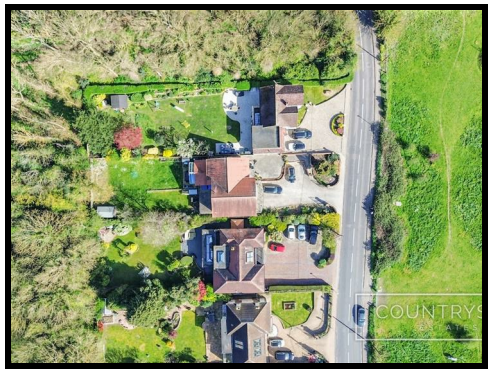
COUNTRYSIDE
ESTATES









183 Vicarage Hill, Benfleet, SS7 1PF

£1,350,000 Freehold

LOCATED IN THIS HIGHLY SOUGHT AFTER POSITION WITH STUNNING VIEWS OVER THE SURROUNDING AREA this unique detached family home occupying a large plot backing onto BOYCE HILL GOLF COURSE. Having been completely refurbished and remodelled in 2014 to a very high standard with many quality fittings throughout

Set well back from the road approached via electric gates leading to a large driveway and double garage, offering spacious family accommodation taking full advantage of the amazing far reaching views. Offered with NO ONWARD CHAIN AND VIEWING HIGHLY RECOMMENDED.

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Entrance Hall
Door with glazed inset and side panels to hall, stairs to first floor with glass balustrade and oak hand rails, radiator, tiled flooring, understairs cupboard, skimmed ceiling with inset lights, door to garage and stairs leading up to dining area.

Cloakroom
Modern white Villeroy & Boch suite comprising of wall mounted concealed cistern wc with push button control, sensor light, vanity wash hand basin with mixer tap, non slip tiled floor and fully tiled walls, skimmed ceiling with inset lights and extractor fan, radiator.

Dining/Sitting room 18'10 x 11 (5.74m x 3.35m)



Patio doors to front with excellent views, skimmed ceiling with inset lights, radiator, large open way to kitchen.



Kitchen/Breakfast room 29 x 14 (8.84m x 4.27m)



Patio doors to rear and window and door to flank, fitted with range of wooden and cream gloss base and wall units, corian worktops with inset sink, Miele electric oven and Miele microwave oven, Miele integrated fridge and freezer, Miele 5 ring gas hob with inset pop up extractor, radiator, non slip tiled flooring.



Lounge 29 x 19'8 red 16'5 (8.84m x 5.99m red 5.00m)



A large double aspect room with patio doors to front leading onto enclosed balcony with excellent views, window to rear, recess ideal for desk/unit, large recessed feature gas log flame fire, radiators.

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Annexe/games room/Bedroom Four (lower level) 23 x 11 (7.01m x 3.35m)
Patio doors to rear, radiator and chrome towel radiator, fitted kitchen units with sink and inset electric ceramic hob, recessed shower area, two skylights.

Shower Area
Fully tiled walls and tiled floor, large overhead shower and hand held shower, wash hand basin, wall mounted concealed cistern wc with push button control.

Utility Room 14'5 x 10'10 red 4'3 (4.39m x 3.30m red 1.30m)
Windows to rear, fitted units ,sink, plumbed for washing machine, skimmed ceiling with inset lights, radiator. (please note this room could easily be divided to create another bedroom and smaller utility room.

Landing 1st level
Stairs leading to 2nd level. two power points, glass balustrading.

Landing 2nd Level
Window to rear.

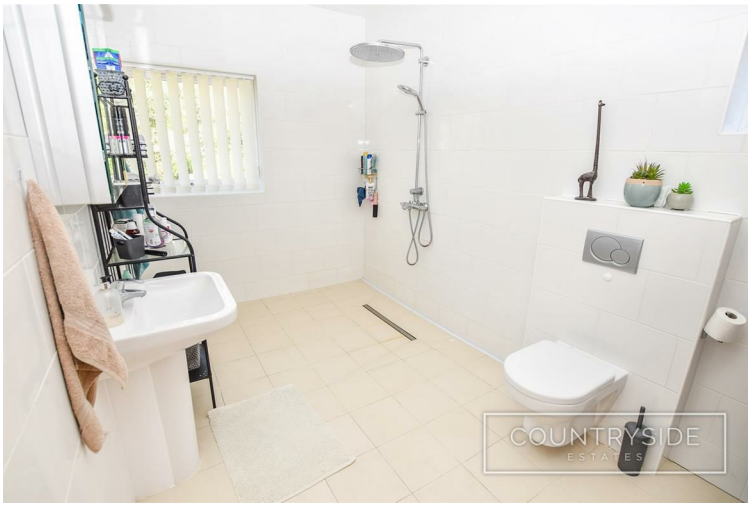
Bedroom One 17'6 x 16 (5.33m x 4.88m)



