



Kingsmans Farm Road | Hullbridge | Hockley | SS5 6QB
Offers In The Region Of
£950,000

bear
Estate Agents

Nestled in the charming Kingsmans Farm Road, Hullbridge, Hockley, this stunning riverside home is a true gem waiting to be discovered. Boasting picturesque views that will take your breath away, this detached house offers a lifestyle of luxury and tranquillity.

This property is not just a house; it's a lifestyle. With its own mooring and riparian rights to the river, you can enjoy the calming presence of the water right at your doorstep. The un-overlooked rear garden is a peaceful sanctuary, perfect for unwinding after a long day.

Imagine waking up to the sound of birds chirping and the sight of the sun rising over the river. This home's upside-down layout maximises the sweeping views, allowing you to appreciate the beauty of nature from every angle. The large dual-aspect lounge/diner is a perfect spot to relax, with balconies at the front and rear offering a seamless indoor-outdoor living experience.

But that's not all - this property has even more to offer. With a utility room, home gym, games room, three double bedrooms and bespoke bathrooms, every aspect of comfort and luxury has been carefully considered. The potential for a second floor (STPP) opens up endless possibilities, while the gated frontage ensures security and privacy.

Don't miss this opportunity to own a piece of riverside paradise in the heart of Hullbridge. This home is not just a house; it's a retreat, a sanctuary, and a place where memories are waiting to be made.

- Private Jetty With Riparian Rights Onto The River
- Huge Potential To Extend STPP
- Stunning River Crouch Views
- Large Frontage And Rear Garden
- Finished To A Meticulous Standard Throughout
- Home Gym And Games Room
- Upside Down Layout With Two Balconies
- Modern Bathrooms And Kitchen
- Dual Aspect Lounge/Diner
- Three Double Bedrooms

Frontage
Independent gated drive, off street parking, side access, access into the garage.





Main Entrance Hall

12'5" x 9'2" (3.81m x 2.805m)

As you step through the door, you're greeted by a spacious entrance hall. Smooth ceilings adorned with inset spotlights provide a modern touch. A staircase to the first floor stands to your left, flanked by integrated storage for coats and shoes. An electric radiator keeps the space cozy, while there's ample room for additional storage.

Utility Area

12'1" x 10'7" (3.69m x 3.25m)

This utility area boasts an efficient design with its tiled splashback and smooth spotlight extractor fan. Through the obscure double-glazed door, you'll find access to the side aspect. The space is equipped with electric heaters and plenty of power points. Eye & Base level units offer storage solutions, space for a washer/dryer and an integrated fridge freezer.

Games Room

23'4" x 11'10" (7.125m x 3.63m)

Enter the expansive games room, featuring plush carpeting and double glazed French doors leading to the rear garden. Electric heaters maintain comfort, while smooth ceilings with inset spotlights illuminate the space. A double glazed window overlooks the front aspect. Integrated storage, PowerPoints, and a door to the integral garage complete the room.

Home Gym

Step into the ultimate retreat for fitness enthusiasts - a home gym designed to elevate workouts to new heights of comfort and functionality. The spacious layout of the gym is thoughtfully appointed with strategically placed power points, space for various exercise equipment and devices, floor-to-ceiling mirror, not just a reflective surface but a tool to perfect form and technique, enhancing every movement with precision. Accessible directly from the garage, convenience meets versatility, enabling swift transitions from car to workout without skipping a beat. Meticulously crafted with bespoke finishes, the gym exudes a sense of luxury, while rubber floors provide both durability and a cushioned surface ideal for high-intensity workouts.

Garage

10'1" x 12'5" (3.09m x 3.79m)

The integral garage is accessed via an up-and-over door. Power points are available for additional appliances or storage.

Ground Floor Bathroom

8'9" x 9'6" (2.68m x 2.91m)

Indulge in luxury within the bathroom, where tiled floors with underfloor heating add comfort. Chrome fixtures complement the modern design, including an enclosed shower, wall-mounted WC, and vanity sink unit. An obscured double glazed window provides privacy, while an extractor fan ensures ventilation.





Dual Aspect Lounge/Diner

30'1" x 10'4" (9.17m x 3.17m)

Relax in the spacious lounge/diner, adorned with plush carpeting and smooth ceilings featuring inset spotlights. Double glazed windows offer views of the side aspect, while sliding doors lead to balconies overlooking the River Crouch. A log burner adds warmth and ambiance, with space for storage and access to the kitchen.

Kitchen

11'2" x 12'9" (3.42m x 3.89m)

The kitchen is a blend of functionality and style, boasting base level units with granite work surfaces, sink with Quooker hot tap, mixer tap, draining board, Integrated appliances include a microwave, oven, and induction hob. A glass splashback complements the sleek design, while power points and an extractor fan offer convenience.

Bedroom One

12'8" x 12'6" (3.87m x 3.82m)

This spacious bedroom offers comfort and relaxation, with ample space for bedroom furnishings. Smooth ceilings with inset spotlights add a modern touch, power points, views of the river crouch, integrated wardrobes and carpet.

Bedroom Two

12'3" x 9'8" (3.74m x 2.952m)

Another comfortable bedroom awaits, featuring enough space for a variety of furnishings. Natural light fills the room through the double glazed window with sweeping views of the Crouch.

Main Bathroom

Bespoke tiled floors, three piece suite comprising of a walk in shower, vanity sink unit, WC, obscure glass, shaver point, smooth ceilings with in-set power points.

Bedroom Three

12'1" x 8'2" (3.7m x 2.5m)

The third bedroom provides a cozy retreat, ideal for guests or family members. With smooth ceilings and ample space, it offers versatility in furnishing options.

Rear Garden

Nestled along the tranquil bend of a meandering river, the riverside garden captivates with its idyllic charm and serene ambiance. A lush green oasis, it boasts an entertaining patio adorned with cosy seating arrangements, perfect for leisurely gatherings under the open sky. Accessible via a quaint side pathway, the garden ensures privacy, enveloping visitors in a cocoon of natural beauty. Unobstructed vistas unfold before the eyes, showcasing nature's finest tapestry of rolling hills, verdant foliage, and the shimmering waters of the river. Adding to its allure, the garden features its very own jetty, extending a gracious invitation to embark on leisurely boat rides or simply bask in the tranquil waters. In this enchanting haven, every moment is a celebration of the splendour of the great outdoors.

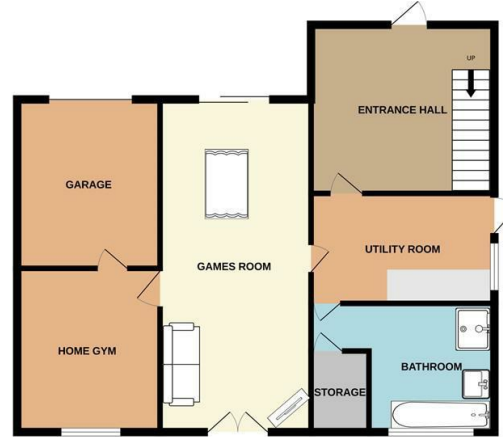
Jetty

With steps up to the gated sea wall - a public walkway along the East Coast path. The grounds continue with riparian rights into the river, with its own jetty.





GROUND FLOOR
855 sq.ft. (79.4 sq.m.) approx.



1ST FLOOR
931 sq.ft. (86.5 sq.m.) approx.



TOTAL FLOOR AREA : 1785 sq.ft. (165.9 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 | | | 86 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 56 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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