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ROSE
DAWSON

Franelle House
Rawreth, Wickford, Essex

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Rawreth, Essex

3 Bedroom Detached Family Home
Landscaped garden with heated
Swimming Pool and 2 Bed Annex
1 Acre private plot with Garage
Tenure: Freehold

Guide Price:
£1,000,000—£1,250,000



Features:

- Detached family home
- Large L-shaped lounge
- Feature fireplace
- Large fitted kitchen / Dining area with folding French Doors to rear garden and patio area
- Utility room
- 2 double bedrooms to upper floor
- 3rd bedroom to ground floor (currently study/music room)
- Large family bathroom with 4 piece suite
- Detached double garage
- Two gated entrances and car park
- Landscaped gardens and summer house
- 10m x 5m Roman Style Heated Swimming Pool
- 2 bedroom Annex overlooking Pool

Set in 1 acre of beautiful landscaped gardens is this absolutely amazing detached family bungalow.

MUST BE SEEN TO BE APPRECIATED. Images and written details are not really enough to see and feel what this property has to offer!
Located in an area steeped in history dating back to the 13th century, this lovely Chalet style bungalow offers a lovely home in a quiet peaceful area and has further planning potential. **Viewing is highly recommended!**

Franelle House is a lovely 3 bedroom detached family chalet style bungalow located in the semi rural area of Rawreth, close to Battlesbridge, Wickford and Rayleigh.

Enjoying a lovely flat plot of approximately 1 acre the bungalow is nicely secluded with high fences and mature trees and shrubs bordering the perimeter.

The garden is beautifully landscaped with a large flagstone patio, ideal for dining 'Al Fresco' or entertaining your family and friends. The 10m x 5m Roman style swimming pool has its own surrounding sun terrace and is heated so it can be used all year round. There is also a 2 bedroom annex located by the pool.

The rest of the garden is mainly laid to lawn with mature trees and shrubs. There is a large, deep, feature Koi pond to the right side of the garden. The property has two entrances, one is electric gated and has a parking area for several vehicles. The second entrance leads you to the detached garage with further parking area.



The entrance hall to the front of the property has stairs up to the first floor where the 2 main double bedrooms are located. To the ground floor is the new open plan kitchen with bespoke fitted units and integrated appliances, tiled flooring and leaded glass door to patio area and rear garden. The leaded windows to the kitchen bring in lots of natural light and adjacent is the utility room with further fitted wall and base units and plumbing for washing machine etc.. The kitchen is open-plan to the dining area and that is open plan to the lounge. The large L-shaped lounge which joins on from the dining area is home to a fabulous open style contemporary marble feature fireplace. The door from lounge leads out to the hallway where you will find the third bedroom (currently used as a study/music room), and the newly fitted family bathroom.

Room Sizes & further information:

