



250 Vicarage Hill, Benfleet, Essex, SS7 1PG

£950,000 Freehold



**COUNTRYSIDE
ESTATES**

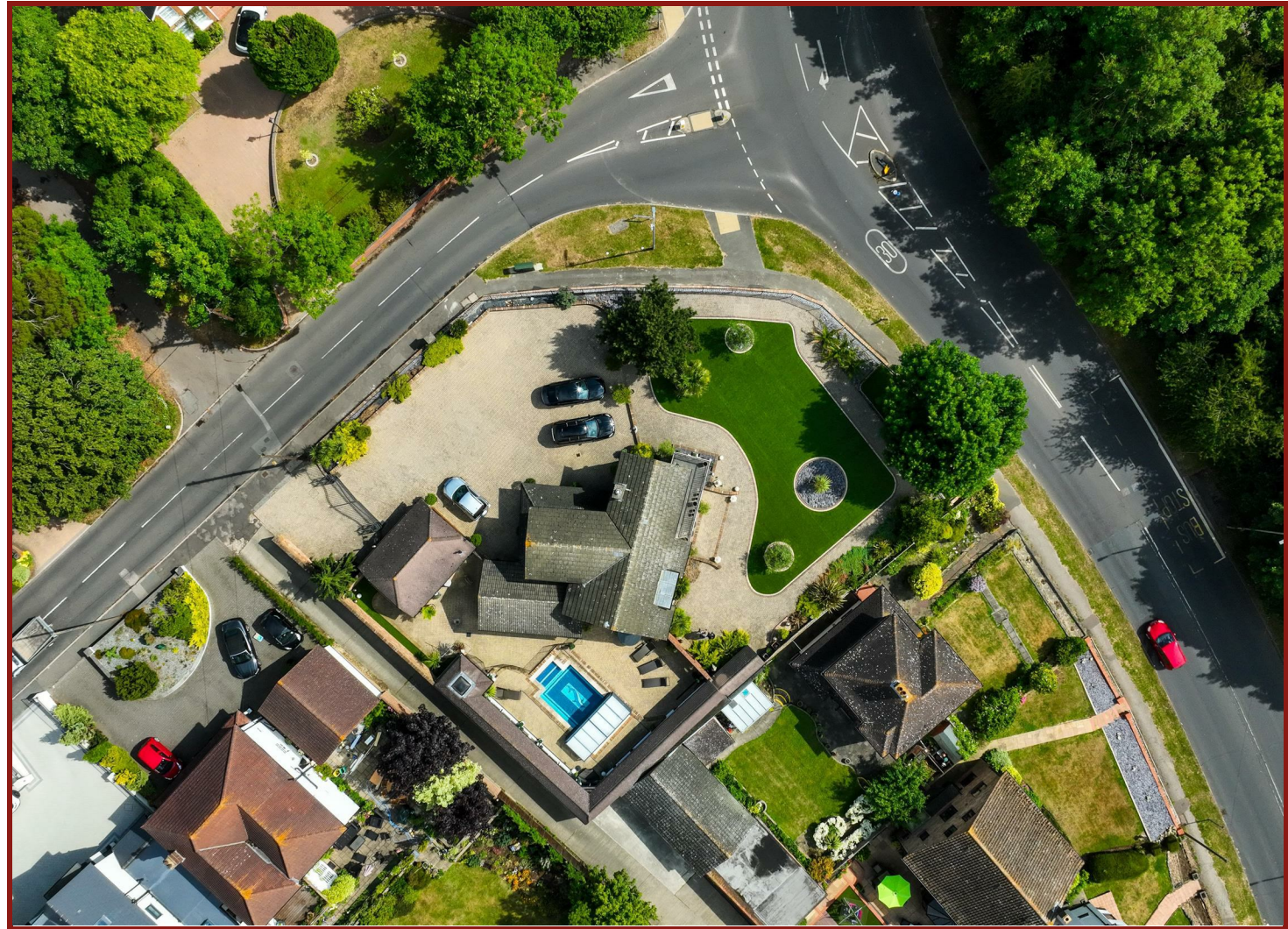


250 Vicarage Hill, Benfleet, Essex, SS7 1PG

A UNIQUE HOME POSITIONED ON A IMPRESSIVE LARGE CORNER PLOT SITUATED IN THE HIGHLY SOUGHT AFTER VICARAGE HILL BOASTING FANTASTIC VIEWS ACROSS FARMLAND TO THE COUNTRY PARK, THAMES ESTUARY AND BEYOND.

