



Garwood House, Hall Road

Rochford

Garwood House

£1.75m



Luxurious 5-bed detached house on Hall Road with a spacious kitchen and 4 receptions. Expansive 150' rear garden, gym, double garage, and large heated pool. Captivating outdoor spaces provide relaxation and entertainment, featuring a summerhouse, bar, and gym. Ample off-street parking. A perfect blend of elegance and practicality.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Prestigious location close to station and opposite golf course
- 5 Double bedrooms, 2 with en suites
- Dining area with bi-fold doors to garden
- Fingerprint front door entry system
- Electric vehicle charging point
- Large state of the art gymnasium with bi-fold doors to pool area
- Large heated outdoor pool with electric operated cover
- Master bedroom with patio doors to balcony
- Beautiful sun lounge with bi-folds to two aspects
- No onward chain

#### **Entrance Hall**

Impressive grand entrance hall accessed by a double size steel door with fingerprint entry. Tiled floors with underfloor heating throughout. Video security entry system panel to the side of the door which operates the electric front gates. Understairs cupboard housing fuse boxes and electricity meter. Double doors to primary lounge, double doors to built-in primary study. Door to downstairs cloakroom. Radiator. Access to stairs.

#### **Cloakroom**

Obscure double window, low flush WC, vanity unit with mixer taps and tiled splash backs





### Primary Study

9' 7" x 9' 0" (2.92m x 2.74m)

Sleek design built in study in grey detail with window looking out to the front of the property. A range of fitted, touch open drawers and hidden storage for files, floating sliding door feature. Hidden courtesy lighting operated by sensor. Wires and cables hidden in underneath storage. Double entrance doors. Radiator. Spotlights.

### Lounge

25' 2" x 15' 1" (7.67m x 4.60m)

Max. uPVC double glazed bay and further windows to front, feature wall with inset TV and media system, contemporary living flame fire, coved ceiling, radiator.

### Open Plan Dining Area

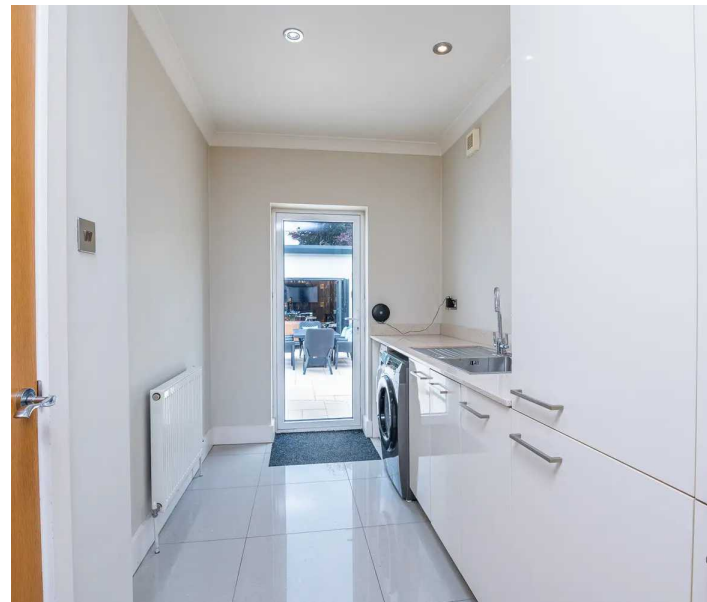
25' 2" x 15' 1" (7.67m x 4.60m)

Powder coated aluminium bi-fold door set to entire rear wall with access to patio areas, garden and pool. Tiled flooring with underfloor heating. Designer vertical radiator in charcoal. Feature tiled wall in 3 dimensional tiles. Light fitting. Open plan to large hallway extending the room from front to back of the property when needed.

