



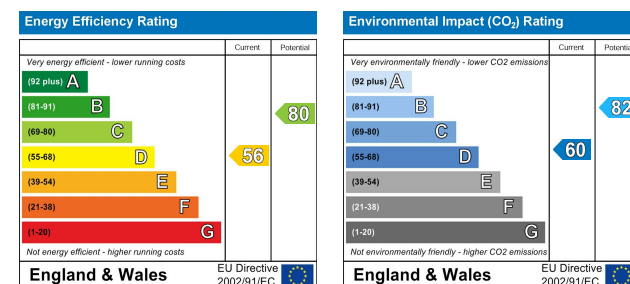
**The Dell Madrid Avenue  
Rayleigh, Essex SS6 9RJ  
£1,500,000**

- 6.5 Acres
- Detached 4 bedroom Bungalow
- Annexe/Office Accommodation
- 5 Paddocks & Formal Gardens
- All weather Manege
- Quality Block of 8 Stables
- Tack Rooms & Hay Store
- Own Private Road
- 53' Workshop/Garage
- Stunning views & Bridle Paths



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A UNIQUE OPPORTUNITY TO PURCHASE THIS IMPRESSIVE HOME SET ON ITS OWN GATED ROAD WITH 6.5 ACRES OF FORMAL GARDENS & PADDOCKS

The property offers 4 bedroom 3 reception rooms & much scope due to its extensive outbuildings including a detached self contained annexe, games room stable yard and a 52' x 20'6 workshop being adjacent to bridle paths and farmland,

Situated in a delightful location being within a short drive of local shops and Rayleigh High Street & Station, whilst the A130 providing easy access to the A12, A127, A13 & the M25 is also within a short drive

#### ACCOMMODATION

##### ENTRANCE LOBBY

UPVC double glazed window and doors to front elevation, tiled floor, door to,

##### RECEPTION HALL

Coved ceiling and access to loft space, laminate flooring, power points

##### LOUNGE 20'5 x 16'7 (6.22m x 5.05m)

UPVC double glazed bay windows to front, feature open fireplace with raised hearth, laminate flooring, TV & Sky points, power points, coving with concealed lighting, open way to,

##### DINING ROOM 14'1 x 10' (4.29m x 3.05m)

UPVC double glazed window to rear, laminate flooring, coving with concealed lighting, power points,

##### KITCHEN/FAMILY ROOM 26'3 x 14'2 max (8.00m x 4.32m max)

UPVC double glazed door and side windows to front further double glazed windows to side, fitted with a quality range of French oak eye level and base level units with matching display cabinets and central island incorporating butler sink & breakfast bar, range style cooker, integrated dish washer and fridge freezer, wine cooler, flag stone flooring, ample power points,

##### UTILITY ROOM

Recently fitted with base units and work tops, plumbing for washing machine, tiled walls and flooring,

##### BATHROOM

Window to side, white suite comprising, paneled bath, wash hand basin, low level wc, shower, fully tiled walls and flooring

##### AGENTS NOTES

Please note that plans have been passed to demolish the utility & bathroom, to provide additional and extended accommodation

##### BEDROOM 1 20' x 19' (6.10m x 5.79m)

UPVC double glazed French doors to front with matching side windows and double glazed window to side elevation, laminate floor, fitted with low level cupboards and drawer units, Tv & power points, wall lights, coved ceiling with concealed mood lighting, his and her dresser units,

##### EN-SUITE BATHROOM 19' x 9' (5.79m x 2.74m)

A luxury room with a quality white suite comprising, Jacuzzi spar bath, large walk in shower with over head shower & body jets, vanity unit with his & her circular bowl sink units, low level wc, fully tiled walls and flooring, Upvc double glazed window to side, sky light roof light windows,

##### DRESSING ROOM

Fitted wardrobes to three walls, laminate flooring, power points

##### INNER HALL

Provides access to bedrooms 2 & 3, family bathroom, utility & garden room

##### BEDROOM 2

Double glazed French doors to rear, tiled flooring, radiator, power points,

##### BEDROOM 3

Double glazed French doors to rear elevation, tiled floor, radiator, power points,

##### BEDROOM 4 14'8 x 7'9 (4.47m x 2.36m)

UPVC double glazed window to front, laminate flooring, power & telephone point,

##### HEATING SYSTEM

The property has hot and cold air conditioning throughout

##### OUTSIDE

##### DETACHED ANNEXE

##### LOUNGE 18'6 x 17'3 (5.64m x 5.26m)

UPVC double glazed windows to side with uninterrupted views over farmland, laminate flooring, Tv & power points, access to loft space, air conditioning unit open way to kitchen

##### KITCHEN AREA 11'1 x 8'7 (3.38m x 2.62m)

UPVC double glazed window to side, rolled edge worktops, splash back tiling, power points, laminate flooring,

##### BEDROOM 16' x 14' (4.88m x 4.27m )

UPVC double glazed windows to three elevations and door to side, laminate flooring, power points, fitted storage cupboards,

##### BATHROOM

UPVC double glazed window to side, contemporary white suite comprising freestanding oval bath, low level wc, vanity wash hand basin, fully tiled walls and flooring,

##### GAMES ROOM/OFFICE 20'1 x 18'4 max (6.12m x 5.59m max)

UPVC double glazed windows to front and side with delightful views over farmland, laminate flooring, power point, air condition unit, power & telephone points, cctv system

##### SHOWER ROOM

UPVC double glazed window to front, modern white suite comprising large shower cubicle, low level WC, pedestal wash hand basin, fully tiled walls and flooring,

##### OUTSIDE 6 1/2 acres (1.83m 0.30m/0.61m acres)

The property is set within 6.5 acres with formal gardens, paddocks, and outbuildings

##### FORMAL GARDENS

Large landscaped gardens to front & rear being mainly laid to lawn with established trees and shrubs, lighting & tap

##### PADDOCKS AND STABLE YARD

The remainder is set as 5 paddocks with post and rail fences and running water, all weather flood lit training Menage.

The Stable Yard is U shaped providing 8 stables & tack rooms, hay store, workshop, kitchen area with wc, lighting & water, the grounds are also adjacent to bridle paths.

Grooms accommodation.

##### PARKING

As previously mentioned the property is approached by its own road with private electric gates with entry phone system and to the front of the property is extensive parking

##### WORKSHOP 52'4 x 20'6 (15.95m x 6.25m )

Double opening doors to front, windows to three elevations, lighting, power points, inspection pit

##### GARDEN ROOM

Double glazed windows & door to rear, tiled floor, radiator power points,