



The Astors | | Hockley | SS5 4SB
Offers In Excess Of £725,000

bear
Estate Agents

Situated in one of Hockley's most prestigious semi-rural locations just off the sought-after Church Road, this stunning four double bedroom executive detached home epitomizes luxury and modern living. Located within a private, contemporary development of detached properties, this home occupies one of the largest plots, featuring a beautiful wrap-around garden. The property has been meticulously improved by the current owners to a very high specification throughout. The interior boasts a spacious lounge with a feature stone fireplace and French doors leading to the rear garden, a separate dining room, and a large kitchen/breakfast room overlooking the garden. The master and second bedrooms both benefit from en suite facilities, ensuring comfort and convenience.

Adding to the allure, the former double garage has been converted into a versatile two-storey outbuilding. The ground floor hosts a bar and gym, while the first floor offers a cinema and games room, perfect for entertainment and relaxation. Properties in this exclusive location rarely become available, making this an exceptional opportunity. A viewing is highly recommended to fully appreciate the quality and unique features of this stunning home.

- A stunning, four bedroom, detached executive family home
- Wrap Around Garden With A Private Drive
- Two Reception Rooms
- Great Condition Throughout
- Potential To Extend Into The Loft STPP
- Double garage converted to a two storey entertainment/games room
- Situated in a prestigious location, in an exclusive development
- Two En-Suites
- Kitchen/Diner With Utility Room
- EPC Rating : C



Entrance Hall

Welcoming space with custom-fitted under stairs storage, wood effect flooring, and inset spotlights.

WC

With modern fixtures and tiled finishes.





Dining Room

Elegant Space for formal dining with a large bay window.

Seperate Lounge

Spacious, access to the rear garden, airy and a great space for relaxation.

Kitchen/Breakfast Room

Modern and spacious, perfect for family meals and entertaining.

Utility Room

Additional space for appliances and storage.

First Floor Landing

Spacious and leads to all bedrooms and bathrooms.

Principle Bedroom

Custom fitted wardrobes and en suite.

Bedroom Two

Another large bedroom with en suite.

Bedroom Three

Spacious and overlooking the rear garden.

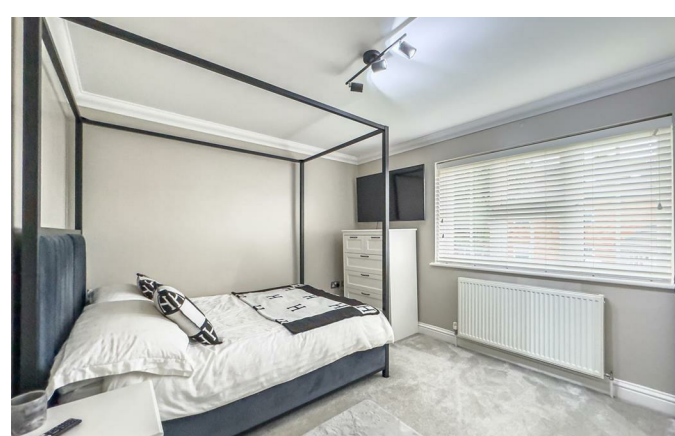
Two Floor Garage

Previously a double garage converted to a Gym/Games Room 19' 1" x 18' 3" (5.82m x 5.56m) with custom built Bar, double glazed window to the side aspect, double glazed door providing access to rear garden, plastered ceiling, inset spot lights to the ground floor. Stairs to the first floor cinema Room 19' 1" x 18' 3" (5.82m x 5.56m) double glazed windows to the front and side aspects, plastered ceiling, inset spot lights.

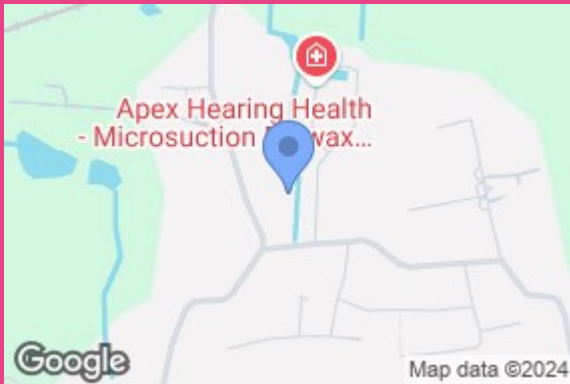
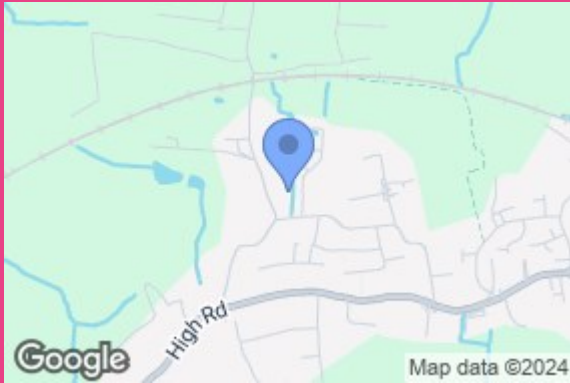
Agents Note

Private Road. Management Fee's Apply. Please enquire within for the latest statement.

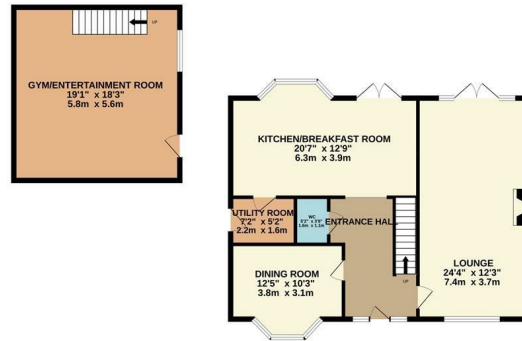








GROUND FLOOR
1166 sq.ft. (108.3 sq.m.) approx.



1ST FLOOR
1086 sq.ft. (100.9 sq.m.) approx.



TOTAL FLOOR AREA : 2252 sq.ft. (209.2 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		73	85
(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	

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