### Utility Room

14' 6" x 6' 8" (4.42m x 2.03m)

Door from kitchen area to separate Utility Room. Two windows to side and door to rear patio areas. Stainless steel single left-hand drainer sink with chrome monobloc tap, full height larder style cupboards for brooms, ironing board etc, numerous additional storage cupboards to match kitchen units. Eco luna milestone quartz polished surfaces. Large area for boots and shoe rack and ample hanging space for outdoor coats. Door to separate boiler room for gas boiler, gas meter and separate additional storage tank heating system. Matching tiled flooring (all seamless to kitchen, dining room, downstairs cloakroom and hallway areas). Radiator, plumbing for washing machine and space for tumble dryer. Spotlights. Extractor fan.





### Bedroom 1

19' 3" x 11' 3" (5.87m x 3.43m)

Double glazed, powder coated aluminium French doors to balcony overlooking pool, patio areas and garden. Newly installed GRP base to balcony, clear glass panels and chrome detail to balustrades and handrails. Privacy glaze to sides. Large feature window to high vaulted area of ceiling, spotlights. TV point and large space for wall mounted TV. Door to ensuite bathroom. USB power sockets. Light fitting to second area of bedroom. Radiator. Access to dressing room.

### En Suite Bathroom

White bath tub with free standing tap and shower combination. Floating wash basin with two drawers under. Separate fully tiled shower cubicle. WC. Window to rear. Extractor fan. Wall tiling. Spot lights. Vertical radiator.

### Original Primary Bedroom/Bedroom 2

Large bay window to front aspect, double radiator, TV point, spotlights, door to ensuite bathroom.

### En Suite Bathroom

Large privacy window to front aspect, separate shower cubicle, bath tub, WC, wash basin unit with cupboards beneath, tiled flooring and part tiled walls. Spotlights, extractor fan, radiator.



### Bedroom 3

11' 9" x 10' 1" (3.58m x 3.07m)

Large window to rear aspect, radiator, light fitting, TV point.

### Bedroom 4

11' 2" x 11' 0" (3.40m x 3.35m)

Currently an ensuite dressing room to master bedroom. Double bedroom with windows to rear aspect, radiator, courtesy automatic spotlights, fitted triple wardrobe to one wall, access to master bedroom.







#### **Bedroom 5** 13' 5" x 11' 0" (4.09m x 3.35m)

Large window to front aspect, radiator, spotlights in one area, light fitting, TV point.

#### **Family Bathroom**

Window to side, bath tub with feature waterfall tap system, separate shower with interior mood lighting, WC, floating wash basin with drawers beneath, vertical radiator, part tiled walls, tiled flooring, spotlights, extractor fan.

