

Lower Road, Hockley SS5 5NL



£ 750,000

Occupying a substantial plot of approximately 1/3 acre and set amongst hundreds of acres of open farmland to all aspects is this unique versatile, five bedroom and five reception room detached property. There is enormous potential to develop or improve this sizeable property further. Conversion into two separate properties could be possible due to the interesting history of the site.

Currently lending itself to dual occupancy, the property also offers plenty of scope for home office, or business use subject to change of use application. Property offers the chance to live in a sought after rural location, yet remaining within close distance to local schools, shops and mainline railway stations.

Viewing advised. EPC Rating: E. Our Ref 14339

Directions: Proceeding from the centre of Hockley, at the Spa roundabout take the Main Road towards Rayleigh. Continue along this road for some distance, past The Bull Public House and take the next right into Folly Lane. Continue along this road to the end and at the t-junction turn right into Church Road. Continue along this road until the t-junction and turn right into Lower Road. The property can be found on the left hand side.



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Entrance via featured double opening stained glass entrance doors to

ENTRANCE HALL

Stairs to first floor accommodation. Tiled flooring. Plastered ceiling. Radiator. Open through to

DUAL ASPECT LOUNGE 19' 8" x 17' 2" (5.99m x 5.23m)

Double glazed window to the front aspect. Double glazed bi-fold doors providing access to the rear garden. Open feature fireplace with cast-iron fire basket. Tiled floor. Plastered ceiling. Contemporary column radiator. Door to ground floor bathroom with white suite to include bath and shower facilities. Door to



DINING ROOM 13' 1" x 11' 9" (3.99m x 3.58m)

Double glazed window to the front aspect. Open fireplace with inset multi-fuel Hunter stove and reclaimed Oak mantle. Tiled floor. Plastered ceiling. Contemporary column radiator. Double opening doors to



KITCHEN 19' 5" x 6' (5.92m x 1.83m)

Double glazed window to the rear aspect. Double glazed bi-fold doors providing access to the rear garden. Comprehensive range of modern base and eye level units. Roll top work surfaces. Inset one and half sink drainer unit. Tiled splash backs. Integrated eye-level electric oven and grill. Inset four ring Induction hob. Integrated dish washer. Integrated fridge/freezer. Tiled floor. Plastered ceiling. Contemporary column radiator. Open to annex accommodation. Sliding mirror doors to



UTILITY AREA 5' 7" x 4' 2" (1.7m x 1.27m)

Roll top work surfaces. Space and plumbing for washing machine. Space for additional fridge/freezer. Loft access. Tiled floor. Plastered ceiling.

DUAL ASPECT BEDROOM/STUDY/GAMES ROOM 19' 8" x 9' 7" (5.99m x 2.92m)

Double glazed windows to the front and side aspects. Double opening doors to the side to access side garden area. Door providing access to the rear. Storage cupboard. Part vaulted ceiling.



GROUND FLOOR BATHROOM

Three high level double glazed windows to the rear aspect. Low level WC. Inset wash hand basin with vanity storage below. Panelled bath with mixer tap, shower attachment, folding shower screen and tiled surround. Chrome heated towel rail. Plastered ceiling. Loft access.



TRIPLE ASPECT, BEDROOM TWO 13' 1" x 9' 8" (3.99m x 2.95m)

Double glazed windows to the front, side and rear aspects providing views across open farmland. Fitted wardrobe. Radiator.



FIRST FLOOR ACCOMMODATION

LANDING, STUDY AREA

Double glazed window to the front aspect with views over open farmland. Plastered ceiling.

SPACIOUS, DUAL ASPECT BEDROOM ONE 13' 2" x 10' 4" (4.01m x 3.15m)

Double glazed windows to the front and rear aspects both providing views across open farmland and the River Crouch to the rear. Full height fitted wardrobes to one wall with door at the rear providing access to Bedroom Three. Textured ceiling. Radiator.



BATH/SHOWER ROOM

Double glazed window to the rear aspect. Low level WC. Contemporary wash hand basin with mixer tap and storage below. Double width walk-in shower cubicle with Rainfall shower and shower attachment. Storage. Tiled walls. Space-saving radiator.



INTEGRATED ANNEX / WESTERN SIDE OF THE PROPERTY

Entrance via

CONSERVATORY 11' x 7' 7" (3.35m x 2.31m) (Currently used as entrance porch)

Double glazed door. Double glazed windows to all sides. Door to

DINING AREA 13' 2" x 11' 2" (4.01m x 3.4m)

Double glazed window to the front. Stairs to first floor accommodation. Radiator. Door to



LOUNGE 13' 5" x 9' 5" (4.09m x 2.87m)

Double glazed window to the front aspect. Double glazed French doors providing access to the side aspect and side garden area. Plastered ceiling. Radiator. Open plan to



KITCHEN 9' 7" x 5' 9" (2.92m x 1.75m)

Glazed window to the rear aspect. Range of cream cottage style base units. Roll top work surfaces. Inset stainless steel sink drainer unit with mixer tap. Tiled splash backs. Storage cupboard housing boiler. Free standing electric oven, grill and hob. Space and plumbing for washing machine. Space for fridge/freezer. Vaulted ceiling.



