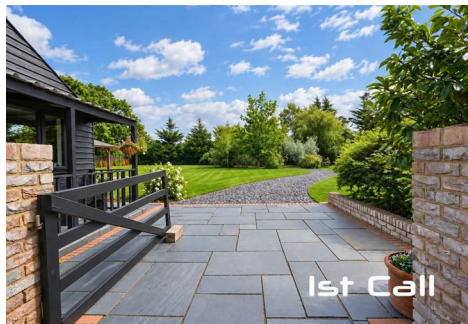


Ist Call

SALES AND LETTINGS



Lower Road, Hockley, SS5 5LE

£1,100,000 - Freehold

A fabulous gated, semi-rural family home set within beautifully landscaped grounds extending to over an acre, enjoying panoramic sunrise and sunset views across open countryside. This exceptional four-bedroom detached family home is finished to an extremely high specification and complemented by an outstanding collection of outbuildings, including a self-contained garden lodge annexe, home gym, games room, steam room and detached summer house, offering exceptional flexibility for leisure, business or multi-generational living. All this within easy reach of Hockley's amenities and mainline railway station, and just 4.7 miles from London Southend Airport. Get in touch to arrange your private viewing appointment.

Accommodation Comprising

French vanilla oak pitched storm porch with solid oak entrance door leading into

Entrance Hall

Polished oak flooring, radiator, wall light points, smooth plastered coved ceiling with loft access, oak doors to...

Living Room 17' 8 x 16' 4 (5.18m 2.44m x 4.88m 1.22m)



Leadlite double glazed french doors to sun room/ family space, additional lead lite double glazed window to side with shutters, polished oak flooring, feature brick 'Inglenook' style fireplace with herringbone brick hearth, inset multi-fuel cast iron log burner, smooth plastered ceiling, door to kitchen...



Sun Room/ Family Room 23' 9 x 12' 11 (7.01m 2.74m x 3.66m 3.35m)



Double glazed leadlite french doors and windows overlooking beautifully maintained gardens, tiled flooring, wall mounted hot & cold air conditioning unit, tiled flooring. vaulted Reflectorlite glazed roof, door to...



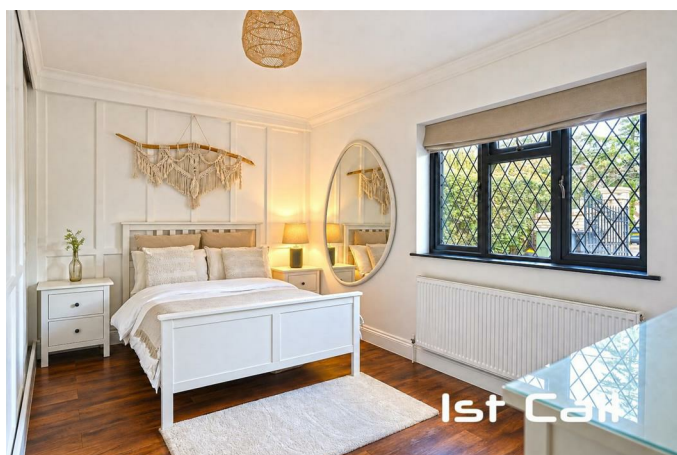
Kitchen 16'4 x 10' (4.98m x 3.05m)



Comprehensive range of professionally spray painted units with solid black quartz textured working surfaces, inset 'Villeroy & Boch' butler sink with grooved drainer, integrated Rangemaster stove and feature brickwork, integrated fridge/ freezer and dishwasher, matching range of wall mounted units,

feature central island breakfast bar, tiled flooring, smooth plastered ceiling, leadlite double glazed window to rear looking towards open farmland...

Bedroom 1 15' x 11' (4.57m x 3.35m)



Leadlite double glazed window to front, radiator. range of fitted floor to ceiling wardrobe cupboards, feature timber panelling to one wall, polished oak flooring, smooth plastered coved ceiling...

Bedroom 2 11'8 x 11' (3.56m x 3.35m)



Leadlite double glazed window to front, radiator, smooth plastered coved ceiling...

