

SCOTT &
STAPLETON

HALL ROAD
Rochford, SS4 1NX
£2,750,000





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Scott & Stapleton are privileged to offer for sale Tilneys, a unique and prestigious property. Having recently undergone a full scale renovation, extension and modernisation programme, this is one of the finest homes in the area.

This magnificent property is truly one of a kind with every detail and specification having been carefully considered by the present vendor. The stunning accommodation comprises on the ground floor a spacious entrance hall with bespoke Oak staircase, double aspect lounge, separate dining room, study, games room, utility, shower room & stunning kitchen/family room which extends to 33'6 x 18'4.

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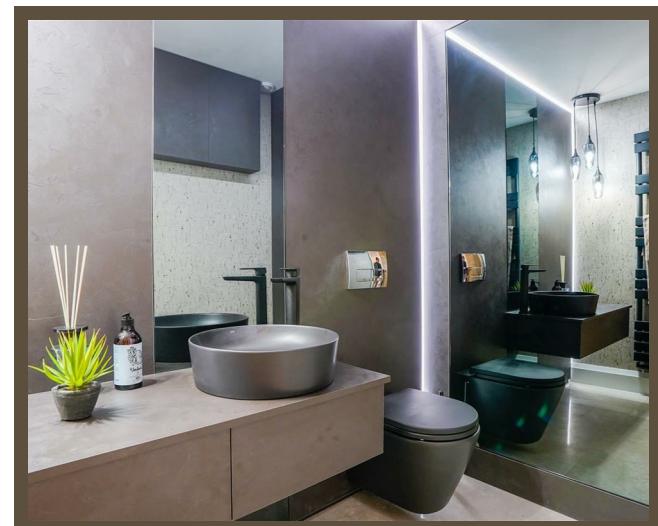
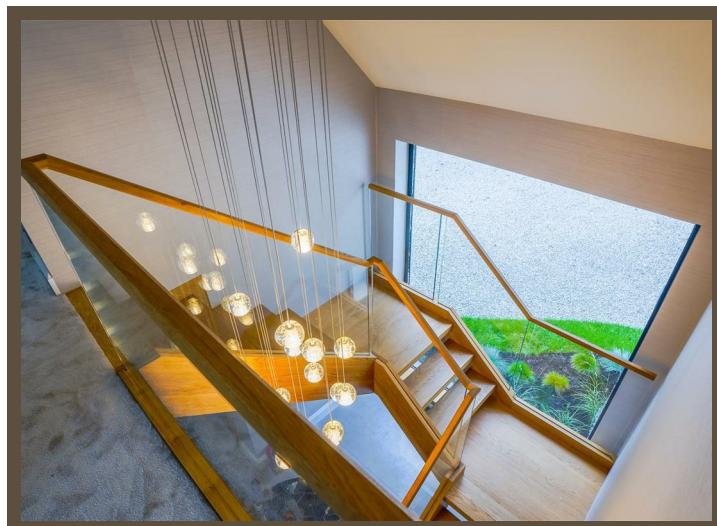
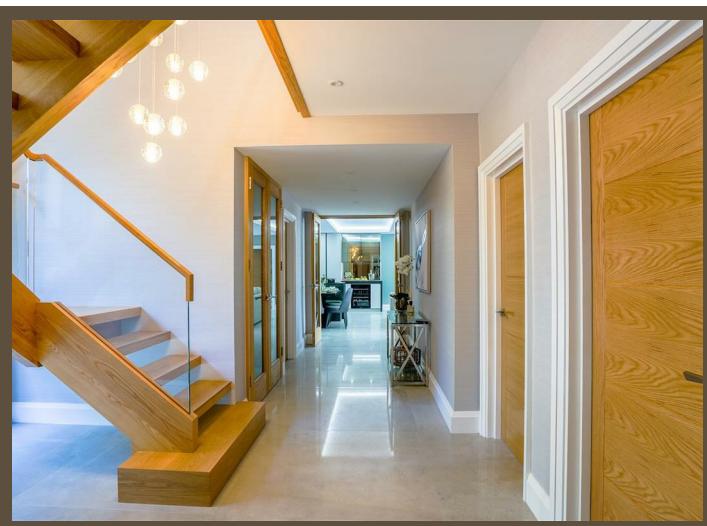
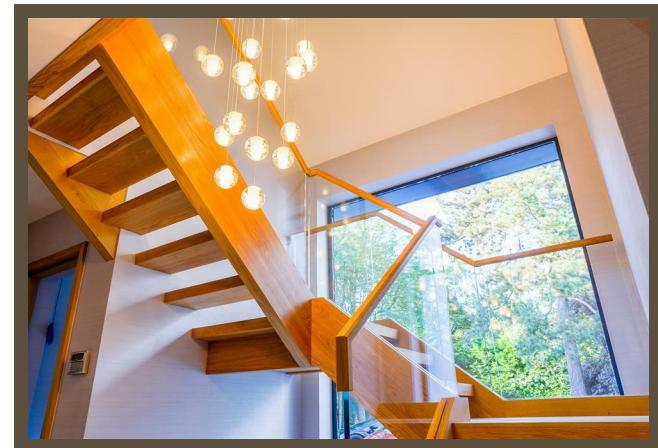
This magnificent property is truly one of a kind with every detail and specification having been carefully

