



## Church Road, Bulphan, Upminster, Essex, RM14 3BJ

£1,595,000



Located within a prestigious gated development is this impressive five bedroom detached house that measures just under 4000 square feet including the secure double width garage. The house is extremely spacious, with beautiful high ceilings that measure in excess of three meters and has a premium specification which includes under floor heating, Miele appliances, bespoke fitted furniture. The kitchen, dining, family room is luxuriously appointed with shaker style units, that include a central island, and are fitted with granite work surfaces. There are bi-folding doors that open onto the rear garden, which is ideal for entertaining and has been extensively landscaped to provide well defined zones for outside dining and relaxation. There is also a large formal living room with a double aspect, an additional reception room that can be used as a dining room or playroom, and a study that has been tastefully appointed with fitted furniture.

- EXCLUSIVE GATED DEVELOPMENT OF LARGE EXECUTIVE HOMES
- MASTER BEDROOM SUITE WITH BESPOKE DRESSING ROOM AND EN-SUITE SHOWER ROOM
- LARGE DOUBLE GARAGE WITH REMOTE CONTROLLED DOOR
- THREE SEPARATE RECEPTION ROOMS
- SPACIOUS THROUGHOUT WITH HIGH SPECIFICATION
- LARGE OPEN PLAN KITCHEN DINING FAMILY ROOM OPENS ONTO LANDSCAPED GARDENS
- IMPRESSIVE ENTRANCE HALLWAY WITH BEAUTIFUL STAIRCASE
- UNDER FLOOR HEATING TO THE GROUND FLOOR





Entrance Hallway



4.88m x 4.75m (16' 0" x 15' 7")  
An extremely impressive entrance which has a wide central staircase that rises to a first floor galleried landing. The property benefits from high ceilings which measure in excess of 3.0m.

Open Plan Kitchen / Dining / Family Room

9.27m x 5.77m max (30' 5" x 18' 11" max)  
A large open plan space which is ideal for entertaining and is situated on the rear of the property overlooking neatly kept landscaped gardens via a wide set of bi-folding doors.



Kitchen

The kitchen itself is beautifully appointed with classic shaker style units and granite work surfaces. There are integrated Miele appliances which include two ovens, two warming drawers, a steam oven, a microwave and a central island incorporating a wine cooler. There is also an instant boiling water tap.



Dining / Family Room



Ample room for dining and living furniture, a tastefully appointed and spacious area to entertain friends and family.

Dining Room

4.20m x 4.75m (13' 9" x 15' 7")  
A formal reception that was originally designed as a dining room and is currently being used as a playroom, it is conveniently accessed from either the entrance hallway or the open plan kitchen, which is ideal for either use.



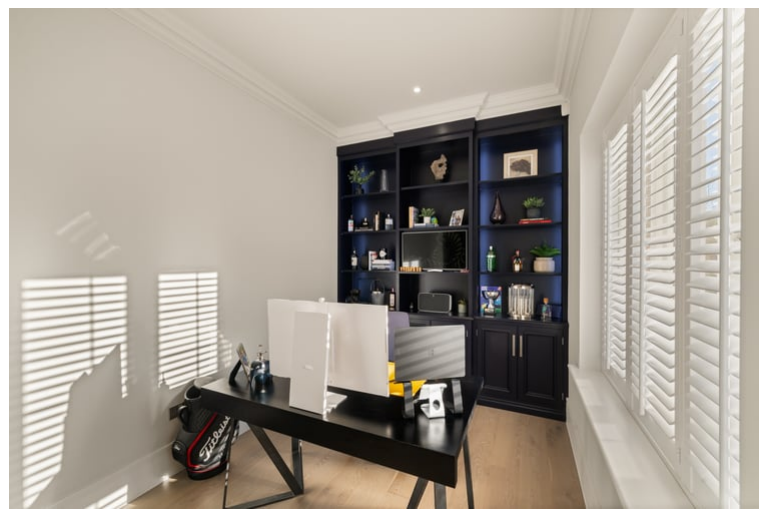
Living Room

6.66m x 4.19m (21' 10" x 13' 9")  
A beautiful room which has a double aspect with windows overlooking the gardens to the side and rear. The central feature of the room is a stone fireplace that has an inset remotely controlled gas fire.



