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Estate Agents



FOUR BEDROOM DETACHED CHALET | PLOT APPROACHING ONE ACRE | STABLES & PADDOCKS | SUBSTANTIAL OUTBUILDINGS | EXCEPTIONAL VERSATILITY

- NO ONWARD CHAIN!
- Established Equestrian Facilities
- Garage & Carport
- Generous Lounge/Diner
- Four Double Bedrooms
- Plot Approaching One Acre
- Substantial Detached Outbuilding
- Multiple Sheds & Ancillary Buildings
- Separate Home Office
- Outstanding Versatility

Oak Avenue

Wickford

£800,000

Offers In Excess Of

4 2 2

Oak Avenue






NO ONWARD CHAIN! Occupying an impressive plot approaching one acre, Holmwood is a spacious four bedroom detached chalet offering a rare combination of versatile living accommodation, extensive grounds and a wealth of outbuildings. Previously utilised as an equestrian property, the grounds benefit from established stabling, paddocks and grazing land, whilst also presenting exciting opportunities for those seeking substantial outdoor space for recreational, practical or lifestyle purposes.

Internal Layout
The property offers well-proportioned accommodation arranged over two floors, and is abundant in character. The ground floor is comprised of a generous lounge/diner with a feature fireplace, spacious kitchen, separate office, two double bedrooms and a family shower room. Upstairs, there are two further double bedrooms and an additional bathroom, as well as a plentiful supply of eaves storage and a cupboard which hosts the boiler. The flexible layout lends itself perfectly to family living, with the added benefit of a dedicated office space, which adds the option of a third ground floor bedroom.

External Benefits
The grounds are undoubtedly one of Holmwood's standout features, offering an exceptional amount of space and versatility. Previously established for equestrian use, the plot includes two horse stables, two pony stables, a paddock and an area of additional grazing land. Further benefits include a large detached outbuilding measuring approximately 40'1" x 19'9", a separate garage, adjoining carport, multiple sheds and a driveway for upwards of five vehicles. Whilst ideally suited to equestrian enthusiasts, the grounds and additional buildings offer fantastic potential for alternative uses, including workshops, hobbies, storage, outdoor recreation or simply creating an expansive private garden, subject to any necessary consents.

Location
Situated along Oak Avenue in Shotgate, Holmwood enjoys a setting that combines the appeal of substantial private grounds with access to the amenities of the surrounding area. Wickford town centre provides a variety of shops, supermarkets and everyday conveniences, whilst Wickford railway station offers services towards London Liverpool Street and Stratford. The home is also with walking distance of Ofsted grade 'Outstanding' Infant, Junior and Secondary schools. Road connections via the A127 and A130 provide access to surrounding towns including Rayleigh and Chelmsford, as well as other destinations across Essex, making the location appealing to buyers seeking space without sacrificing convenience.

Summary
Holmwood represents a rare opportunity to acquire a substantial four bedroom detached home with a plot approaching one acre and an impressive range of additional buildings and facilities. Whether you are looking to accommodate horses, establish a workshop, pursue outdoor hobbies or simply enjoy the freedom of extensive private grounds, this unique property offers exceptional versatility and scope to suit a variety of lifestyles. An internal viewing and tour of the grounds are highly recommended to fully appreciate the scale and potential of this exciting opportunity. Call us today to book an appointment!

Council Tax Band: D (£2147.31)

AML Checks - All buyers interested in purchasing a property through us are required to complete an Anti-Money Laundering (AML) check. A non-refundable fee of £50 + VAT per buyer in the transaction will apply. This fee must be paid before proceeding with the purchase.

NO ONWARD CHAIN!

