storage units

**Bedroom 3** 15' 9" x 11' 11" (4.80m x 3.63m)

Large bedroom suite with smooth plastered ceiling, double glazed windows to rear, Victorian style radiator, laminate flooring, bespoke custom sprayed fitted wardrobes, door to;



**En Suite Shower Room 7' 3" x 5' 7" (2.21m x 1.70m)**

Large step in shower, push button flush WC, hand wash basin with storage below, waterfall tap, tiled walls and flooring, chrome heated towel rail, recess lighting and extractor fan.

**Bedroom 4 12' 11" x 7' 6" (3.94m x 2.29m)**

Double glazed lead-lit window to front with plantation shutters, smooth plastered ceiling laminate flooring Victorian style radiator, bespoke eves storage cupboards with sliding doors, sliding hung door to:

**En Suite Shower Room 8' 5" x 4' 5" (2.57m x 1.35m)**

Obscure double glazed lead-lit window to front with plantation shutters, circular enclosed shower with overhead shower, Victorian style heated towel rail, concealed flush WC with vanity hand wash.

**Family Bathroom 9' 7" x 7' 6" (2.92m x 2.29m)**

Double glazed window to rear, Porcelain tiled walls with marble effect, large double ended bath with fitted shower above and rinse aid, shower screen, his and hers vanity hand wash basins with integral taps, Herringbone tiled flooring with underfloor heating, low level flush WC, Victorian style radiator, large concealed cupboard.



### **FRONT GARDEN**

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### **GARDEN**

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### **GARAGE**

Double Garage

22' 6" x 17' 10" (6.88m x 5.44m) Integral double garage with electric up and over door, two wall mounted boilers, ample space for two vehicles and/or storage.

Ground Floor



First Floor





## Dedman Gray

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