



*'Crofton', Poynters Lane*

**Freehold - £999,995**

***Built to a high specification and meticulously maintained, this remarkable home is a must-see!!!***

Do not miss this opportunity to own a stunning, architect-designed home at the end of a private road in a secluded location. Designed and built approximately 30 years ago, this beautiful property showcases an exclusive contemporary Scandinavian style, blending luxury, space, and privacy boasting approximately 2,200 square feet of internal space on a plot measuring approximately 1,082 square meters.

**Exclusive Setting:** Located in a private lane of just three executive homes, offering seclusion and tranquillity.

**Spacious Interior:** The breath-taking Reception Hallway leads to a striking galleried landing, enhanced by full-height feature windows that flood the space with natural light.

**Four Double Bedrooms:** The luxurious main Bedroom Suite includes a walk-in dressing room and an bespoke designed en-suite shower room with high end fixtures and fittings.

**Elegant Living Spaces:** A sensational formal Sitting Room, beautiful formal Dining Room, and an large Glass Room, triple aspect Conservatory/Sun Lounge with underfloor heating.

**High-Specification Kitchen:** Attractive Fitted Kitchen/Breakfast Room, with convenient utility room

**Bathrooms:** Four bathrooms, including a superb bespoke designed main bedroom ensuite with large velux window and truly impressive walk in shower space, further ensuite to Bedroom Two, separate family bathroom and a ground floor recently upgraded Shower Room.

**Beautifully Landscaped Plot:** A generous west-facing rear garden which has been landscaped providing privacy.

**Parking:** Ample off road Parking and double width Car-port

**Prime Location & Lifestyle:** Convenient Transport Links: Just 1.5 miles from Thorpe Bay Mainline Station (London Fenchurch Street), 4.8 miles from Southend International Airport, and 22 miles from Junction 29 of the M25.

**Outstanding Leisure & Sports Facilities:** Within walking distance of Thorpe Bay Golf Club, Lawn Tennis Club, Yacht Club, Bowling Club, as well as the seafront, beach, local shops, and high-achieving schools.

**Entrance via:** Feature Solid Ash Timber front door inset with spy hole providing access to;

**Dual aspect Entrance Lobby:** 4'11" x 4'9" (1.5m x 1.45m) Twin doors to spacious recessed coats/storage cupboard housing utility meters. Coir floor matting. Smooth plastered ceiling inset with recessed lighting. Part glazed ash door to



**Grand Reception Hallway:** 17'8" (5.38) (max) x 14'10" (4.52) (including staircase) A turned staircase with a solid ash wood handrail and sleek glass balustrade leads to the first-floor level, where a stunning almost full-height corner window floods the space with natural light. Radiator. Solid ash wooden doors providing access to the Kitchen, Sitting Room, Shower Room/Guest WC, and Snug/Home Office. Wall mounted thermostat control panel. A pair of part-glazed ash double-width sliding doors open into the formal dining room, enhancing the sense of space and light. Wall light points. Smooth plastered ceiling inset with recessed lighting.



**Formal Dining Room:**  
12'9" x 12'5" (3.89m x 3.78m)

The room is accessed through a pair of wider-than-average ash part-glazed doors from the Reception Hallway. A double-glazed window and a pair of French doors lead seamlessly into the Conservatory/Sun Room, allowing natural light to flow throughout the space. Additional features include various wall light points, a part-glazed ash door to the kitchen, a radiator, and a smooth plastered ceiling inset with recessed lighting.



**Formal Sitting Room:  
19'7" x 15'10" (5.97m x 4.83m)**

A striking double-glazed corner window fills the space with natural light, while two sets of double glazed French doors provide access to the rear garden and patio seating area, creating an effortless indoor-outdoor flow. A feature exposed brick fireplace, inset with a coal fire, serves as a charming focal point, complemented by an attractive corner bookcase with glass shelves. Various wall light points. Three radiators. Smooth plastered ceiling inset with by recessed lighting and a feature wooden beam, adding character and warmth to the elegant design.



#### **Kitchen/Breakfast Room:**

**29'1" (8.86) (irregular shaped room) x 10'10" (3.3) (extending to max of 14'5" (4.4))**

A feature Velux double-glazed window is set within a part-vaulted ceiling area, accompanied by a further double-glazed window to the front aspect providing ample light. The attractive farmhouse-style kitchen is thoughtfully designed with a range of eye-level and base units, topped with granite work surfaces that extend into a peninsula area, which houses a one-and-a-quarter sink with a single drainer and mixer tap. This section also features an under-counter freezer, dishwasher, and additional storage cabinets.

High-end appliances include a built-in eye-level 'Smeg' electric/fan-assisted oven and an impressive freestanding 'Rangemaster' five-ring gas burner hob with a warming plate, complemented by a glass feature splashback and a double-width extractor canopy. A recessed housing accommodates a 'Rangemaster' American-style fridge/freezer with an integrated drinks dispenser. Ceramic tiled flooring. Contemporary upright column radiator. Further wall mounted radiator.

For seamless indoor-outdoor living, impressive uPVC double-glazed bi-fold doors open into the Conservatory/Sun Room. Smooth plastered ceiling inset with recessed lighting.

An ash door provides access to;



**Utility Room: 9' (2.74) (irregular shape) x 5'2" (1.57)**

Double glazed window to front aspect. The Utility Room is fitted with eye and base level units with granite worksurfaces over inset with stainless steel single drainer sink unit with mixer tap over. Wall mounted 'Worcester' boiler. Appliance space. Smooth plastered ceiling inset with recessed lighting.