Patio doors leading onto balcony with excellent views, skimmed ceiling with inset lights, loft access, radiator.



En - Suite Shower Room 14 x 7'4 (4.27m x 2.24m)



Window to rear and flank, shower area with over head and hand held shower, Villeroy & Boch suite comprising of wall mounted concealed cistern wc, pedestal wash hand basin, fully tiled walls and non slip tiled floor, radiator and chrome towel radiator, skimmed ceiling with inset lights and extractor fan, shaver point.

Bedroom Two 18'8 x 11'6 (5.69m x 3.51m)
Window to front with excellent views, radiator, skimmed ceiling with inset lights, door to bathroom.

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Bedroom Three 15'9 x 9'7 (4.80m x 2.92m)
Window to front again with excellent views, radiator, skimmed ceiling with inset lights.

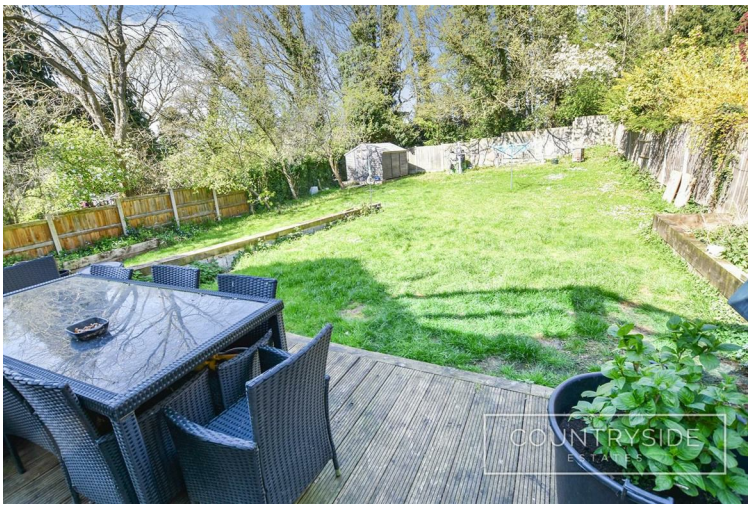
Bathroom 10'3 x 8'4 (3.12m x 2.54m)



Window to rear, door to landing and bedroom two, Villeroy & Boch suite comprising of panelled bath with mixer tap shower, pedestal wash hand basin, wall mounted concealed cistern wc with push button control, fully tiled walls and non slip tiled floor, radiator& chrome towel radiator.

Double Garage 16 x 29 (4.88m x 8.84m)
Electric roller door, door to hall, and annexe, pressurised hot water tanks and wall mounted boiler.

Rear Garden 50 x 100 approx (15.24m x 30.48m approx)



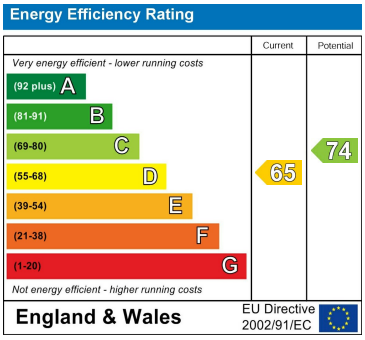
Raised decking, two side entrances, lawned on two tiers , secluded, fenced to boundaries.