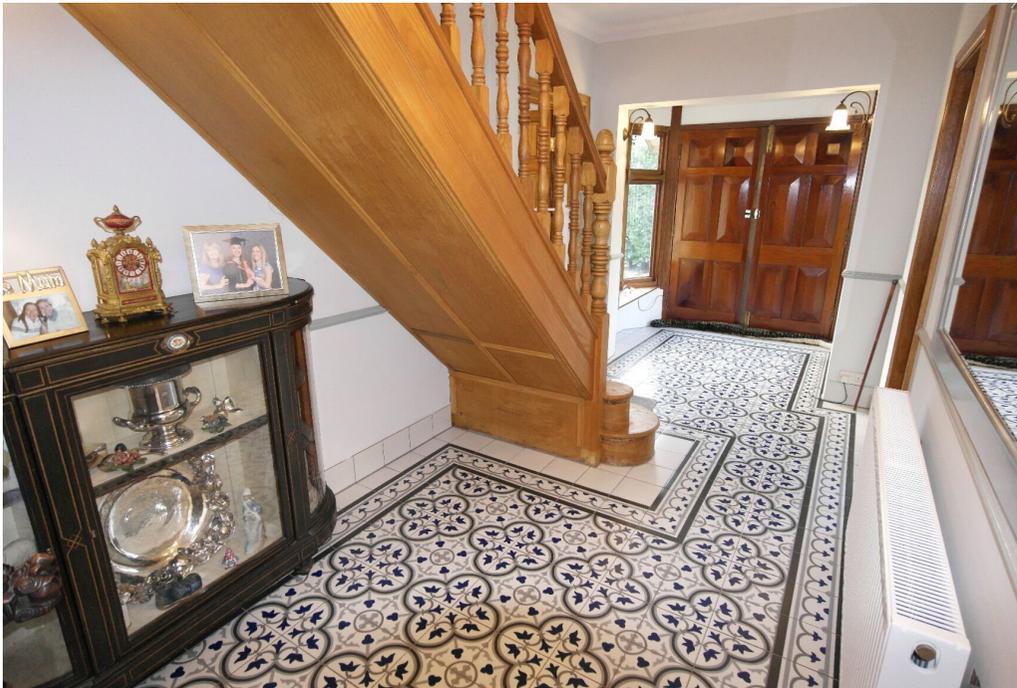
Main property

Entrance hall. Two side oriel bay windows, dado rail, tile flooring, radiator, coved ceiling, carpeted stairs to first floor.

Ground floor:

Lounge area: 21'3" x 19'5". Three leaded light oriel bay windows, coving to ceiling, two radiators, wood flooring, dado rail, contemporary marble feature open fireplace.

Dining area: 12'9" x 10'9" Four folding leaded light French doors leading to the rear garden. Coving to ceiling, radiator, dado rail, open plan to:



Kitchen/breakfast area: 16'1" x 15'9". A range of new, bespoke wall and base units to two walls with integrated double oven. Inset sink with mixer tap. Island with integrated hob. Tiled flooring. Coving to ceiling with inset downlights. Space for American style fridge/freezer. Leaded windows overlooking patio/garden.

Door to:

Utility room: 10'9" x 9'11" Leaded light windows with view to rear garden. A range of wall and base units with roll edge work surfaces and deep sink with work surface drainer. Plumbing for washing machine and space for fridge/freezer. Airing cupboard. Tiled floor.

Bathroom: Leaded light window to side aspect. New four piece bathroom suite comprising roll top bath, low level w.c., Shower cubicle and pedestal hand basin. Part tiled walls and tiled flooring. Heated towel rail.



Bedroom 3/ Study: 12'0" x 10.1". Oriel bay windows to front and side aspects, coving to ceiling, radiators. Fitted carpet.

1st Floor Landing: Vlux window. Small gallery style landing : Doors to:

Bedroom 1: 17'4" x 10'4" plus eaves to front and rear. Leaded light window to side aspect. Radiator. Fitted carpet. Neutral décor.

Bedroom 2: 14'3" x 10'5" plus eaves. Radiator, leaded light windows to side, eaves to front and rear. Fitted carpet. Neutral décor. Access to loft space.





Outside:

Directly to the rear of the property is the substantial flagstone patio with seating area for 'Al fresco' dining and entertaining. From here you have a perfect view over the surrounding landscaped gardens.

The 10m x 5m Roman style heated swimming pool has its own surrounding terrace with the 2 bedroom 1 bathroom annex with open plan living area, overlooking the terrace area and pool. There is potential to expand this STPP.

The feature Koi pond is located to the right of the garden.

The detached double garage 18'8" x 16'4" has up and over doors and is approached from the road via the second gated entrance. One corner of the garage has been sectioned off as a store room.

The main entrance has electric double opening security gates and impressive red brick pillars curving into the drive way. This leads on to a large car parking area.





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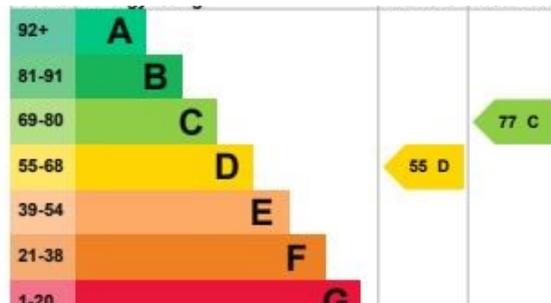
APPROX. GROSS INTERNAL FLOOR AREA 2018 SQFT / 187 SQM (Includes Detached Garage)



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