**Impressive Glass Roof Conservatory: 19'11" x 12'4" (6.07m x 3.76m)**

Accessed via bi-fold doors from the Kitchen/Breakfast room, this impressive triple-aspect glass Conservatory offers a seamless blend of indoor and outdoor living. uPVC double-glazed windows on three sides, while a pair of uPVC double-glazed doors open directly onto the patio seating area, perfect for alfresco dining. The ceramic tiled flooring is enhanced with underfloor heating, ensuring year-round comfort. A pair of doors lead into the formal dining room, while the striking glass roofline, complete with a large ceiling fan, adds a sense of grandeur and light to this stunning space.



**Home Office / Snug: 14'4" (4.37) (incl door recess) (reducing to 10'4" (3.15)) x 7'4" (2.24)**

Double glazed window to front aspect. Radiator. Attractive built in floor to ceiling bookshelf/display cabinet. Smooth plastered ceiling inset with recessed lighting.

**Recently installed Shower Room / Guest Cloakroom: 6'9" x 3'10" (2.06m x 1.17m)**

An obscure double-glazed window to the front aspect. The recently refitted luxurious suite features a double-width shower enclosure with a fitted shower screen, wall-mounted controls, a drencher-style shower head, and a separate handheld attachment. A wall-hung vanity wash hand basin with a storage drawer beneath complements the sleek design, alongside a concealed cistern dual-flush WC. A contemporary heated towel rail adds both warmth and style. The space is finished to a high specification, with porcelain tiling on the walls and matching floor tiles. Smooth plastered ceiling with recessed lighting.



**Sensational Galleried Landing:**  
18'11" (5.77) (reducing to 14'11" (4.55)) x 12'3"  
(3.73)

The galleried landing is elegantly designed with ash balustrading and glazed panels, creating a sense of openness and sophistication. A feature corner double-glazed window, partially obscure for privacy, is complemented by an additional high-level obscure glazed window, allowing natural light to filter through. A recessed area, complete with a window seat and an obscure double-glazed window. Radiators. Additional features include a security entry phone handset and ash doors leading to the Bedrooms and Bathroom. A further pair of ash doors open to a large recessed cupboard with shelving, offering ample storage space. Smooth plastered ceiling inset with recessed lighting.





**Main Bedroom Suite:  
16' x11'8" (4.88m x3.56m)**

Pair of double glazed windows to rear overlooking garden. Radiator. Wall light points. Smooth plastered ceiling inset with recessed lighting. Ash doors provides access to Ensuite and;







**En-Suite Shower Room: 10'11" (max) x 7'5" (3.33m (max) x 2.26m)**

'Oversized' double glazed Velux ceiling window to front. The sensational upgraded luxurious suite features a 'wet room style walk in shower enclosure measuring 7'5 in width with large central fitted shower screen, with wall-mounted controls, a drencher-style shower head, and a separate handheld attachment. A bespoke wall-hung shaped vanity wash hand basin with tempered glass overlay a large storage drawer and storage under, alongside a concealed cistern dual-flush WC. Wall mounted bathroom cabinet inset with shaver point. A contemporary upright column radiator. The space is finished to a high specification, with porcelain tiling on the walls and matching floor tiles. Smooth plastered ceiling with recessed lighting.

**Walk in Dressing Room: 7'5" x 7'6" (2.26m x 2.29m)**

Smooth plastered ceiling inset with velux double glazed window. Radiator. The Dressing/Closet with fitted to three aspects with a range of hanging space and storage shelves.



**Bedroom Two: 14'9" (4.5) x 13 (irregular shape)** Double glazed windows to side and rear aspects with views overlooking garden. The Bedroom is fitted with floor to ceiling four door wardrobes. Radiator. Smooth plastered ceiling inset with recessed lighting. Ash door to;

**En-Suite Shower Room:** Obscure double glazed window to front The white three piece suite comprising large fully tiled shower cubicle inset with integrated shower unit, concealed cistern low level WC, vanity unit with tiled worktop inset with wash hand basin. Radiator. Tiling to all visible walls. Smooth plastered ceiling inset with recessed lighting.



**Bedroom Three: 12'6" (3.8) x 10'1" (3.07) (excluding wardrobes)**

Double glazed window to rear aspect overlooking garden. The Bedroom is fitted with a range of 'slide'a'robe' part mirror wardrobes to one aspect. Radiator. Smooth plastered ceiling inset with recessed lighting, with access to loft space.

**Bedroom Four: 12'6" x 7'5" (3.8m x 2.26m)**

Double glazed window to rear aspect overlooking garden. Radiator. Smooth plastered ceiling inset with recessed lighting.



**Family Bathroom:**

**8'3" (2.51) x 6'3" (1.9) (irregular shape)**

Double glazed obscure window to front. The white suite comprising concealed cistern WC, attractive vanity wash hand basin with mixer tap, panelled enclosed bath with twin hand grips and mixer tap and shower attachment. Ladder style heated towel rail. Tiling to all visible walls with attractive border tiled inlay. Wall mounted shaver point. Ceramic tiled flooring. Smooth plastered ceiling inset with recessed lighting.



### **To the Outside of the Property:**

A beautifully landscaped rear garden with a desirable westerly aspect. Measuring approximately 75ft in width by 55ft in depth, this stunning outdoor space offers complete seclusion and privacy, bordered by mature conifers and sculpted turf borders with an array of established trees and shrubs.

A spacious patio seating area, accessible from both the Formal Living Room and Conservatory, provides the perfect setting for outdoor relaxation and entertaining. Additionally, a second patio area in the corner of the garden sits beneath a charming blossom tree, beautifully framing a Summer House.

Additional features include an gated access, external water tap and exterior lighting to enhance the garden's ambiance and functionality.

### **Frontage**

Open plan design with shingled drive providing ample parking and turning area. Access is via a long paved drive from Poynters Lane.





GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Council Tax Band G

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		