#### **Rear Garden**

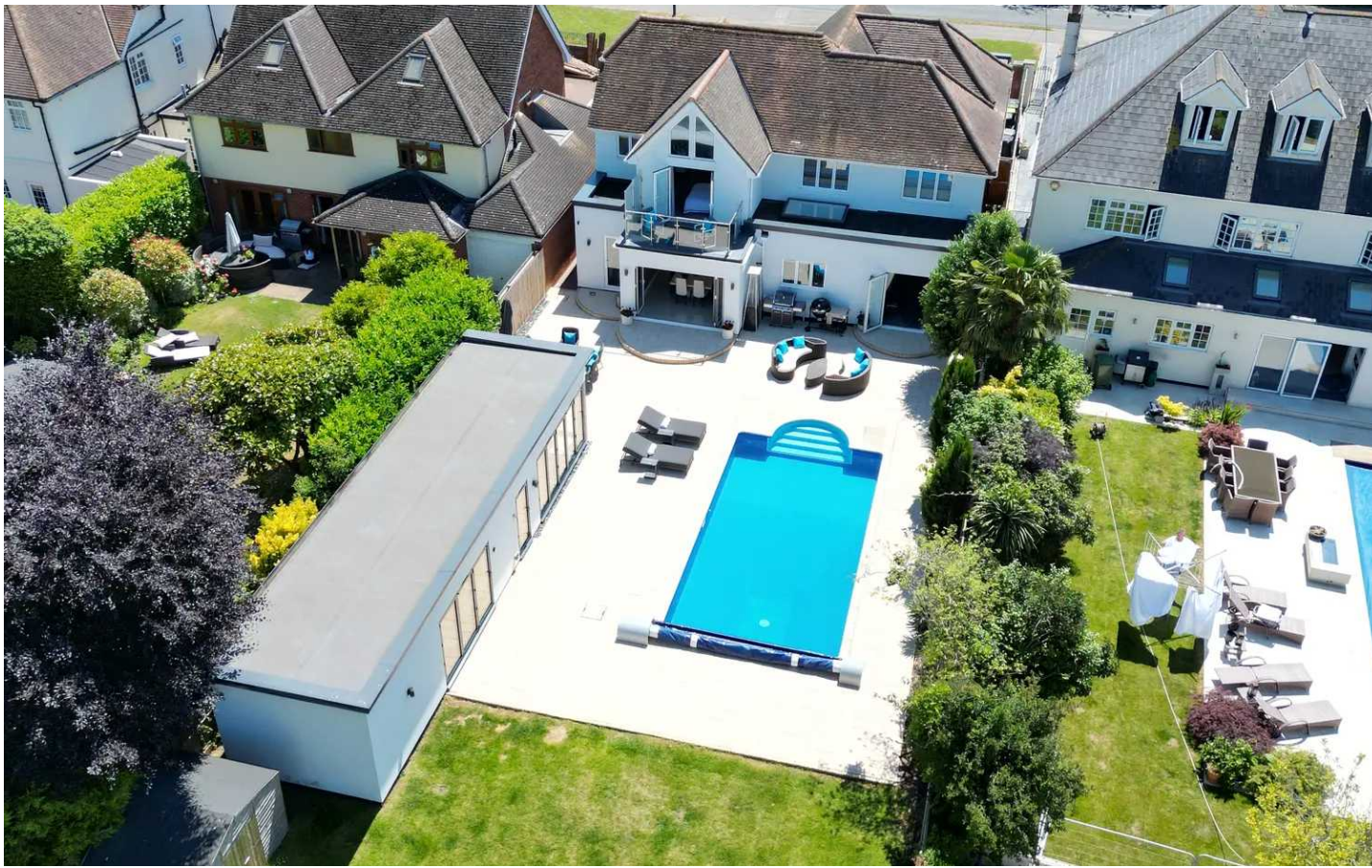
150' 0" x 50' 0" (45.72m x 15.24m)

The 150' garden has two side entrance gates to the front for access, outside taps, several patio areas, a large multi-depth swimming pool with integral lighting, further patio and garden lighting and an electrically operated pool cover with a key switch. There is separate wi-fi to the outside areas. There is a large sun lounge with tiled flooring, feature wall, built in speakers, air conditioning/heating, TV point, USB power sockets, courtesy lighting and fully opening bifold doors along the entirety of two sides to the pool and outside dining area so the room can be fully opened up. Feature lighting around roof. There is an additional pool boiler & pump room storing pool equipment. All pool items have recently been renewed, pool boiler, pump, cover and lining. There is an unusually large gym with further triple sets of bifold doors looking on to the pool, mirrored walls, TV points, Sky, USB power sockets and rubber flooring. This room also has an integrated speaker system, sky and air conditioning/heating. These additional areas add significantly to the square footage of the property. Feature lighting around roof. There is additionally a garden shed and there is also a much more substantial large room (man cave). Feature lighting around roof. There is an extensive area of garden laid to lawn with mature trees, shrubs and roses to one side. Boundary fencing has recently been replaced. The house and garage are finished in a silicon resin render.