Bedroom 3 11'8 x 11'1 (3.56m x 3.38m)



Leadlite double glazed window to side, radiator, smooth plastered coved ceiling...

Luxury Bathroom



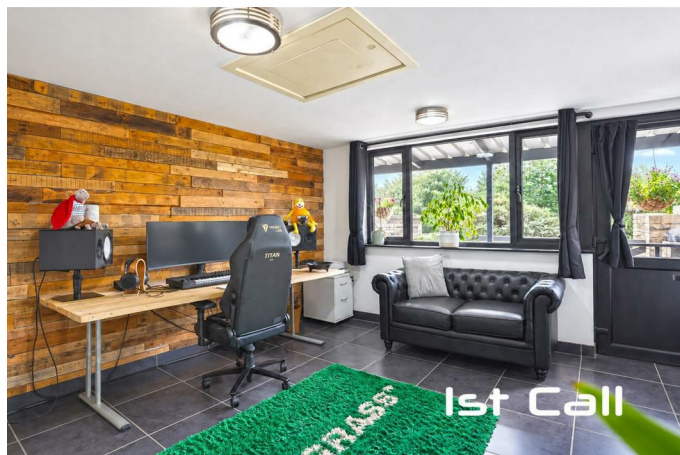
Beautiful fully tiled family bathroom with a four piece suite comprising of designer egg bath with freestanding mixer tap and shower attachment, dual-flush close coupled WC, walnut vanity unit with polished stone countertop basin and frameless glass walk-in shower enclosure with rainwater and handheld shower fittings, large built in storage/ linen cupboard, heated towel rail, smooth plastered ceiling with inset LED spotlights, zoned underfloor heating, obscure leadlite double glazed window to side...

Potential Annex - Garden Lodge



Self-contained garden lodge providing additional accommodation, currently comprising lounge, kitchen and shower room with independent access, underfloor heating and its own alarm system. Ideal for guests, multi-generational living or a home office. Accessed via front driveway and rear gardens...

Annex - Lounge 14'3 x 12'11 (4.34m x 3.94m)



A dual aspect room with double glazed windows to front and side and double glazed door onto a covered veranda, tiled floor with matching skirting, zoned underfloor heating, feature timber clad wall, smooth plastered ceiling with loft access, door to...

Annex - Shower Room

Fully tiled room with shower enclosure, vanity wash basin with gloss fronted storage cabinet and dual flush, close coupled WC., wall mounted electric heater, extractor fan, feature vaulted ceiling with recessed LED lighting, obscure double glazed window to side...

Annexe - Kitchen/ Breakfast Room 12'11 x 12'2 (3.94m x 3.71m)



Range of modern base and eye level cabinets with squared edged oak effect working surfaces and matching upstands. Inset stainless steel sink unit with designer mixer tap. Space, plumbing and drainage for automatic washing machine. Integrated split-level, fan assisted electric oven with four-ring hob and extractor canopy above. Built-in wine rack, cabinet under lighting, feature vaulted ceiling with exposed oak beams, window to side overlooking the landscaped gardens...



Outbuildings

Steam Room 9' x 5' 7 (2.74m x 1.52m 2.13m)

This professionally installed detached Steam Room is located to the rear of the garden terrace, with nearby access from the family room and is fully tiled in large and split-faced slate with mosaic tiled ceiling and inset LED lighting. thermostatic controls for steam generator, incorporates a built-in seated area for six and adjacent access to a garden W.C. with double glazed window to side and fitted with a two piece modern white suite...

