

# Essex Manorhouse

12,500sq ft location on the edge of the Essex countryside, close to Southend City Centre (45/55min train journey from the city of London) The house has a big driveway suitable for large vehicles including lorries and 20+ cars. We also have an agreement with the local pub round the corner (2min walk) to offer their large carpark for additional parking, should the front of the house need to be kept clear (paid at a separate day rate). The garden of the house is approximately 2 acres. There is a blue hard surface tennis court, pool house and 30ft x 30ft heated pool. The pool house is often used as a crew base when not used for set as it has a self contained kitchen area and bathroom. The hallway of the house expands some 60ft and includes a galleried balcony. The house has a natural flow on the ground floor where rooms connect from one to the other on both sides which is helpful for filming projects. The house is part of a personal renovation project and as such more room are either being designed or are due to be re-designed over the coming months/years which can sometimes be beneficial for certain clients especially on the interiors side. The basement home cinema and gym are complete as separate rooms with a snooker room, bathroom and the hallways to be completed this year. The ground floor consists of the entrance hall, informal lounge, kitchen, breakfast room, pantry, snug and utility to one side and then study, dining room and bar to the other with a more formal lounge area as part of the hallway. All of this along with the outside space is available for hire. To the first floor there are 5 bedrooms and access to the front and rear balconies of the house. To the second floor, there is a very large playroom (with a football pitch carpet) but yet to have been remodelled and a further 2 large bathrooms and 3 large bedrooms (one currently used a lounge). These space are mostly blank canvas.

