

# Williams & Donovan

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## Victor Gardens, Hawkwell SS5 4DY



£1,500,000

A stunning family home set on a beautiful plot approaching two acres offering a peaceful and tranquil woodland setting and approached by a long private tree lined road. Although very secluded "Greenacres" is only a short walk of schools, village and mainline railway station. Plenty of parking and detached garage as well as plans passed for an office, triple carport and additional outbuilding. EPC Rating: D. Our Ref: 12071.

**Directions:** Proceeding from the centre of Hockley from the mini roundabout adjacent to the Spa Public House in a Rochford direction along the Southend Road which becomes Main Road. After approximately half a mile turning left next to the White Hart Pub into White Hart Lane then taking the 2nd turning on the right into Victor Gardens.



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Entrance via an oak entrance door with double glazed lead light windows to front to:

### **SPACIOUS RECEPTION HALL**

Feature oak staircase to first floor accommodation with two under-stairs cupboards. Glazed double opening doors to Lounge. Glazed double opening doors to Conservatory. Ornamental coved cornice to ceiling with inset lighting. Oak panelling beneath stairs. Exposed brick work to one wall. Flagstone tiled floor. Under floor heating.



### **GROUND FLOOR CLOAKROOM**

An obscure double glazed window to front elevation. A two piece white suite comprising wash hand basin, high flush WC. Tiled floor with under floor heating. Tiled walls. Coved cornice to ceiling.

### **DINING ROOM 14' 10" x 10' (4.52m x 3.05m)**

Double glazed lead light bay window to front elevation. Double glazed lead light window to side elevation. Coved cornice to ceiling. Under floor heating.



### **LUXURY KITCHEN/BREAKFAST ROOM 16' 2" x 11' 4" (4.93m x 3.45m)**

Double glazed lead light window to rear elevation. Glazed double opening doors providing access to conservatory/Garden room. Coved cornice to ceiling with inset spotlighting. Granite working surfaces. Butler sink with mixer tap. Inset four ring gas hob with extractor fan above. NEFF combination double oven and microwave. Integrated dishwasher. Integrated fridge. Housing for washing machine. Cream display cabinets. Wall and base units. Fly over with inset halogen lighting above sink. Display cabinets. Feature exposed brick work to one wall. Display plinth/mantle. Under floor heating. Door to utility room.



### **UTILITY ROOM 11' 3" x 5' 9" (3.43m x 1.75m)**

Double glazed lead light window to rear elevation. Half glazed barn style door to side providing access to rear garden. Laminated roll top working surfaces incorporating an inset stainless steel sink unit with mixer tap. Space for tumble dryer. Integrated fridge/freezer. Coved cornice to ceiling with inset spotlighting. Tiled floor with under floor heating.

### **GARDEN ROOM 20' 6" x 13' 9" (6.25m x 4.19m)**

Vaulted ceiling. Double glazed sliding doors to rear elevation. Glazed to all elevations. Inset lighting. Recess for plasma. Under floor heating.



### **LOUNGE 21' 11" x 10' 2" (6.68m x 3.1m)**

Double glazed lead light bay window to front elevation. Double glazed lead light window to rear elevation. Double glazed double opening doors providing access to rear garden. Two double glazed feature windows to side elevation. Feature exposed brick inglenook fireplace with wood burner and raised tiled hearth. Ornamental coved cornice to ceiling. Under floor heating.



### **FIRST FLOOR ACCOMMODATION**

#### **GALLERIED LANDING**

Double glazed cathedral feature window to front elevation. Oak staircase to second floor. Airing cupboard. Under floor heating.

#### **BEDROOM ONE 15' 10" x 12' 5" (4.83m x 3.78m)**

Double glazed lead light window to rear elevation. Coved cornice to ceiling with inset lighting. Built-in wardrobes. Under floor heating. Double glazed double opening doors to BALCONY with tiled floor and wrought iron surround.



### **EN-SUITE**

An obscure double glazed lead light window to rear elevation. A four piece white suite comprising Jacuzzi bath, tiled shower cubicle, wash hand basin with mixer tap and storage space beneath, low level WC. Tiled floor with under floor heating. Coved cornice to ceiling with inset lighting. Extractor fan. Heated towel rail. Tiled with complimentary ceramics.



#### **BEDROOM TWO 13' 1" x 10' 7" (3.99m x 3.23m)**

Coved cornice to ceiling. Built-in wardrobe units with matching corner unit. Under floor heating. Double glazed double opening doors to BALCONY with tiled floor and wrought iron surround.



### **EN-SUITE**

An obscure double glazed window to rear elevation. A three piece white suite comprising double shower cubicle, pedestal wash hand basin, low level WC. Coved cornice to ceiling with inset halogen lighting. Extractor fan. Heated towel rail. Tiled floor with under floor heating. Tiled walls.

