

Hawthorn Lodge,
Rawreth

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Beautifully refurbished farmhouse with a pool, in half an acre plot.

The property
Believed to date back to the 17th century, Hawthorn Lodge is an attractive Grade II listed farmhouse. The property provides good sized accommodation across three floors that combines a wealth of period features with 21st century living.

The ground floor provides a unique blend of period features with a contemporary open plan kitchen/family room with vaulted ceiling. Additionally, there is a sitting room with beautiful inglenook fireplace, a dining room/library, office, utility room and cloakroom.

To the first floor, there is a large principal bedroom with en-suite and walk in wardrobe, a further bedroom, also benefitting from an en-suite and wardrobe, whilst the second floor has two further bedrooms and an en-suite shower room.

The property sits centrally within its half acre plot, bordered by mature hedging that provides excellent screening. Approached by electric gates, there is secure driveway parking for a number of vehicles along with a detached double garage that to one side has a further open storage area, currently utilised as a bar/entertaining space.

The majority of the grounds are lawned, with the formal area secured by a pretty low level picked fence. To the rear, is a heated swimming pool with paved surround that provides the ideal spot for family entertaining and sits just across from the kitchen/family room.



Location
Situated close to the villages of Rawreth and Battlesbridge, Hawthorn Lodge is surrounded by open countryside yet retains excellent transport links to London and the south east. The property has ready access to most of the county's major arterial routes (including the A12, A13, A127 and A130) and the M25 and national motorway network, as well as reaching central London by rail from either Battlesbridge or Wickford in 42 minutes. The nearby market towns of Wickford and Rayleigh offer a wide range of facilities with local markets, independent and high street stores and an excellent choice of restaurants and bars; with many traditional country pubs in the surrounding villages.

Postcode region: SS11 8TL

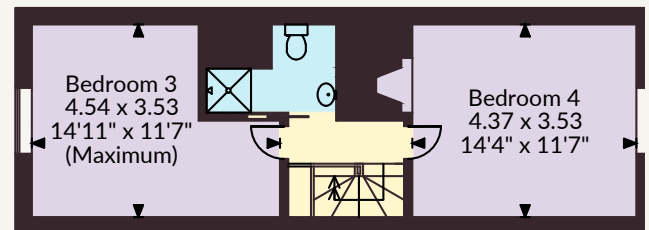
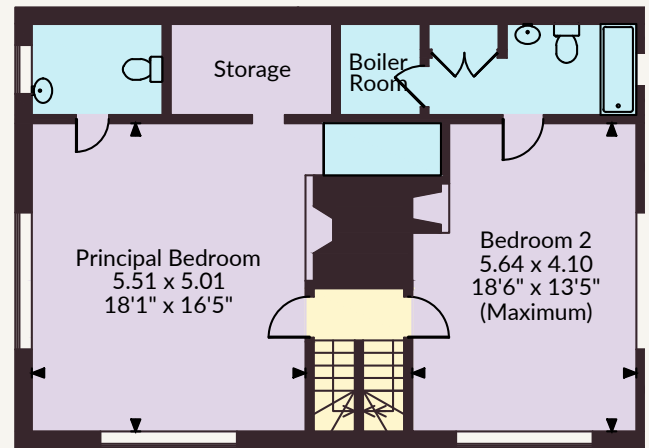
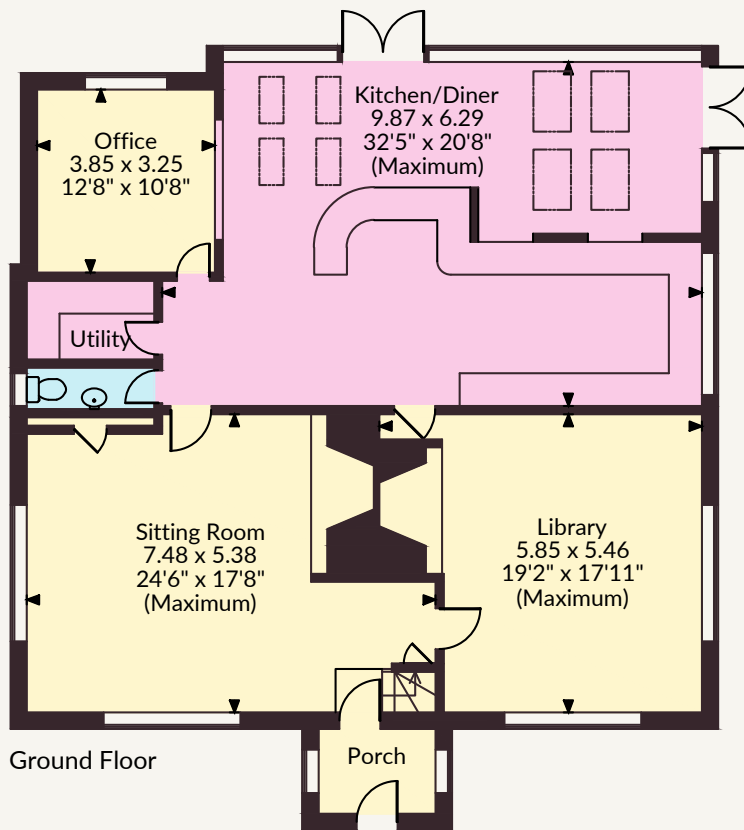
General
Local Authority: Rochford District Council
Services: Mains electricity and water. Private drainage which we understand is not compliant. Oil fired central heating.
Council Tax: Band E
EPC Rating: D
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

2,727 sq ft (253 sq m)
4 bedrooms
3 reception rooms
3 bathrooms
Heated swimming pool
Garaging
About 0.5 acres

Guide Price £1,100,000



Hawthorn Lodge Highlands Road, Rawreth, Essex
Total Floor Internal area 2,704 sq ft (251 sq m) apporx.



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The position & size of doors, windows, appliances and other features are approximate only.

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