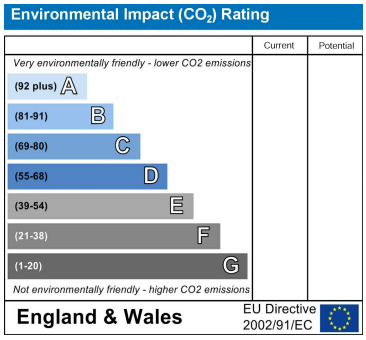
Front Garden/Driveway



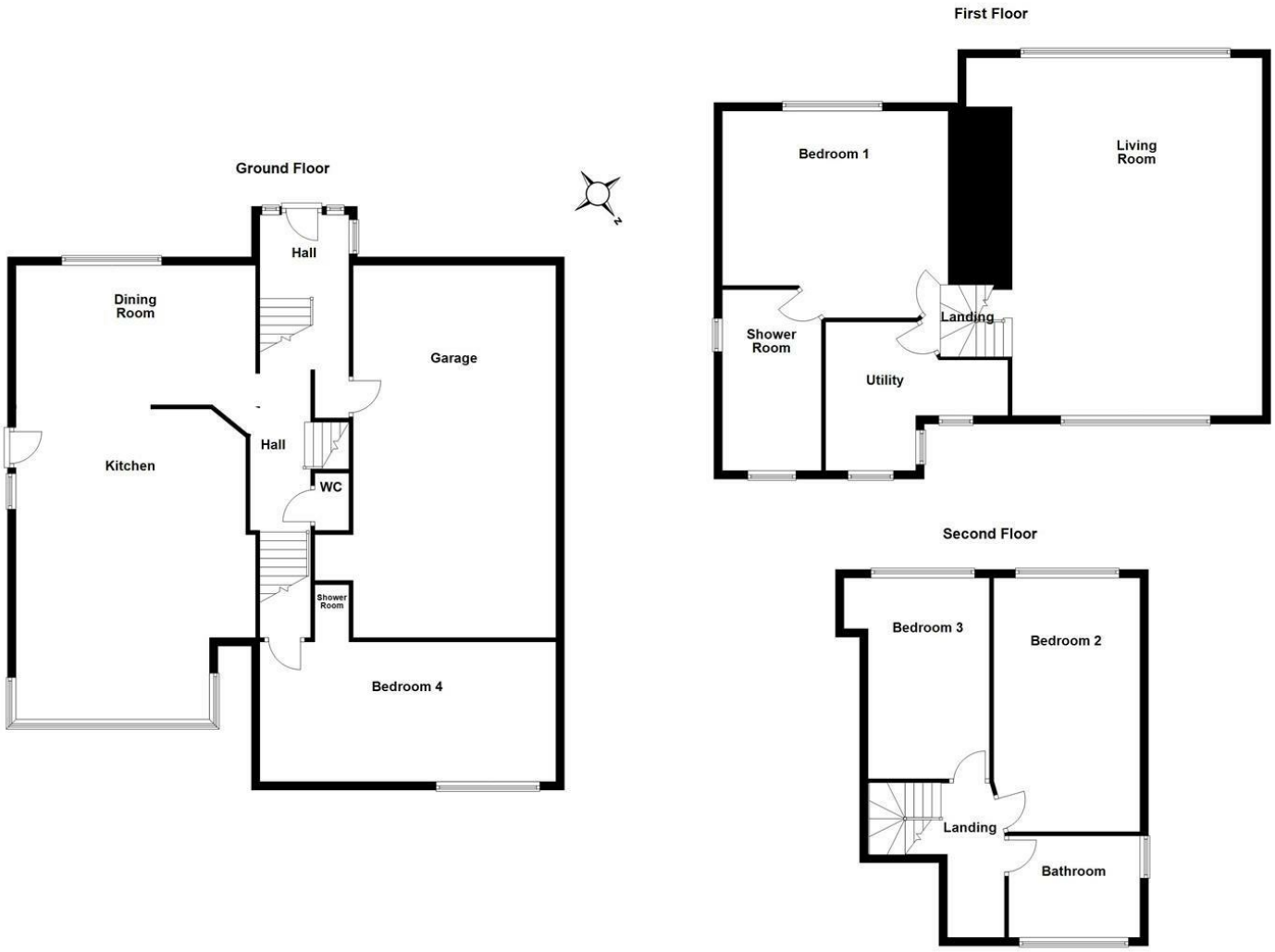
A large area with retaining wall and electric double gates, ample parking area and patio area for evening sunshine affording a superb outlook.

Council Tax Band G









Total area: approx. 304.8 sq. metres (3281.2 sq. feet)

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