



# COUNTRYSIDE ESTATES

205 HIGH ROAD • BENFLEET • ESSEX • SS7 5HY

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**27 Hackamore, Benfleet, Essex, SS7 3DU**

**£750,000**

A truly impressive and beautifully appointed 1990 built 5 BEDROOM DETACHED GEORGIAN STYLE HOUSE having been maintained to an immaculate standard throughout and offering exceptional accommodation which includes a 33' reception hall, large elegant lounge, separate dining room and study and a magnificent 30' x 14' max. Moylans fitted kitchen/diner/family room with vaulted ceiling and French doors leading onto the garden.

## 27 Hackamore, Benfleet, Essex, SS7 3DU

### Property Description

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To the first floor there is an impressive landing providing access to five bedrooms with the master having a dressing room and luxury shower room/en-suite, 2nd bedroom with bathroom/en-suite, whilst the three other bedrooms are served by a modern bathroom with separate shower cubicle.

Externally, there is a well screened 45' x 78' garden with covered gazebo/outdoor entertaining area, whilst to the rear of the garden is a large detached timber games room which at present is utilised as a gym.

The property is located within the King John Senior School catchment and is within just a short drive of Hadleigh town centre and a comfortable walking distance of Virgin Active sports centre.

Inspection strongly advised

### Accommodation

Composite security door leading to:

### Impressive Reception Hal 33'0 x 7'8 (10.06m x 2.34m)



White turn spindled staircase to first floor. Attractive tiled floor with electric underfloor heating. Two wall light points. Under stairs storage cupboard. Double radiator. Decorative coving. Double built in cloaks cupboard.

### Cloakroom/WC



Luxury white suite comprising concealed cistern close coupled w.c. Wash hand basin with mixer tap. Matching tiled floor from hallway also with electric underfloor heating. Extractor fan. Ornamental decorative coving. Fitted units comprising wall cupboards. Inset mirror and lighting. Tiled splash back.

### Lounge 25'0 x 15'0 (7.62m x 4.57m)



An elegant room having two Georgian windows to front. Ornamental decorative coved and skimmed finished ceiling. Two designer radiators. Two wall light points. Feature fireplace with marble surround and hearth. Glazed double doors to hall.



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### Separate Dining Room 15'0 x 12'0 (4.57m x 3.66m)



French doors with full height side panels to rear leading onto garden. Double radiator. Ornamental decorative coving. Two wall light points.

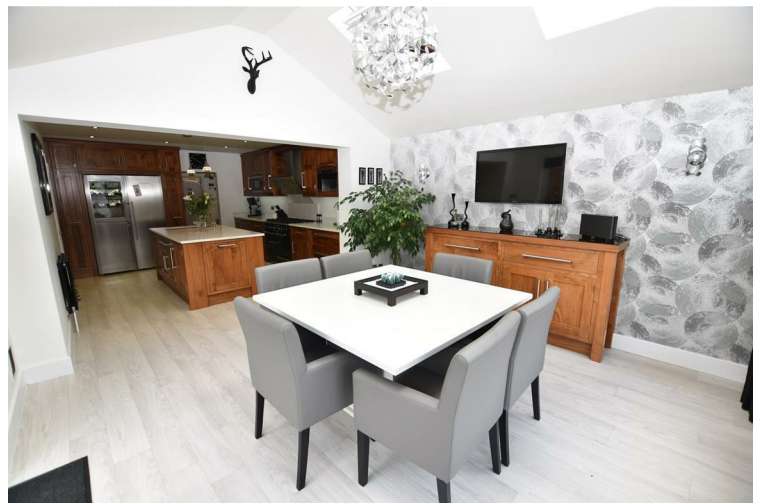
### Study/Play Room 9'0 x 7'9 (2.74m x 2.36m)

7'9 Window to rear. Radiator. Power points. TV point. Coved ceiling.

### Luxury Kitchen/Diner/Family Room 30'0 x 12'8 increasing to 14'2 in dining area (9.14m x 3.86m increasing to 4.32m in dining area)



A magnificent room having vaulted ceiling in dining area with four velux windows. Window to rear and windows and French doors to side leading onto patio. Fitted in kitchen area by Moylans of Leigh-on-Sea, with quality range of units. Central unit with inset sink having instant hot water tap. Range of cupboards and integrated dishwasher. Miele integrated steam oven and Miele integrated microwave. Kardean flooring. Two designer radiators. Quartz worktops with matching table and six chairs.



### Utility Room One 7'10 x 6'0 (2.39m x 1.83m)

6' Window to flank. Matching Kardean flooring and matching full height cupboards from kitchen area. Concealed gas wall mounted central heating boiler. Door to:

### Utility Room Two (originally part of garage) 15'9 x 8'0 (4.80m x 2.44m)

Door to garden. Tiled floor. White gloss fitted base and wall cupboards. Plumbing for washing machine. Inset single drainer sink unit with mixer tap and cupboards under. Radiator. Cupboard housing electric meter/consumer unit. Personal door to garage.

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### Spacious Part Galleried Landing



Double airing cupboard with foam lagged copper cylinder. Access to insulated loft with light and ladder. Radiator. Decorative coving.