FIRST FLOOR ACCOMMODATION

LANDING, STUDY AREA

Double glazed window to the front aspect. Plastered ceiling. Radiator.

DUAL ASPECT BEDROOM THREE 13' 3" x 9' 6" (4.04m x 2.9m)

Double glazed windows to the front and rear aspects. Full length cupboard providing access to Bedroom One. Radiator.



TRIPLE ASPECT BEDROOM FOUR 13' 1" x 9' 8" (3.99m x 2.95m)

Double glazed windows to the front, side and rear aspects with far reaching views from all windows. Radiator.



BATHROOM

Double glazed window to the rear aspect. Low level WC. Inset wash hand basin with storage below. Panelled bath with mixer tap, shower attachment, separate electric shower over, folding shower screen and tiled surround. Storage recess. Space-saving radiator.



EXTERIOR

SUBSTANTIAL SECLUDED REAR GARDEN backs directly onto open farmland and commences with two decked seating areas which in turn lead to extensive shingle area with stepping stones. Further raised deck areas providing further seating. Mature flowers and shrubs to all borders.



Further paved area surrounding raised, **HEATED SWIMMING POOL**. Large laid to lawn area with rockery edging.

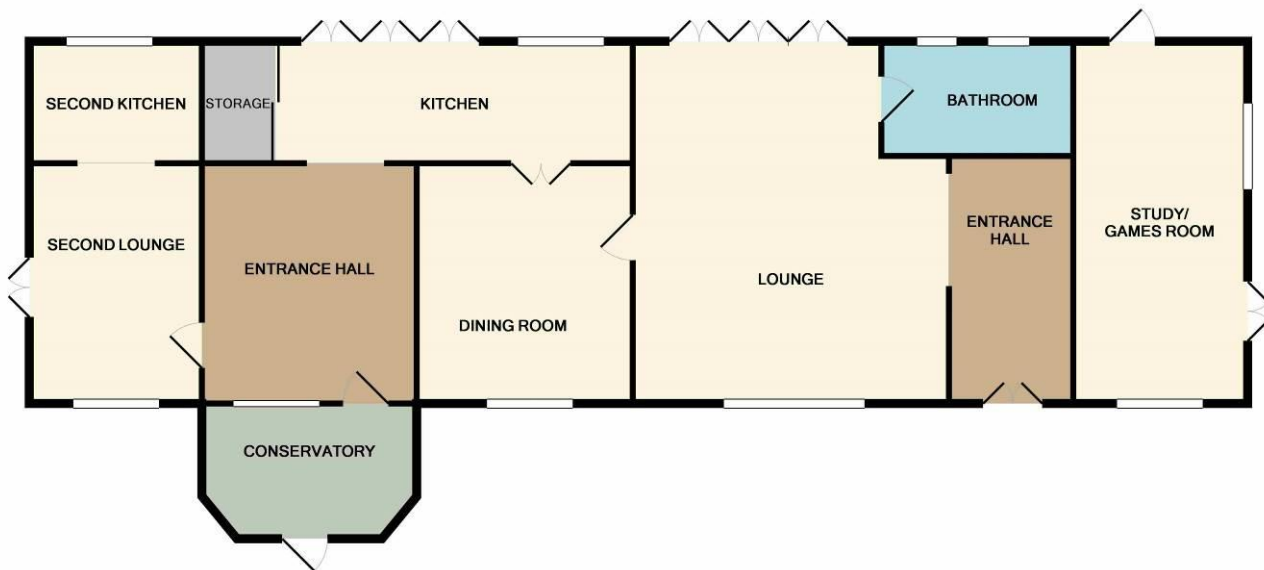


TWO TIMBER SHEDS to remain. Exterior power points. Exterior water tap. Gates to both sides of the property each leading to **COURTYARD** style patio areas.

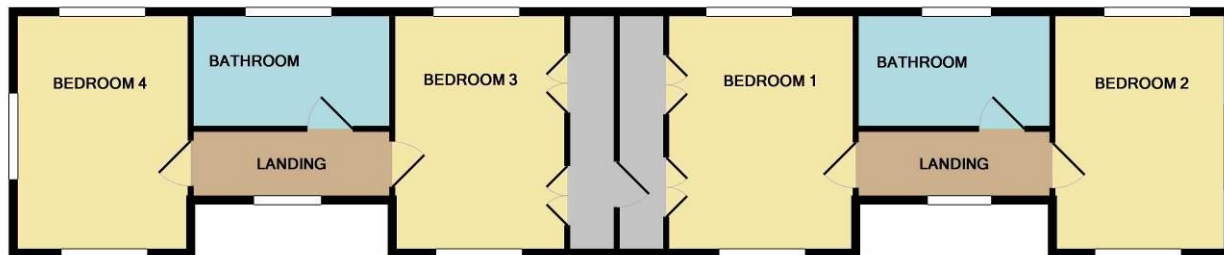


The **FRONT** has large lawn area and **SWEEPING IN & OUT SHINGLE DRIVEWAY** providing off-street parking for numerous vehicles. Feature rockery and pond. Established trees and shrubs. **TOOL SHED** and **SUMMER HOUSE** to remain.





GROUND FLOOR
APPROX. FLOOR
AREA 1385 SQ.FT.
(128.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 805 SQ.FT.
(74.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 2190 SQ.FT. (203.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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