considered by the present vendor. The stunning accommodation comprises on the ground floor a spacious entrance hall with bespoke Oak staircase, double aspect lounge, separate dining room, study, games room, utility, shower room & stunning kitchen/family room which extends to 33'6 x 18'4.

The first floor boasts the master bedroom suite which is stunning and has a large bedroom with sitting area & south facing balcony, dressing room & luxury en suite. There are a further 3 en suite bedrooms to this floor whilst the second floor has a guest bedroom suite complete with large lounge, kitchenette, bedroom, walk in wardrobe & luxury bathroom.

One of the main features of the property is the superb plot which is in excess of 1 acre. The house is set well back from the road offering a great deal of seclusion with a front garden of approx.. 100' x 100' approached via wrought iron electric gates leading to a sweeping shingled driveway and double garage.

The rear garden is amazing extending to well over 200' and because it faces directly south it is beautifully sunny. To one boundary is the historic Grade II listed wall of Rochford Hall dating back some 400 years to Henry VIII whilst the remainder of the garden is laid to immaculate lawn. There is a huge, full width patio leading to the 30' x 15' pool with gazebo whilst to the rear of the building is a covered terrace area with lighting and speakers ideal for al fresco dining and entertaining.



Accommodation comprises

Contemporary solid wood entrance door leading to entrance lobby.

Entrance lobby

2.06m x 1.45m (6'9 x 4'9)

Double glazed window to side. Tiled floor, ceiling spotlights. Fully glazed door leading to entrance hall.

Entrance hall

8.59m x 4.14m (28'2 x 13'7)

Large full height window to front, contemporary solid oak & glass staircase to first floor, tiled floor, vertical radiator, walk in cloaks cupboard.

Ground floor cloakroom

2.06m x 1.35m (6'9 x 4'5)

Luxury suite comprising of low level WC with concealed cistern, circular sink on vanity unit with drawers beneath & mixer tap. Fully tiled floor & walls, fitted mirror, heated towel rail.

Lounge

7.92m x 4.75m (26' x 15'7)

Double aspect room with bay windows to front & rear. Luxury fitted shelving and TV unit, concealed door leading to garage. Radiator, ceiling spotlights

Dining room

5.21m x 4.93m (17'1 x 16'2)

Bay window to rear. Luxury fitted shelving and TV unit, Porcelain tiled floor, two radiators.

Study

3.61m x 2.67m (11'10 x 8'9)

Window to rear. Fitted shelf unit to one wall, Porcelain tiled floor, radiator, ceiling spotlights.

Kitchen/family room

10.21m x 5.59m (33'6 x 18'4)

Magnificent room with bi-folding doors to rear & side and windows to front. Stunning bespoke fitted kitchen. Integrated Siemens appliances including double oven, microwaves & plate warmers, induction hob & concealed extractor, dishwasher, ice machine & wine cooler, vast range of units & drawers, bespoke wine rack, Granite worktops & upstand with inset Blanco sink with mixer & instant hot water tap, fitted dining area with bench seating & table. Lounge area with luxury fitted shelving and TV unit, tiled floor throughout with underfloor heating, ceiling spotlights. Door to utility room.

Utility room

3.73m x 2.72m (12'3 x 8'11)

Window to front. Bespoke fitted units to two walls plus glazed display units, concealed utility cupboard with housing for washing machine & tumble dryer, Granite worktops with inset sink unit & mixer tap, tiled floor.