**Study**

4.13m x 2.52m (13' 7" x 8' 3") Tastefully appointed with fitted furniture that includes shelving and cupboards.



**Utility Room**

2.14m x 4.16m (7' 0" x 13' 8")  
Fitted in the same style units of that of the kitchen, the work surfaces extend along two sides with an inset sink unit and there is also a Miele washing machine and tumble dryer. There is access through to the garden and a door which leads to the garage.

**Garage**

5.62m x 5.97m (18' 5" x 19' 7")  
There is a remote controlled electric sectional garage door, access to a plant room, and an EV charger.

**Landing**



9.33m x 4.38m (30' 7" x 14' 4")

**Master Bedroom Suite**



4.23m x 4.57m (13' 11" x 15' 0")  
A substantial master bedroom suite drawing light from a large window with fitted shutters.

**Dressing Room**

2.45m x 3.12m (8' 0" x 10' 3")  
Beautifully fitted with a range of bespoke dressing room furniture that includes a combination of mirrored front and open fronted wardrobes with shelving, hanging, drawers and feature lighting.

**En-Suite Shower Room**

3.96m x 1.85m (13' 0" x 6' 1")  
Beautifully fitted with large walk-in shower enclosure which has a sliding glazed screen, overhead rainfall style shower, separate hand held shower attachment and wall mounted temperature and pressure controls. There is also a concealed cistern WC and a vanity wash hand basin with his and her sinks and drawers beneath. Chrome heated towel rail and recessed spot lighting.

**Bedroom Two**



5.29m x 4.16m widening to 5.98m (17' 4" x 13' 8" widening to 19'7")  
Another large bedroom which has two walk-in cupboards, one measuring 2.18m x 1.66m (7' 2" x 5' 5") and the other measuring 2.17m x 1.68m (7' 1" x 5' 6").



**En-Suite Shower Room Two**



3.91m x 2.18m (12' 10" x 7' 2")  
Large walk-in shower enclosure with sliding glazed screen, overhead wall mounted rainfall shower, separate hand held shower attachment and wall mounted temperature and pressure controls. There is also a concealed cistern WC, a vanity wash hand basin with mixer taps and drawers beneath. Chrome heated towel rail and recessed spot lighting.

**Bedroom Three**



4.21m (to the front of the fitted wardrobes) x 3.44m (13' 10" x 11' 3")  
Extensive storage provided by range of floor to ceiling fitted wardrobes, views over the rear garden

**En-Suite Shower Room Three**

2.75m x 1.84m (9' 0" x 6' 0")  
Walk in shower enclosure with an overhead rainfall shower, wall mounted temperature and pressure controls and a separate handheld shower attachment. There is also a concealed cistern WC and a vanity hand wash basin with mixer taps and drawer beneath. Chrome heated towel rail and recessed spot lighting.

**Bedroom Four**



4.00m x 4.91m (13' 1" x 16' 1")  
Double glazed window to the front with fitted shutters and radiator set beneath.

**Bedroom Five**

2.66m x 4.24m (8' 9" x 13' 11")  
Double glazed window to the front elevation and radiator set beneath.

**Family Bathroom**

2.85m x 1.77m (9' 4" x 5' 10")  
Vanity wash hand basin with mixer taps and drawers beneath, concealed cistern WC, and tiled panel bath with wall mounted temperature and pressure controls, integrated bath filler, wall mounted shower and glazed screen. The bathroom is fully tiled, there is recessed spotlighting, an extractor fan and a chrome heated towel rail.

**Front Garden**



The property benefits from a wide road frontage allowing for a paved driveway that leads to the double width integral garage and a neatly kept front garden that has borders planted with shrubs, a well kept lawn and a path that leads to the rear garden.

Rear Garden



The rear garden wraps around the house on two sides, it has been extensively landscaped and thoughtfully designed to create a series of zones that define spaces for outside dining, relaxation and a play area for children. There are large paved terraces, planting of mature trees, shrub borders and well kept lawns.

PROPERTY MISDESCRIPTIONS ACT 1991

The Agents not tested any apparatus, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Adviser. Refernces to the Tenure of the property are based on information supplied by the Vendor. The agent has not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.