



Holyoak Lane | | Hockley | SS5 4JD
Offers Over £1,150,000

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Estate Agents

Nestled in a sought-after area, this exceptional equestrian property presents a rare opportunity for those seeking a superb equestrian oasis coupled with spacious living accommodations. The estate comprises a three-bedroom detached bungalow and a two-bedroom detached annex, all set within a total plot spanning just under five acres.

Situated within the catchment area of Westerings Primary Academy, the property ensures excellent education for local families. Hockley Station, with its connection to the Greater Anglia Line, offers swift travel to London Liverpool Street, making this an ideal location for commuters. Residents also benefit from a range of local amenities, including shops and recreational facilities, ensuring a convenient and fulfilling lifestyle.

The bungalow features three well-proportioned bedrooms, a spacious lounge/diner, kitchen and utility room and a generously sized three-piece suite bathroom, ensuring convenience for all residents.

The detached outbuilding (potential annex), although needing final fitting and decoration, offers bright and spacious living accommodations. It includes a large lounge/diner, a planned area for a fitted kitchen, and a utility room with space for appliances. Additionally, there are two bedrooms, a bathroom, and a separate two-piece W/C cloakroom, reflecting the annex's potential once completed. This space could serve as an ideal guest house, rental opportunity, or accommodation for extended family members.

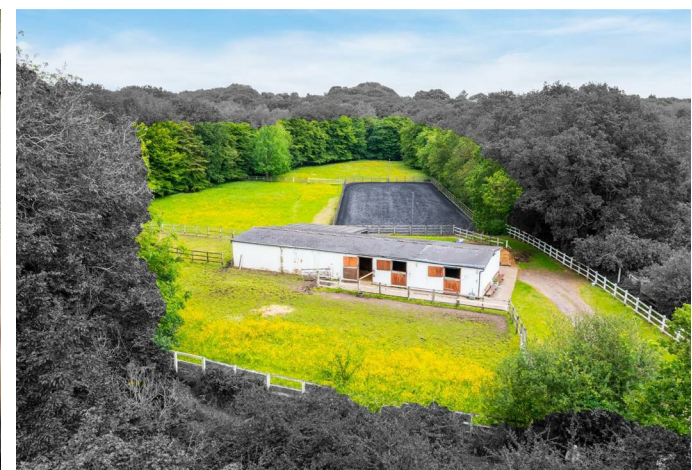
Featuring five separate post-and-railed paddocks, both internal and external stabling with a tack room and W/C, and a superb 60 Mx 20 M sand and rubber floodlight arena. The stable yard provides direct access to the scenic bridleways of Hockley Woods, offering endless riding opportunities.

This home is a unique opportunity to own a superb equestrian estate with dual living accommodations, extensive facilities, and a prime location. Internal viewings are a must to appreciate this home.

- Plot Approaching Five Acres
- 60 x 20 sq. ft sand and rubber manège (Olympic Size)
- Detached Bungalow Bursting With Character
- Hockley Railway Station provides a regular service into London Liverpool Street with an approximate journey time of 45 minutes.
- A Must View
- Internal And External Stables
- Great Investment Potential From Equestrian Facilities And Potential Annex
- Close To Schools
- The grounds and private woodland to the house immediately adjoin the 280 acre ancient Hockley Wood, now a nature reserve and protected as a Site of Special Scientific Interest.
- Idyllic Location

Exterior

A central drive segregates one of the paddocks from the bungalow and leads to a courtyard providing a substantial parking area. Behind the bungalow are established gardens, predominantly lawned and screened by mature hedgerows and trees. To the west are the equestrian facilities, with their own gated entrance accessing a detached stable block providing both inside and outside stabling and a WC. Beyond is a 60 M X 20 M sand and rubber Olympic size manège, large paddock to the north and a further one to the south and east of the stables, there are miles of ride-in/out bridleways threading through Hockley Woods and beyond.





Services

Mains water and electricity. Calor gas. Private drainage

Main Entrance Hall

Entrance door into hallway, feature wooden beam ceiling with pendant lighting, storage cupboard, loft access, radiator, carpeted flooring, doors to:

Lounge

18'5 x 11'5 (5.61m x 3.48m)

Original led light window to side, glazed French doors to rear, feature wooden beam ceiling with pendant and wall mounted lighting, feature fireplace, radiator, carpeted flooring, opening to:

Dining Room

12'11 x 11'5 (3.94m x 3.48m)

Original led light window to front, feature wooden beam ceiling with pendant and wall mounted lighting, radiator, carpeted flooring, opening to:

Kitchen

12'11 x 10'7 (3.94m x 3.23m)

Range of wall and base level units with tiled work surfaces incorporating one and a half sink and drainer with mixer tap, integrated oven with electric hob and extractor fan above, integrated oven and grill, integrated fridge freezer, integrated gaggenu fryers, led light window to side, feature wooden beam ceiling with pendant lighting, tiled splash back, radiator, tiled flooring, door to:

Utility

10'7 x 6'5 (3.23m x 1.96m)

Range of base level units with tiled work surfaces above incorporating sink and drainer with mixer tap, integrated AEG dish washer, space for washing machine, original led light window to rear and side, door to rear, feature wooden beam ceiling with pendant, part tiled walls, radiator, tiled flooring.

Master Bedroom

14'2 x 12'3 (4.32m x 3.73m)

Original led light window to side, pendant lighting, built-in wardrobes, built-in vanity unit, radiator, carpeted flooring.

Bedroom Two

12'7 x 8 (3.84m x 2.44m)

Original led light window to rear, pendant lighting, built-in wardrobes, radiator, carpeted flooring.

Bedroom Three

12'4 x 6'7 (3.76m x 2.01m)

Original led light window to front, pendant lighting, built-in wardrobes, radiator, carpeted flooring.

Potential Annex

Entrance door into hallway comprising pendant lighting, laminate flooring, doors to:



Annex Lounge/Diner/Proposed Kitchen

26'5 x 17'9 (8.05m x 5.41m)

Glazed window to front, sliding doors to side, pendant lighting, loft access, carpeted and laminate flooring, door to:

Utility

6'11 x 6'2 (2.11m x 1.88m)

Range of base level units with roll top work surfaces above incorporating one and a half sink and drainer with mixer tap, space for washing machine, space for tumble dryer, glazed window to rear, pendant lighting, laminate flooring.

Annex Bedroom

12'9 x 10'3 (3.89m x 3.12m)

Glazed window to front, pendant lighting, concrete flooring.

Annex Bedroom Two

10'9 x 7'6 (3.28m x 2.29m)

Glazed windows to side, pendant lighting, concrete flooring.

Annex Bathroom

Obscure glazed window to rear, pendant lighting plaster walls, space for walk-in shower cubicle, concrete flooring,

Separate WC





GROUND FLOOR
1815 sq.ft. (168.6 sq.m.) approx.



TOTAL FLOOR AREA: 1815 sq.ft. (168.6 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		55	68
(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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