



Woodlands Road | | Hockley | SS5 4PY
Guide Price - £1,000,000

bear
Estate Agents

Bear Estate Agents are proud to present an exclusive instruction for a stunning contemporary detached home. This four-bedroom, six-bathroom residence boasts modern architecture and luxurious amenities. Situated on one of Hockley's most sought after roads, nestled against the picturesque backdrop of Hockley Woods, this property offers a tranquil retreat from the hustle and bustle of daily life but maintains a convenient location being close to Hockley Highstreet and Hockley Train Station for a stress free commute within the hour into London Liverpool Street.

Step inside to discover spacious living areas flooded with natural light, perfect for both relaxation and entertaining guests. The lower ground floor unveils an office, storage room, utility room, bathroom and a hidden gem—a private indoor swimming pool, providing the ultimate indulgence and wellness experience right at your doorstep.

Whether you're seeking a serene family home or an entertainer's paradise, this property caters to every lifestyle. Don't miss the opportunity to experience this hidden oasis first-hand. Call the Hockley team today to arrange a viewing and discover your dream home.

- Lower Ground Level With Indoor Swimming Pool
- Open Plan Kitchen/Living Area Measuring 21'3" x 27'1"
- Master Suite With Dressing Area
- Ceilings As High As 11.98'Ft
- Mezzanine Floor To Second Bedroom
- Backs Onto Hockley Woods
- En-Suites To All Bedrooms
- Two Balconies
- CAT 5 E Cabling To Main Rooms
- Six Bathrooms

Frontage

Property is approached by an independent driveway with parking for three vehicles, large oak tree to the front providing privacy, steps up to the front door leading to a garage and two side access doors.

Entrance Hall

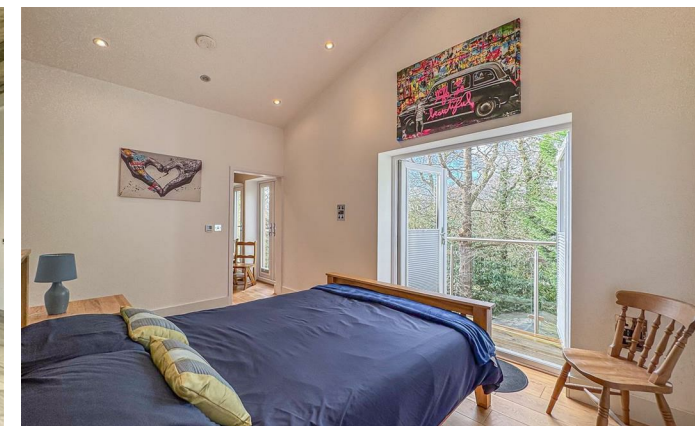
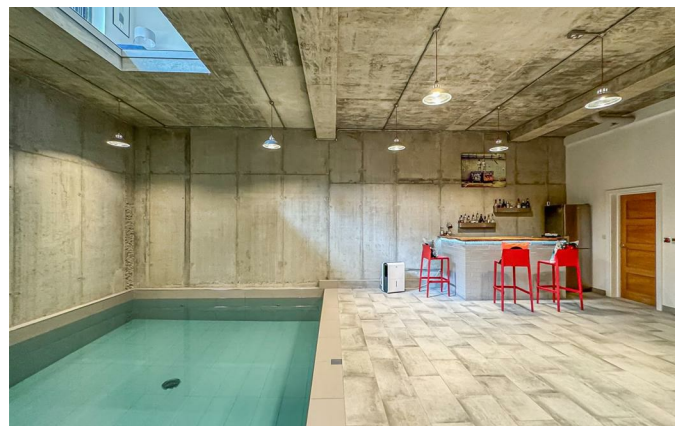
9'10" x 16'5" (3.01 x 5.01)

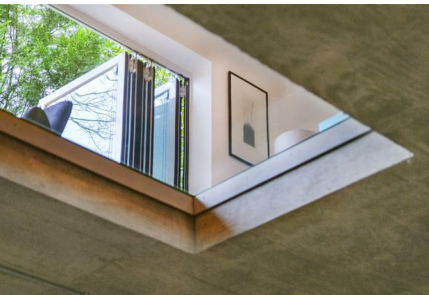
Engineered oak floors throughout with underfloor heating, double glazed windows to the side, power points, high ceilings, double glazed windows to the front encasing the composite front door, solid oak stairs and glass balustrade leading to the first floor landing, glass balustrade and stairs leading down to the lower ground floor and doors into:

Garage

10'5" x 16'5" (3.179 x 5.005)

Electric up and over door, potential for storage, high ceilings throughout, racking, butler sink with hot and cold taps for hose and houses all the consumer units.