### Bedroom One 15'0 x 15'0 (4.57m x 4.57m)



15' Two windows to front. Coved and skimmed finished ceiling. Radiator. Wood laminate flooring. Access to:

### Dressing Room 9'6 x 7'0 (including wardrobes) (2.90m x 2.13m (including wardrobes))



Matching flooring. Range of Hammond fitted floor to ceiling built in wardrobes. Matching dressing table unit. Door to:

### Luxury Shower Room En-suite



Fitted to a high standard comprising of double width shower cubicle with overhead and handheld shower and body jets. Close coupled wc with push button control. Granite top with two circular bowls and wall mounted mixer taps. Drawers and cupboards beneath. Tiled floor. Contrasting tiling to walls. Window to flank. Shaver point. Skimmed finished ceiling with inset ceiling lights



### Bedroom Two 15'9 x 12'8 (4.80m x 3.86m)



Two Georgian style windows to front. Double radiator. Coved ceiling with inset ceiling lights. Door to:

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### Bathroom En-suite



Modern white suite comprising of panelled bath with mixer tap shower. Close coupled wc with push button control. Vanity wash hand basin with mixer tap, cupboards and drawers beneath. Chrome towel radiator. Fully tiled walls and tiled floor. Coved ceiling. Window to flank.

### Bedroom Three 15'0 x 12'0 (including wardrobes) (4.57m x 3.66m (including wardrobes))



Window to rear. Radiator. Power points. TV point. Quality range of Sharp fitted bedroom furniture fitted to two walls with extensive range of wardrobes. Double bed recess with bedside cabinets and cupboards above, matching chest of drawer unit. Coved and skimmed finished ceiling.

### Bedroom Four 15'0 x 12'8 (4.57m x 3.86m)



Window to rear. Radiator. Power points. TV point. Coved and skimmed finished ceiling.



### Bedroom Five 15'2 x 7'8 (4.62m x 2.34m)



Upvc French doors to front leading onto small balcony with wrought iron balustrade. Radiator. Power points. TV point. Telephone point. Oak veneer flooring. Coved and skimmed finished ceiling.

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### Bathroom



White Heritage suite comprising free-standing claw foot bath, with central mixer tap shower. Shower cubicle with power shower. Close coupled w.c. Vanity wash hand basin with mixer tap and pop-up waste. Range of vanity units comprising storage cupboards, drawers etc. Fully tiled walls in attractive ceramics. Tiled floor. Towel radiator. Window to rear. Skimmed finished ceiling.

### Rear Garden approx 45' x 78' (approx 13.72m x 23.77m)



A secluded rear garden, being well screened with established conifer boundary all around. Attractive paved patio, side entrance with wooden gate. Lawn area. Feature covered gazebo with canvas adjustable side panels. Lighting.



### Games Room 20'8 x 15'7 (6.30m x 4.75m)



Detached timber construction. Located to the rear of the garden. Tiled roof. We understand the games room is insulated, there are numerous windows and double doors onto the garden. Two lights/ceiling fans. Power points. Two storage heaters. Kardean floor covering. TV point with Sky connection.

### Double Width Garage

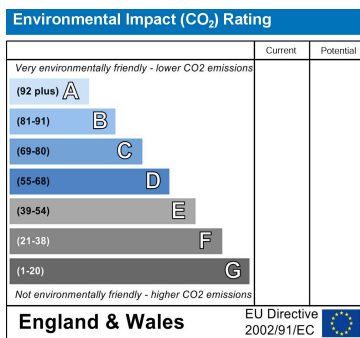
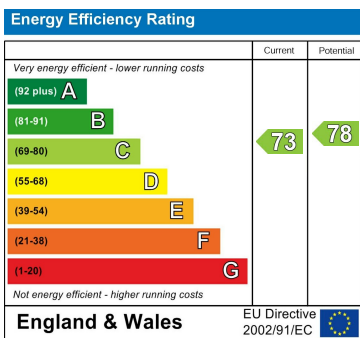
(this has been divided to create a 2nd utility room, the garage area now measures 15'9 wide x 10'6 so at present is only useable for storage) Electric roller door, light and power. Door to 2nd utility room. Naturally, if a purchaser requires a garage this can easily be reconvered at minimal cost.

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## Front Garden

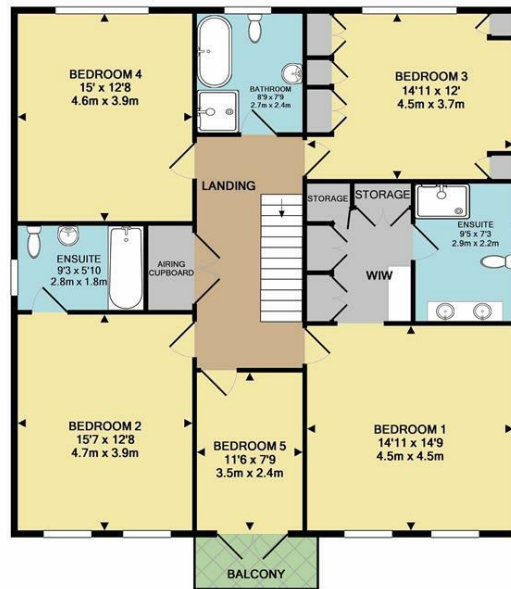


Attractive in and out block paviour driveway. External lighting. Brick boundary wall.

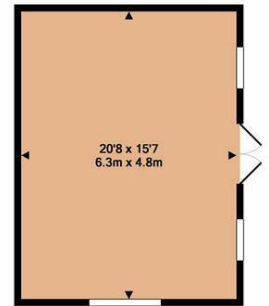




GROUND FLOOR  
APPROX. FLOOR  
AREA 1620 SQ.FT.  
(150.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 1297 SQ.FT.  
(120.5 SQ.M.)



OUTBUILDING  
APPROX. FLOOR  
AREA 323 SQ.FT.  
(30.0 SQ.M.)

**TOTAL APPROX. FLOOR AREA 3240 SQ.FT. (301.0 SQ.M.)**

THIS PLAN IS FOR ROOM IDENTIFICATION ONLY, AND ITS ACCURACY IS NOT GUARANTEED. [www.epcsinessex.co.uk](http://www.epcsinessex.co.uk)  
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