Sought-After Semi-Rural Location

Walking Distance to Shops and Schools

Plot Size Close to an Acre

Established Equestrian Facilities

Entrance Hall

Lounge / Diner
22'3 x 21'5

Kitchen
17'8 x 13'8

Office
12'4 x 10'1

Bedroom 1 (Ground Floor)
13'7 x 10'7

Bedroom 2 (Ground Floor)
12'2 x 11'5

Ground Floor Shower Room

Landing

Bedroom 3
15'6 x 9'9

Bedroom 4
15'10 x 9'9

First Floor Bathroom

Ample Storage Across Both Floors

Impressive Outbuilding
40'1 x 19'9

Multiple Sheds & Ancillary Buildings

2 x Stables

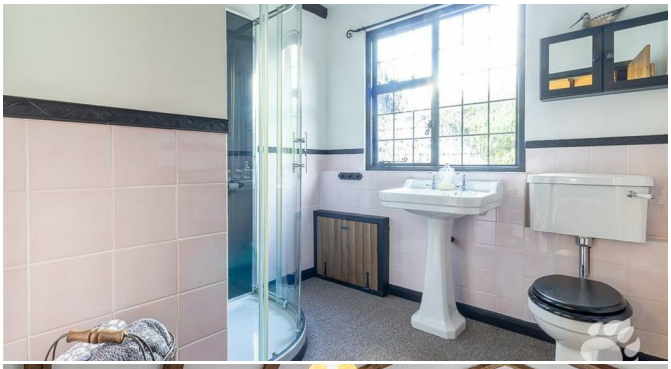
2 x Pony Stables

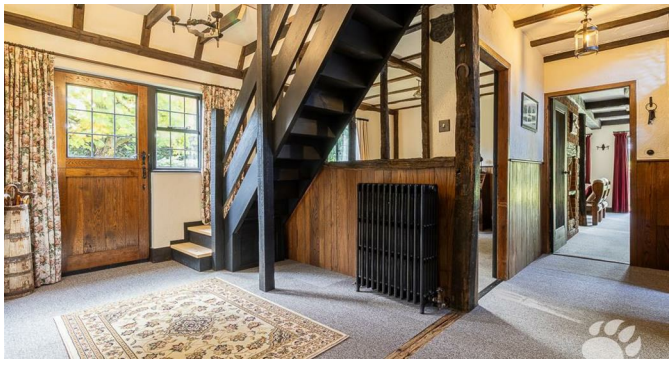
Garage & Adjoining Car Port

Driveway for Multiple Vehicles





















Floor Plan

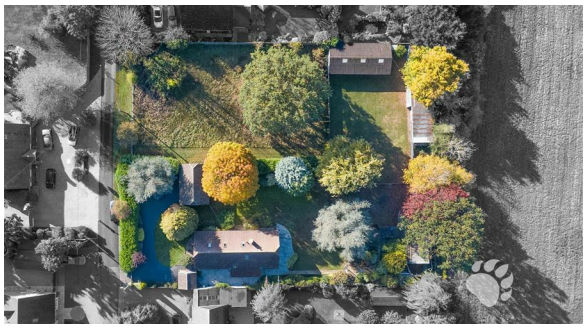


TOTAL FLOOR AREA : 3079 sq.ft. (286.0 sq.m.) approx.

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.

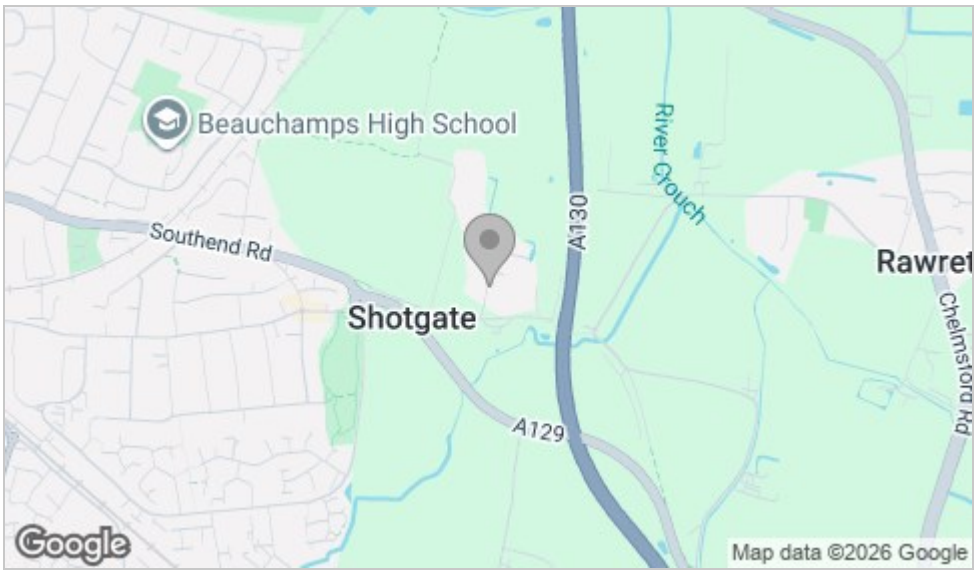
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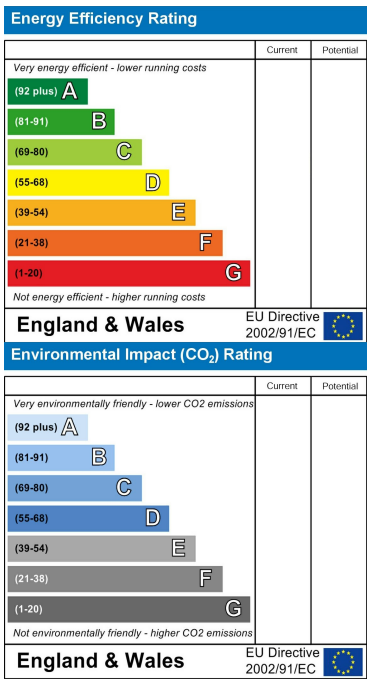




Area Map



Energy Efficiency Graph



Viewing

Please contact our Wickford Office on 01268 330044 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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