Pool/games room

4.85m x 2.67m (15'11 x 8'9)

French doors to rear. Tiled floor with underfloor heating, ceiling spotlights, large walk in boiler cupboard. Door to shower room.

Shower room

2.51m x 1.68m (8'3 x 5'6)

Obscure window to front. Luxury suite comprising of corner shower cubicle with over sized shower head, low level WC with concealed cistern, wash hand basin in vanity unit with mixer tap & cupboard below. Tiled floor & walls, heated towel rail, ceiling spotlights & extractor fan.

Landing

8.15m x 4.37m max (26'9 x 14'4 max)

Part galleried landing. Large storage cupboard, ceiling spotlights.

Master bedroom suite

Bedroom

5.97m x 5.49m (19'7 x 18')

Bi-folding doors to rear with glass balustrade and stunning views over the swimming pool & garden. Raised bed area, luxury fitted shelving and TV unit with feature fireplace, ceiling spotlights, walk in commens cupboard, radiator. Opening in to dressing room.

Dressing room

5.49m x 2.49m (18' x 8'2)

Luxury range of bespoke fitted wardrobes & dressing table, ceiling spotlights, radiator.

En suite

3.45m x 2.08m increasing to 3.28m (11'4 x 6'10 increasing to 10'9)

Obscure glazed window to front. Luxury suite comprising of freestanding bath with mixer tap, large walk in shower with oversized shower head, low level WC with concealed cistern, wash hand basin in vanity unit with mixer tap & cupboards below. Fully tiled walls & floor, heated towel rail, ceiling spotlights, extractor fan.

Bedroom 2

4.17m increasing to 6.32m x 4.57m (13'8 increasing to 20'9 x 15')

Window to rear. Luxury range of fitted wardrobes, ceiling spotlights, radiator. Door to en suite.

En suite

2.72m x 2.13m (8'11 x 7')

Obscure window to side. Luxury suite comprising of large walk in shower with oversized shower head, low level WC with concealed cistern, wash hand basin in vanity unit with mixer tap. Fully tiled walls & floor, large fitted mirror, heated towel rail, ceiling spotlights, extractor fan.

Bedroom 3

3.78m x 3.63m (12'5 x 11'11)

Window to front. Luxury fitted shelving and TV unit, radiator, ceiling spotlights. Opening in to dressing room, door to en suite

Dressing room

3.30m x 3.35m (10'10 x 11')

Window to front. Luxury range of fitted wardrobes & desk, radiator.

En suite

2.46m x 1.32m (8'1 x 4'4)

Luxury suite comprising of shower cubicle, low level WC with concealed cistern, wash hand basin in vanity unit with mixer tap & cupboards below. Fully tiled walls & floor, heated towel rail, ceiling spotlights, extractor fan.

Bedroom 4

4.83m x 4.22m (15'10 x 13'10)

Window to rear. Luxury fitted wardrobes, day bed & desk, radiator, ceiling spotlights. Door to en suite.

En suite

2.87m x 1.52m (9'5 x 5')

Obscure glazed window to rear. Luxury suite comprising of walk in shower, low level WC with concealed cistern, wash hand basin in vanity unit with mixer tap & cupboard below. Fully tiled walls & floor, heated towel rail, ceiling spotlights, extractor fan.

Lobby

2.69m x 2.49m (8'10 x 8'2)

Glazed door & adjacent windows from landing. Contemporary solid oak & glass staircase to second floor, radiator.

Second floor guest bedroom suite

Lounge area

7.92m x 4.17m (26' x 13'8)

Velux windows with balconies to rear. Luxury fitted cupboards & TV unit, air conditioning, radiator.

Bedroom

6.71m x 3.96m (22' x 13')

Velux windows with balconies to rear. Fitted dressing table, bed & cupboards, air conditioning, radiator.

Walk in wardrobe

2.95m x 2.24m (9'8 x 7'4)

Open wardrobes & drawers to three walls, fitted full length mirror, ceiling spotlights.

Kitchenette

3.20m x 1.88m (10'6 x 6'2)

Range of base level units with integrated fridge & microwave, Granite worktops with inset sink & mixer tap, fitted cupboard, air conditioning, tiled floor.



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of areas, distances, rooms and any other items are approximate and no responsibility is taken for any errors or omissions. The floorplans are for illustrative purposes only and should not be relied upon for legal purposes. The areas shown are approximate and may not reflect the actual areas. The floorplans are for illustrative purposes only and should not be relied upon for legal purposes.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	