#### **GARAGE**

Double Garage





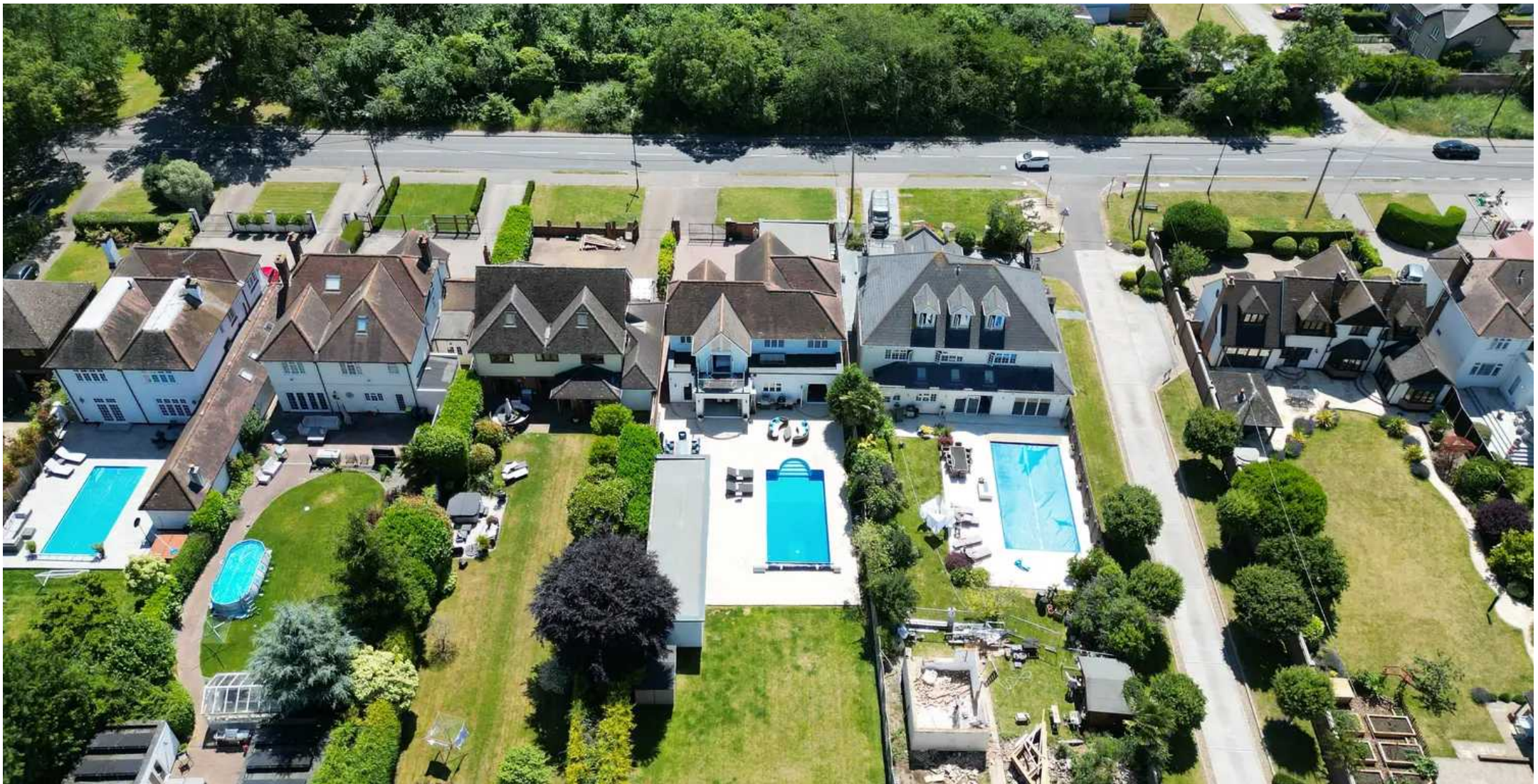
### Front Garden

Keypads for electric gate access, courtesy lighting to front walls, parking on driveway for several vehicles, block paving, storage areas for refuse bins. Courtesy lighting, security cameras. Feature window to roof apex. Phone entry system at gate for callers.









## Dedman Gray

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