



GUIDE PRICE £1,200,000 - £1,250,000. Bear Estate Agents are understandably proud to bring to the market this EXQUISITE FOUR BEDROOM detached house, situated on over a ½ acre plot located in a highly desirable area! Brock Hill is a well established road that runs from Wickford Town Centre, through Runwell and into the beautiful Essex countryside in Hanningfield. Within walking distance of this home are local shops, local 'outstanding' schools and a reliable bus service. Wickford Railway Station is also only a 0.9 mile walk away, which helpfully connects both Stratford and London Liverpool Street! Wickford Hight Street is a short walk further, which hosts supermarkets, convenience stores and a whole host of other amenities!

- Approx. 1/2 Acre Plot!
- Walking Distance to Wickford Railway Station
- Cinema Room (19'4 x 13'6)
- Bar/Games Room (23'6 x 11'3)
- Play Room (10'8 x 8'6)
- 'Smart Home' controlled by phone or tablet!
- Open-Plan Living Room (26'6 x 37'10) max
- Outdoor Lounge (14'6 x 14'0)
- Office (10'8 x 8'4)
- Gated Driveway

Brock Hill

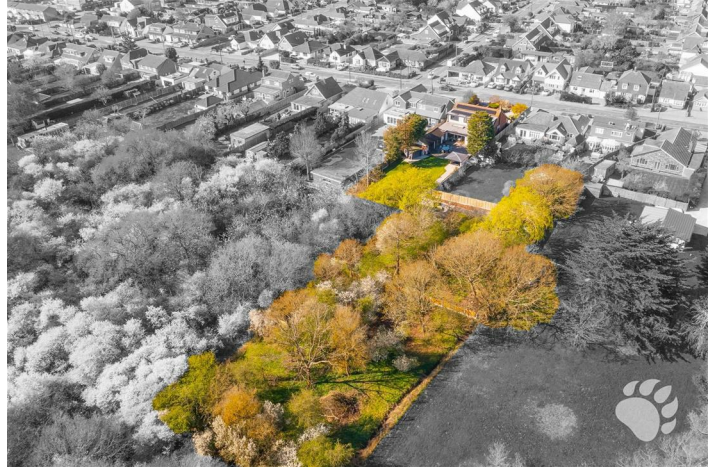
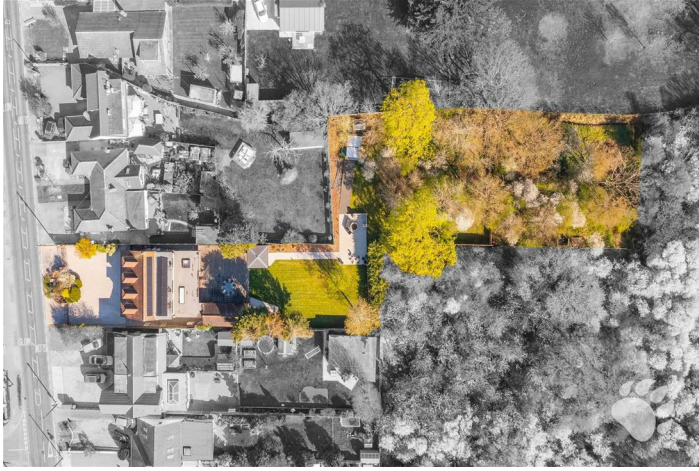
Runwell

£1,200,000

Guide Price



Brock Hill



Ground Floor

The ground floor is stunning in every room! There is oak hardwood flooring throughout and under-floor heating which is controlled room to room for efficiency. This is a fully integrated 'smart home' with lights, heating, speakers, TV's, CCTV, entrance gates and door entry all controlled by phones, tablets and house remotes.

The lights in each room are adjustable, creating different time of day scenes. Furthermore, there are Bluetooth speakers embedded in the ceiling throughout the ground floor, CCTV cameras covering the full property, a fully wired security system and a full wired fire alarm system.

Entrance Hall (18'11 x 14'8) max

The internal layout begins with an impressive entrance hall which sets the tone for the home immediately. This hallway adjoins five of the ground floor rooms, hosts the stairs and a large understairs cupboard as well as a storage room where the control centre for the array of gadgets across the house are located.

Open-Plan Living Room (26'6 x 37'10) max

The centre-piece of this immaculate home is the stunning and ludicrously spacious open-plan living room. The room, whilst open-plan, is divided into designated spaces to accommodate the kitchen, dining area and sitting area. The dining area measures 12'0 x 14'0 approx. and boasts bi-folding doors which lead through to an outdoor lounge. The sitting area is also a great size and benefits from more bi-folding doors which leads out to a gorgeous patio. These two sets of bi-folding doors keep this room flooded with natural light throughout the day, giving an airy feel.