Guest WC

3'0" x 5'7" (0.91m x 1.70m)

Fully tiled with underfloor heating, high ceilings with inset spot lights, wall-mounted heated towel rail, dual flush WC and wall -mounted sink.

Open Plan Kitchen/Living Area

21'3" x 27'1" (6.479 x 8.260)

Double glazed door leading on to side access, double glazed windows to the other side aspect, feature walk on glass with view to lower ground floor, double glazed bi-folding doors to the full width of the property, high ceilings with inset spotlights, engineered oak floors throughout with underfloor heating, consisting of a kitchen, dining area and lounge. The dining area has high ceilings with inset spotlights and a corner mounted wine unit with double doors and storage.

The kitchen area has engineered oak floors with underfloor heating, hand painted solid oak units with quartz worksurfaces, dual stainless steel sink, stainless steel gas/electric range with five gas burners, cerise pink splashback and extract fan above, built in double oven, freestanding Samsung American style fridge and freezer, plenty of power points throughout, AV connections, a half -dividing wall looking through onto the lounge, low level built in fridge, a built in dishwasher and potential for more storage cupboards.

Into the lounge, the lounge has engineered oak floors, AV points, plenty of power points and doors leading onto the west facing private rear garden.

Lower Ground Floor Landing

Tiled floors, smooth ceilings, pendant ceiling light, double glazed window to side aspect, concrete wall surrounds, doors into:

Lower Ground Floor Office

9'11" x 12'7" (3.045 x 3.84)

Concrete walls, concrete ceilings, power points Cat 5 E cabling ,potential for storage, double glazed obscure window to side aspect and door leading into computer room with space for server.

Lower Ground Floor Swimming Pool/Living Area

31'5" x 21'3" (9.6 x 6.48)

Concrete walls, high concrete ceilings, feature ceiling glass looking into the lounge, pendant ceiling lights, access into heated pool via steps, inset lighting in pool concrete floors ,bespoke fitted bar and plenty of power points.

Lower Ground Floor Shower Room

3'11" x 7'3" (1.2 x 2.22)

Fully tiled, pendant ceiling light, double width walk in shower, sink and a dual flush WC.

Lower Ground Floor Utility Room

6'2" x 12'7" (1.88 x 3.85)

Tiled floors throughout, high ceilings, solid wood worktop incorporating a stainless steel sink with mixer tap and draining board, with base level units, space for a washer/dryer and door into plant room.

First Floor Landing

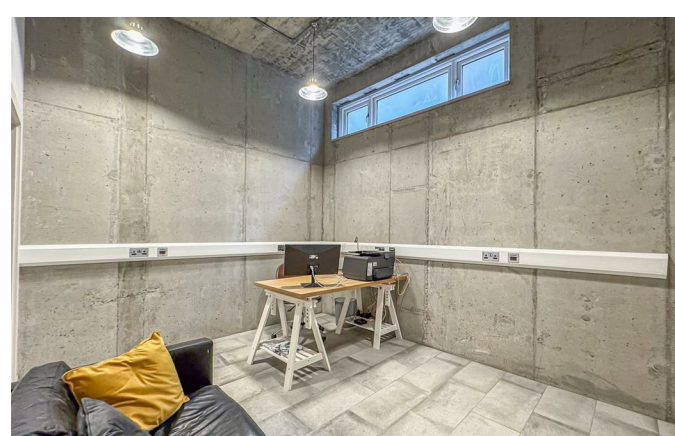
10'3" x 10'6" (3.137 x 3.222)

Vaulted high ceilings, CAT 5 E cables, power points, under floor heating, double glazed window to the side overlooking Hockley woods, engineered oak floors throughout with underfloor heating, stainless steel glass balustrade, smooth ceilings with inset spotlights and doors into:

Bedroom One

14'4" x 14'8" (4.392 x 4.477)

Vaulted smooth ceilings with inset spotlights ,double glazed doors onto the west facing rear balcony, plenty of power points, Cat 5 E cabling, engineered oak flooring with underfloor heating and doors leading into the walk -through walk -in dressing room and the en suite.