Home Gym 16'8 x 16'5 (5.08m x 5.00m)

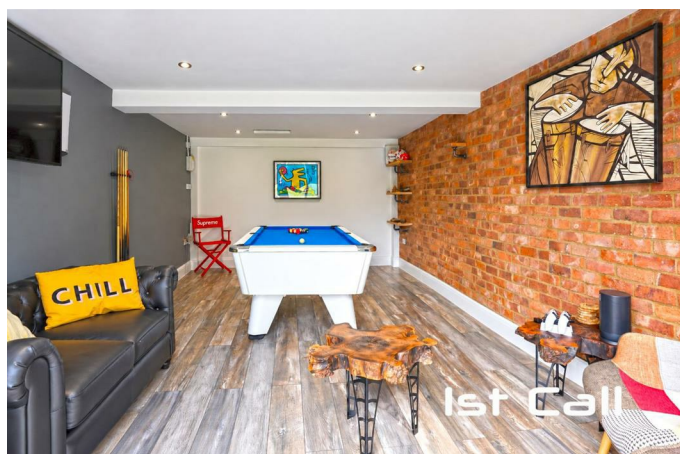


Double glazed leadlight windows to front and rear overlooking the landscaped gardens, hot & cold air conditioning unit, independent fitted security alarm, Travertine effect porcelain tiled floor and skirtings, access to loft space, smooth plastered coved ceiling, suitable for a variety of alternative uses...

Games Room 18'6 x 12' (5.64m x 3.66m)



Double glazed bi-fold doors overlooking the rear gardens, timber effect tiled flooring, lipped skirting, zoned underfloor heating, wiring for flat screen TV, smooth plastered ceiling with LED lighting, access to loft space...



Workshop/ Garden Store

A sizeable timber workshop/store, accessed to the side of the Games Room and suitable for storing equipment/mowers etc...

Little Acorns 17'3 x 13'3 (5.26m x 4.04m)



A charming, veranda fronted detached Summer House; located at the end of the gardens in a sheltered lightly wooded enclave. Exposed pine walls, oak effect flooring, double glazed window to side and double glazed French doors and twin windows to front...

Gated Car Port

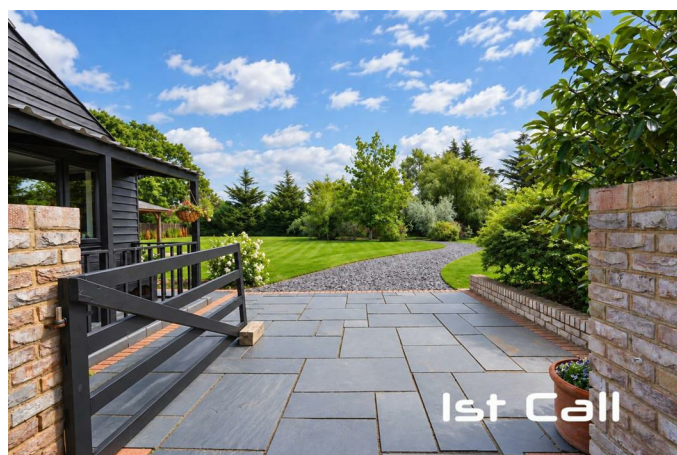
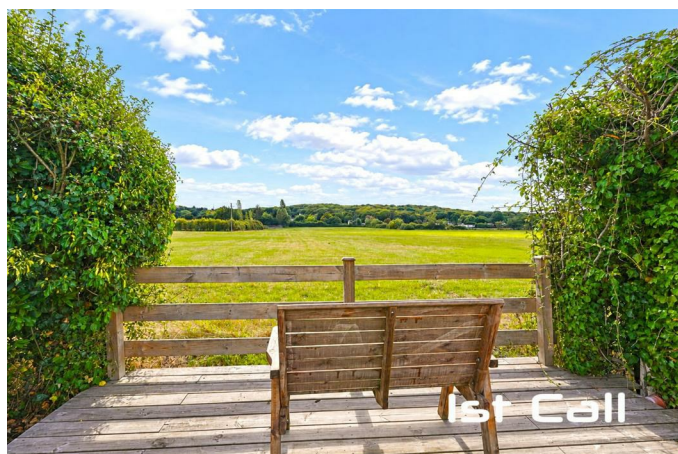
A covered car port area, accessed via double gates from the main driveway and stands between the property and outbuildings...