The grounds which wrap all round the property have been thoughtfully landscaped and are of very low maintenance having extensive astroturf area, spacious block paved driveway and matching pathways and patio area. Located at the rear is a secluded garden with block paved patio having inset heated swimming pool with swim machine and is all surrounded by an impressive Pavilion to two sides with extensive range of windows and French doors.

Located within easy access to Benfleet Station (Fenchurch Street Line) minutes drive of Boyce Hill Private Golf Course and walking distance of King John Senior School, we believe this will make a lovely family home.







Accommodation

Original church style doors, opening to:

Entrance Hall

19'9 max x 9'4 (6.02m max x 2.84m)

Tiled flooring, coved smooth plastered ceiling, radiator and power points. Doors leading to:

Lounge

30 max x 18'0 red 12'8 (9.14m max x 5.49m red 3.86m)

Upvc double glazed windows to both front and side aspects, French doors leading out to side garden, carpet, coved ceiling, feature fireplace with gas fire inset, four radiators, TV and power points.

Kitchen

12'8 x 9'8 (3.86m x 2.95m)

Upvc double glazed windows to both rear and side aspects, tiled flooring, coved smooth plastered ceiling with inset spotlights, regency style fitted kitchen with contrasting worktops, inset ceramic one and half sinks with drainer and chrome mixer tap, five ring gas hob with extractor fan over, double oven and grill, integrated fridge and dishwasher, tiled splash backs, radiator, TV and power points.

Utility Room

8'9 x 7'9 (2.67m x 2.36m)

Upvc double glazed obscure door opening to courtyard garden, smooth plastered ceiling, tiled flooring, fitted base unit with inset stainless steel wash hand basin with chrome mixer tap, space and plumbing for washing machine and freezer, power points.

Sitting Room

16'6 x 13'6 (5.03m x 4.11m)

Upvc double glazed French doors with glazed side panels opening to rear courtyard, upvc double glazed window to front aspect, tiled flooring, coved smooth plastered ceiling, radiator, TV and power points. Double part glazed oak doors leading to dining room.

Dining Room

12'4 x 10'11 (3.76m x 3.33m)

Upvc double glazed window to front aspect, carpet, coved ceiling, radiator, TV and power points. (Currently used as a ground floor bedroom).





Ground Floor W.C

Upvc double glazed obscure window to rear aspect, tiled flooring, smooth plastered ceiling, pedestal wash hand basin with dual chrome taps, low level W.C, radiator.

Landing

Upvc double glazed window to front aspect, carpet, coved smooth plastered ceiling, radiator, power points, airing cupboard, access to loft via hatch.

Bedroom One

16'4 x 12'4 (4.98m x 3.76m)

Upvc double glazed windows to both front and side aspect, Upvc double glazed door leading to balcony, carpet, smooth plastered vaulted ceiling, fitted drawers unit, radiator, TV and power points.

En-Suite

Upvc double glazed window to front aspect, smooth plastered ceiling, carpet, fully tiled walls, panelled bath with shower over, vanity unit with inset wash hand basin and chrome mixer tap, shaver power point, close coupled W.C, radiator.

Balcony

Paved wrap around private balcony to bedroom one, with fantastic views across Benfleet to the Thames Estuary.

Bedroom Two

12'3 x 11'0 (3.73m x 3.35m)

Upvc double glazed window to side aspect, smooth plastered vaulted ceiling, carpet, fitted wardrobes with mirror sliding doors, radiator, TV and power points.

Bedroom Three

12'9 x 9'10 (3.89m x 3.00m)

Upvc double glazed windows to both side and rear aspects, smooth plastered ceiling, carpet, fitted wardrobes with mirror sliding doors, radiator, TV and power points.

Bedroom Four/Study

7'4 x 6'7 (2.24m x 2.01m)

Upvc double glazed window to rear aspect, smooth plastered ceiling, carpet, radiator and power points.





Bathroom

12'7 x 9'7 (3.84m x 2.92m)

Upvc double glazed obscure window to side aspect, artex ceiling, tiled flooring, fully tiled walls, corner panelled bath, vanity unit with inset twin wash hand basin and chrome mixer taps, close coupled W.C, bidet, chrome heated towel rail, radiator.

Detached Garage

20'0 x 16'0 (6.10m x 4.88m)

Up and over door, Upvc double glazed French doors opening to rear garden, Upvc double glazed windows to side aspects, lighting and power points. Shower room and W.C. (Currently used as home office).

Courtyard Garden

Secluded and private walled garden. Bordered on two sides by enclosed pavilion with upvc double glazed windows and French doors all opening inwards to the courtyard. Low maintenance block paving with swimming pool to the centre, gazebo area with glazed skylight housing hot tub. External lighting, power points and water tap. Side access to each side of the property.

SWIMMING POOL - Measuring 22' x 11' heated system and filter pump all housed in brick built plant room, under water pool lighting and custom built cover to allow all year usage. Fitted with a counter current swimming machine called Fastlane by Endless pools which enables you to swim against a current of water at various speeds for leisure, training, fitness and fun, in addition this machine has a under water treadmill.

Front Garden

A most impressive well maintained and landscaped front garden with wrought iron railing to boundaries, block paved pathways and low maintenance astroturf.

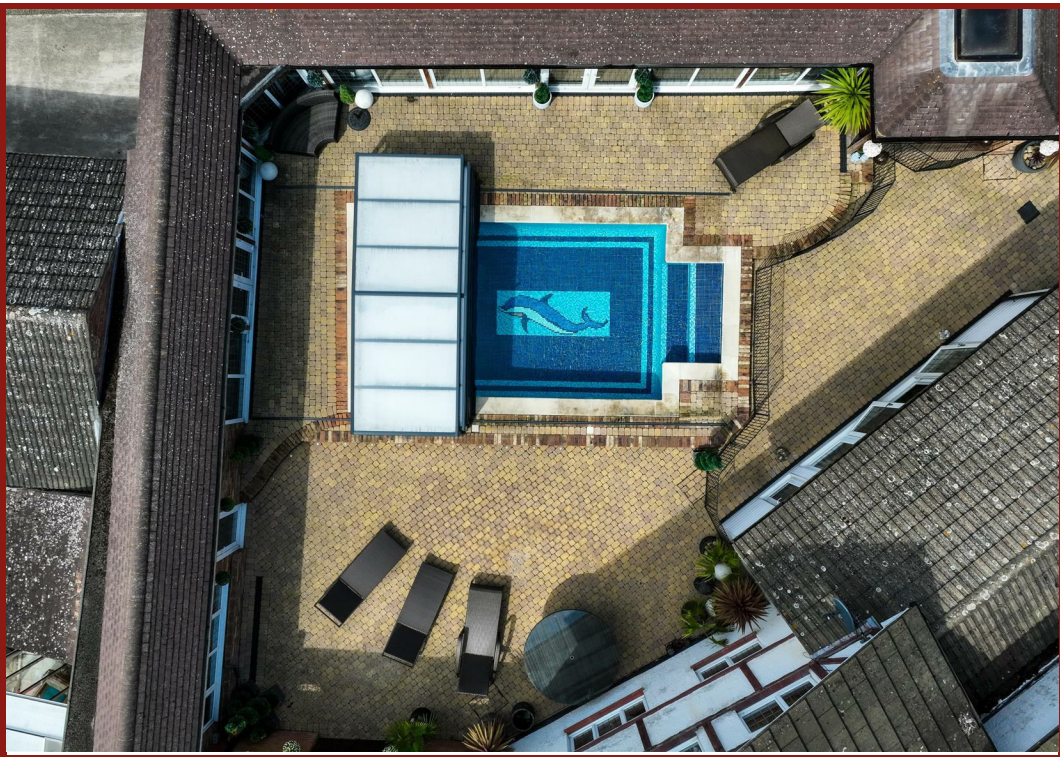
Gated Driveway

Wrought iron railings to boundaries, electric gates opening to block paved drive offering extensive private parking for numerous vehicles.