Dressing Room

14'7" x 6'2" (4.459 x 1.892)

Vaulted ceilings with inset spotlights, potential for storage to one wall, engineered oak floors throughout, plenty of power points, underfloor heating and double doors leading onto the west facing rear balcony.

En-Suite

10'3" x 5'3" (3.137 x 1.615)

High ceilings throughout with inset spotlights, double glazed windows to the side, fitted panelled jacuzzi bath, dual flush WC, fully tiled, walk -in double width shower with remote button controls, two separate wall mounted sinks mirrored storage and a heated towel rail.

Bedroom Two

11'2" x 10'2" (3.42 x 3.12)

Consists of two stories, mezzanine floor which encompasses the bedroom area, power points, ladder up to mezzanine , beneath there is a large sitting area, the sitting area consists of storage to one wall, wood floors, AV points, plenty of power points, engineered oak flooring with underfloor heating and double doors leading to the front facing full-width balcony.

Mezzanine In Bedroom Two

6'3" x 10'5" (1.93 x 3.2)

Engineered Oak floors, smooth ceilings ,inset lighting, glass balustrade, space for storage and power points with CAT 5 E Cabling.

En-suite

7'3" x 5'3" (2.21 x 1.62)

Vaulted ceilings with inset spotlights ,fully tiled, obscure double glazed window to side aspect, heated towel rail, Panelled bath with shower head, WC, sink and a walk in shower with remote button controls.

Bedroom Three

9'5" x 10'3" (2.89 x 3.14)

Double glazed windows to the side, high ceilings with inset spotlights and mirrored storage.

En-suite

7'0" x 7'7" (2.156 x 2.325)

Fully tiled double glazed windows to the side, high ceilings with inset spotlights, corner mounted jacuzzi bath and handheld shower attachments, walk -in double width shower with remote button controls, wall -mounted toilets, dual flush WC, heated tower rail and mirrored storage.

Bedroom Four

10'3" x 7'8" (3.13 x 2.35)

High ceilings with inset spotlights, double glazed windows to the side, side aspect, potential for storage to one wall, underfloor heating, solid wood floors, plenty of power points, AV points and an open arch leading into the ensuite.

En-suite

3'6" x 7'3" (1.069 x 2.211)

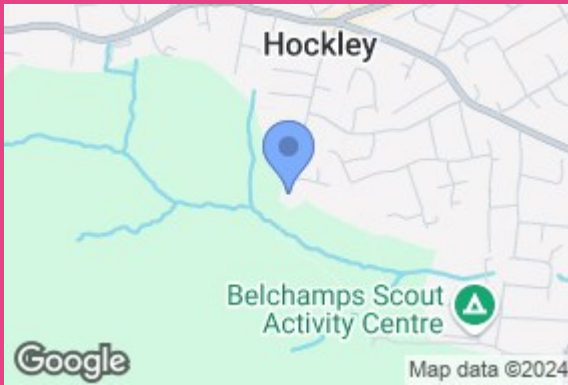
Fully tiled with vaulted ceilings and inset spotlights, double glazed windows to the side, wall mounted heated towel rail, dual flush WC, wall mounted sink with mixer tap and double width walk in shower with remote button controls.

Rear Garden

40 (12.19m)

Low maintenance, commencing an immediate decking area with space for seating, steps down into laid to shingle lawn, fenced surrounds, completely unoverlooked, external water, external power and a large wooden shed to remain.





TOTAL FLOOR AREA : 2833 sq.ft. (263.2 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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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		80	86
EU Directive 2002/91/EC			

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