Gardens



The outside space at Hollyoak has been carefully planned and landscaped to provide various al-fresco entertaining and family areas. The gardens commence with an extensive patio terrace that overlooks the family garden area and has access to the detached Steam Room, gated double car port and the principal, multi-room garden lodge. There is a wide, winding footpath that leads from the family garden and onto the central garden which has access to the Games Room, large garden store, children's play area and purpose built rabbit house. A timber gazebo outdoor lounge sits at the centre of

this garden and there is an established wooded area to the rear boundary. The footpath leads through the centre gardens, through a lightly wooded area to the large detached Summer House (Little Acorns)...



Frontage



The property is approached via a sweeping In/Out driveway with remote controlled gated entrance system and parking for multiple vehicles. Independent entrance doors give access to the main residence and principal garden lodge. Double gated access to the covered car port...



Agents Note

In accordance with the Estate Agency Act 1979, Section 21, we confirm that the vendor of this property is a Director of 1st Call Sales & Lettings...

Important Information & Property Images

These sales particulars are provided in good faith and are intended as a general guide only. Whilst every effort has been made to ensure the accuracy of the information, they do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Buyers should satisfy themselves, by inspection or otherwise, as to the accuracy of all information before proceeding.

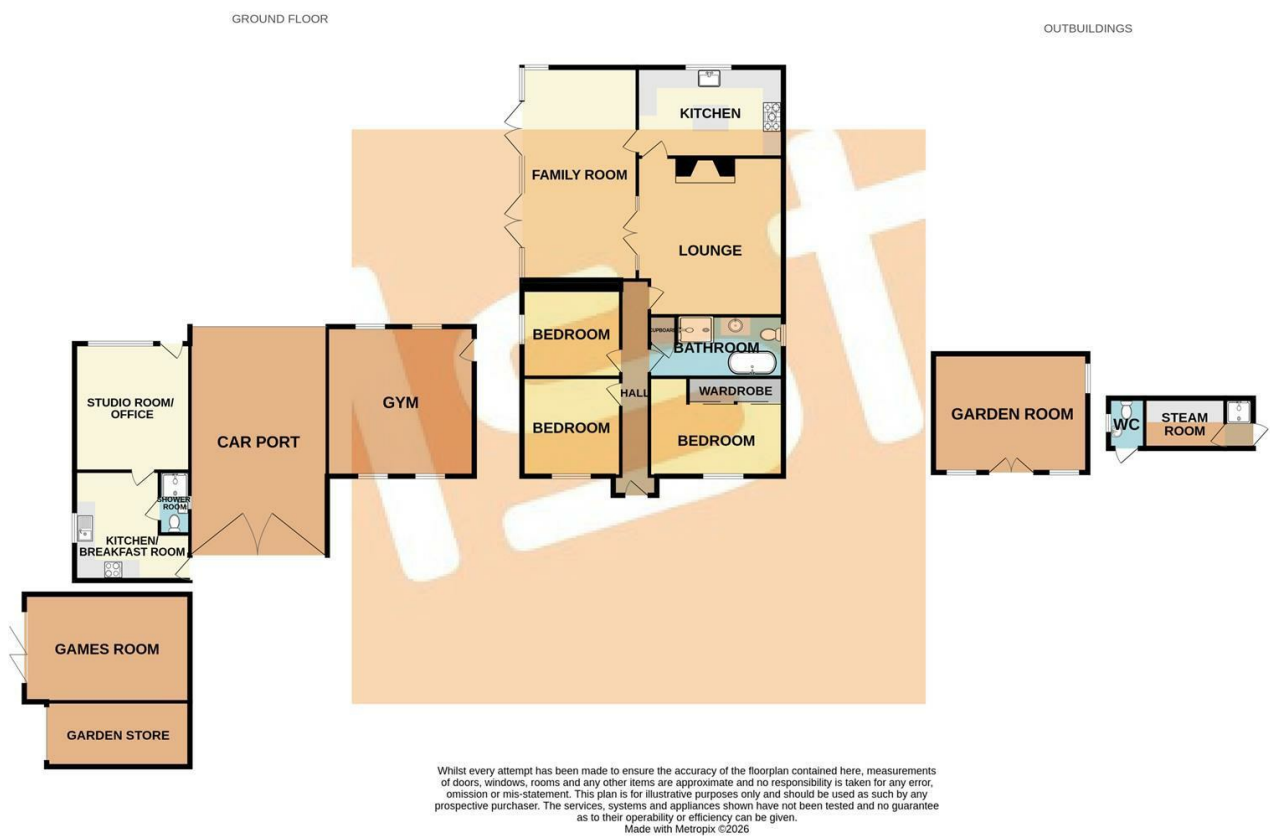
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No structural alterations, changes to room dimensions, permanent fixtures, layout or material features of the property are created or intentionally misrepresented. Where images have been digitally

