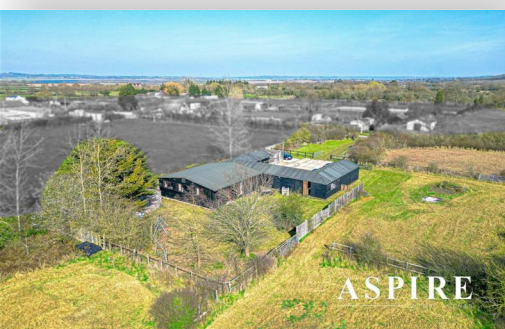


To arrange a viewing contact us  
today on 01268 777400



## Wadham Park Avenue, Hockley Guide price £1,000,000

£1,000,000 - £1,200,000 A rare and exciting opportunity to acquire a delightful equestrian property set within approximately 6 acres of beautifully flat, well-maintained land. Nestled in a peaceful and picturesque rural setting, this charming 3/4 bedroom residence offers the perfect blend of countryside living and practical equestrian facilities. The home is well-positioned to enjoy stunning views across open fields, providing a sense of space, privacy, and tranquility.

Ideal for horse lovers or those seeking a lifestyle change, the property features seven well-constructed stables, a dedicated tack room, and a comfortable mess room – all set up for immediate use. There is also the fantastic potential to re-instate a 40m x 20m sand school, making this a dream setup for both hobbyists and professionals alike. The land is predominantly flat, offering excellent usability and ease of access throughout the year.

With its idyllic setting and versatile layout, this property offers a wonderful opportunity to enjoy the beauty of rural life while benefiting from thoughtfully planned equestrian facilities.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.