#### **BEDROOM THREE 13' 3" x 12' (4.04m x 3.66m)**

Double glazed lead light window to front elevation. Coved cornice to ceiling. Built-in wardrobe units with matching nest of drawers. Housing for TV. Under floor heating.

### BEDROOM FOUR 13' 1" x 10' (3.99m x 3.05m)

Double glazed lead light window to front elevation. Coved cornice to ceiling. Under floor heating.

### FAMILY BATHROOM

An obscure double glazed window to rear elevation. A four piece suite comprising twin gripped panelled bath with mixer tap, separate tiled shower cubicle, vanity unit with inset wash hand basin and storage space beneath, low level WC. Heated towel rail. Under floor heating. Coved cornice to ceiling with inset halogen lighting.

### SECOND FLOOR ACCOMMODATION

### BEDROOM FIVE/OFFICE 20' 8" x 11' 4" (6.3m x 3.45m)

Two double glazed windows to rear elevation. Two large walk-in cupboards. Display shelving and book cabinets

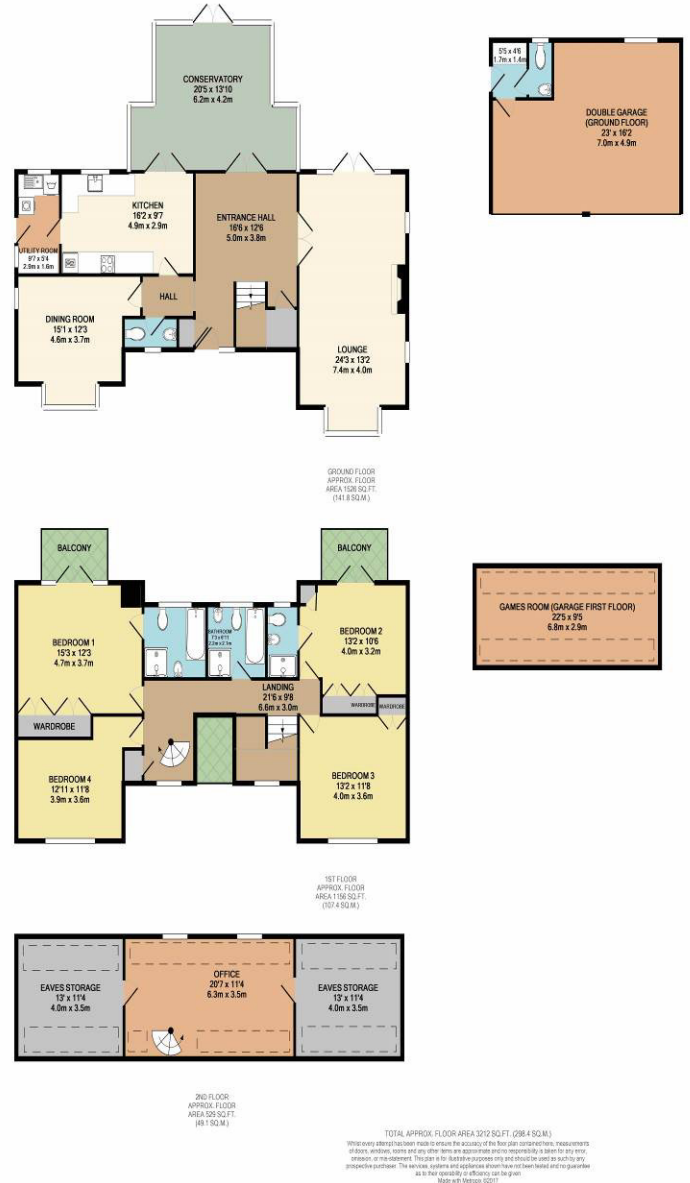


### EXTERIOR

The mature grounds extend to approximately two acres and are mainly laid to lawn with an abundance of established plants, trees, flowers and hedges. An enclosed pergola with veranda and raised deck. Exterior lighting. Exterior taps.



The **FRONT** has a long private driveway surrounded by its own woodland and offering complete seclusion and privacy which in turn leads to a large block paved driveway providing plenty of parking and leads to **DETACHED PITCHED ROOF DOUBLE GARAGE 22' 3" x 16' (6.78m x 4.88m)** with two independent electric up and over doors. Window to rear elevation. Ladder leading up to **GAMES ROOM 22' 5" x 9' 5" (6.83m x 2.87m)** WC and sink



### Agents Note:

Plans have been passed to:

1. Convert the existing detached double garage to an office/studio.
2. Rebuild existing dilapidated outbuilding to form a summerhouse.
3. Construct a detached three bay cart lodge/garage.

Full details are available at [www.Rochford.gov.uk](http://www.Rochford.gov.uk). Application Reference:14/00513/FUL.

Consumer Protection from Unfair Trading Regulations 2008.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.