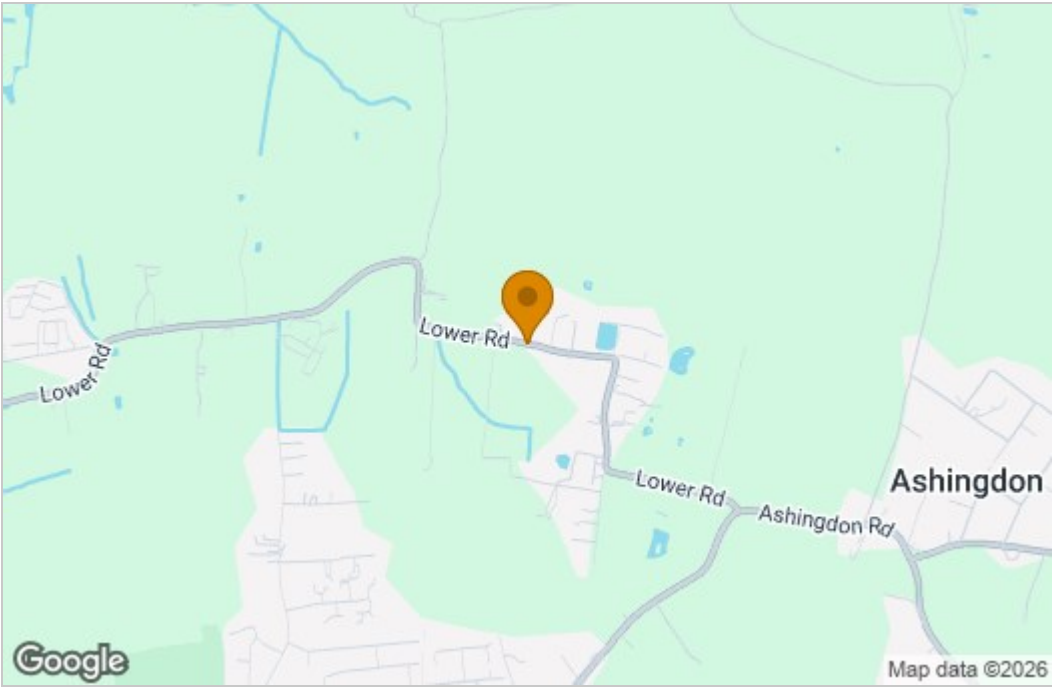
enhanced, they are intended solely to present the property in a clear and realistic manner and not to mislead prospective purchasers.

Prospective buyers are encouraged to inspect the property personally to satisfy themselves as to its condition, layout and suitability.

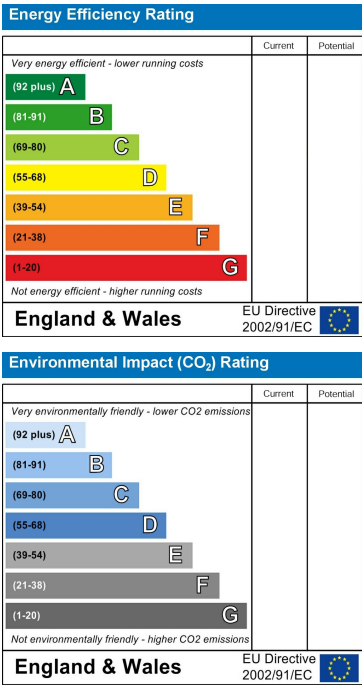
Floor Plan



Area Map



Energy Efficiency Graph



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