The kitchen is comprised of stunning base units and a feature island with accompanying chairs. There are a series of integrated Bosch appliances, including electric double oven, electric single oven, microwave oven, plate warmer, dishwasher, InSinkErator and water softener as well as space for an American fridge/freezer.

Outdoor Lounge (14'6 x 14'0)

The outdoor lounge is a fantastic space to utilise throughout the day and evening, benefitting from a heater and mounted TV and overlooking the large patio and garden.

Cinema Room (19'4 x 13'6)

This room is simply amazing, fitted with an automatic black out blind, large projector screen, 4K projector and full surround sound, creating a private home cinema! Of course, this room can also be used as a functioning lounge away from the open plan living room.

Bar/Games Room (23'6 x 11'3)

The bar/games room is the ultimate entertaining space! The bar is fully fitted and can be stocked with a range of drinks and the space can be utilised to suit your needs! Our vendors have chosen a pool table for entertainment. There are a third and final set of bi-folding doors which gives an L-shaped entertaining dynamic when they are all opened up.

Office (10'8 x 8'4)

Play Room (10'8 x 8'6)

Utility Room

Ground Floor WC

Bedroom 1 (14'8 max x 16'4)

The master bedroom is a large double bedroom with two feature bay windows which overlook the front of the home. The layout has been altered by the current owners to create a Walk-In Wardrobe measuring 8'4 x 13'5 and a Five-Piece En-Suite comprised of walk-in shower, separate bath, toilet and double sink. The master bedroom notably benefits from an air conditioning unit, perfect for those warm summer nights.

Walk-In Wardrobe (8'4 x 13'5)

Five Piece En-Suite

Bedroom 2 (11'4 max x 11'8)

Bedroom 3 (12'9 max x 11'8)

Bedroom 4 (7'11 x 11'8)

Family Bathroom Suite

This four-piece suite is comprised of a walk-in shower, separate bath, toilet and sink.

External Benefits

The rear garden is a phenomenal size, comprised of patio, turf and woodland sections. The patio area is expansive and is perfectly aligned with the L-shaped living space and bi-folding doors. Furthermore, there is an outdoor kitchenette with a fixed, top of the range barbecue and further surface space for preparing and cooking. The current owners have purchased some extra land which more than doubles the size of the existing garden! This extra land has been partially cleared of trees and is divided by a fence which prevents visiting deer from making their way into the main garden! There are three storage sheds in the garden currently and there is ample space to implement a whole host of ideas.

The front boasts a large in and out driveway for at least six vehicles which electric gates which are controlled by remote or your phone.

There are a large volume of solar panels on the roof of the property with two batteries, significantly reducing outgoing energy bills.

There is also a keyless entry system with fingerprint technology assigned to as many people as required.

This home has been infinitely improved by the current owners and only by visiting the property will you truly appreciate the design and effort that has gone into creating this marvellous property. Call us today to book an appointment!

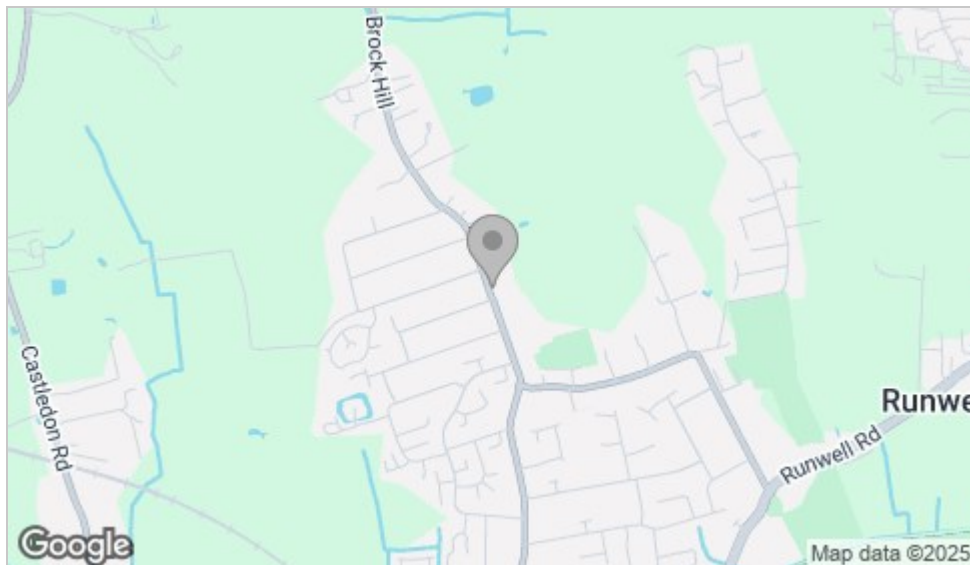
GUIDE PRICE £1,250,000 - £1,300,000



Floor Plan



Area Map



Viewing

Please contact our Basildon Office on 01268 661215 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph