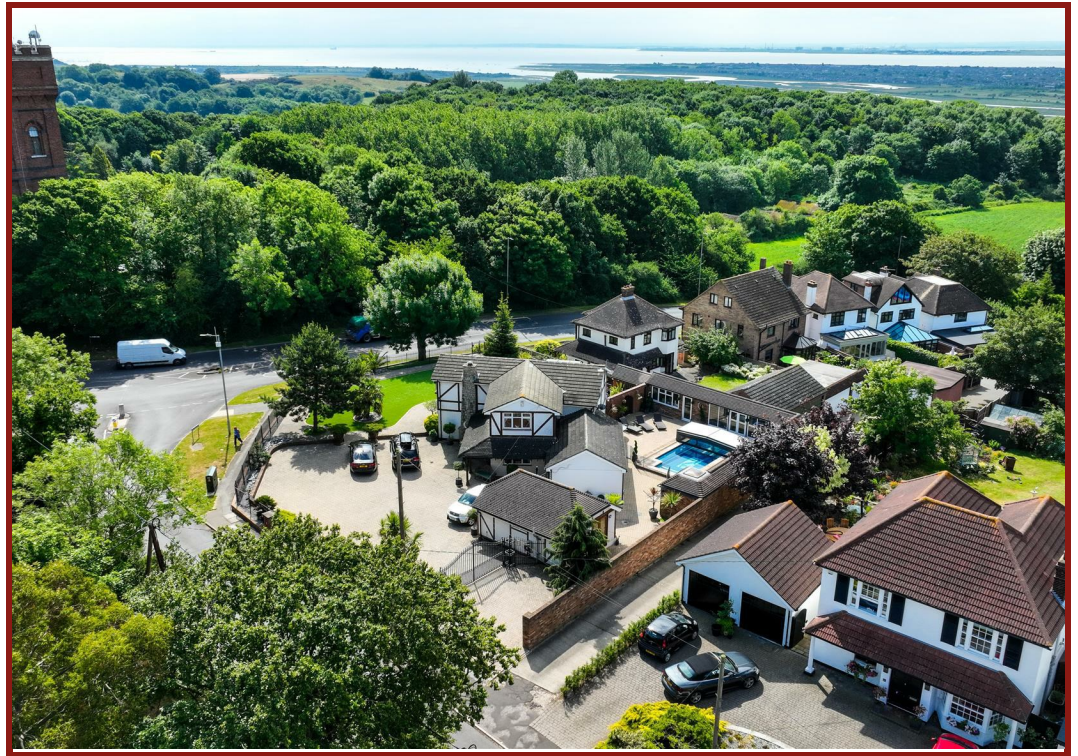
Council Tax

BAND G













Ground Floor
1113 sq.ft. (103.4 sq.m.) approx.



1st Floor
739 sq.ft. (68.6 sq.m.) approx.



Outbuilding
479 sq.ft. (44.5 sq.m.) approx.



Garage
292 sq.ft. (27.1 sq.m.) approx.

www.epcsinessex.co.uk

TOTAL FLOOR AREA : 2622 sq.ft. (243.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2022

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(61-91) A</p> <p>(51-80) B</p> <p>(35-60) C</p> <p>(15-45) D</p> <p>(1-35) E</p> <p>(1-35) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
56	72		
<p>England & Wales EU Directive 2002/91/EC</p>		<p>England & Wales EU Directive 2002/91/EC</p>	

205 HIGH ROAD • BENFLEET • ESSEX • SS7 5HY

TEL: 01268 755555 EMAIL: benfleet@countrysideestates.co.uk

www.countrysideestates.co.uk



These particulars do not constitute any part of an offer or contract. Accordingly their accuracy is not guaranteed. Any prospective purchaser or lessee should satisfy themselves to the correctness of statements or information in these particulars.