



Woodlands Road | | Hockley | SS5 4PY  
Offers Over £900,000

**bear**  
Estate Agents



Welcome to the market on Woodlands Road, featuring a sunny, westerly-facing rear garden that extends approximately 350 feet and backs directly onto woodland. This spectacular 4-bedroom executive detached family home, situated on one of Hockley's most desirable roads, offers a serene, nature-like setting. The home spans 2,000 square feet of living space, including four double bedrooms. The principal bedroom features an ensuite shower room, double-glazed sliding doors, bi-folding doors, and a Juliet balcony with panoramic views over the garden and 130 hectares of Hockley Woods. The open-plan reception area integrates a dining room and living area, while the family room boasts a log-burning fire and pushback doors that open to a raised decking area, creating a seamless indoor-outdoor living experience. The modern kitchen includes high-end integrated appliances and a large island with stonework surfaces, ideal for entertaining or family gatherings.

The unique rear garden, approximately 350 feet long, includes a sunken hot tub on the raised decking area and a detached garden room, currently used as a home bar but suitable as a home office or gym.

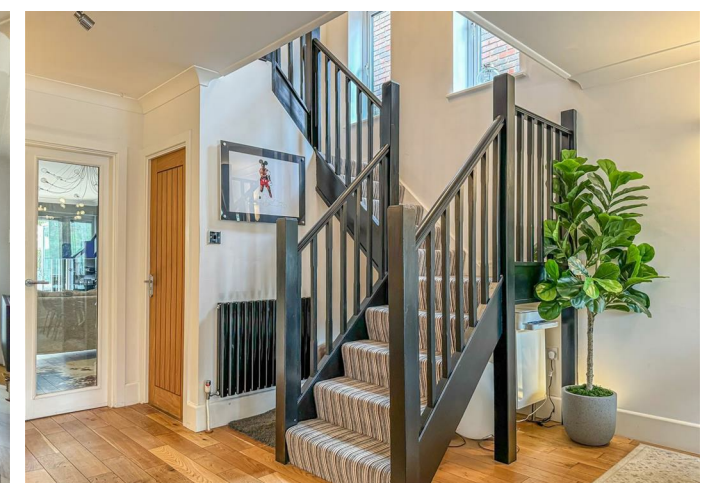
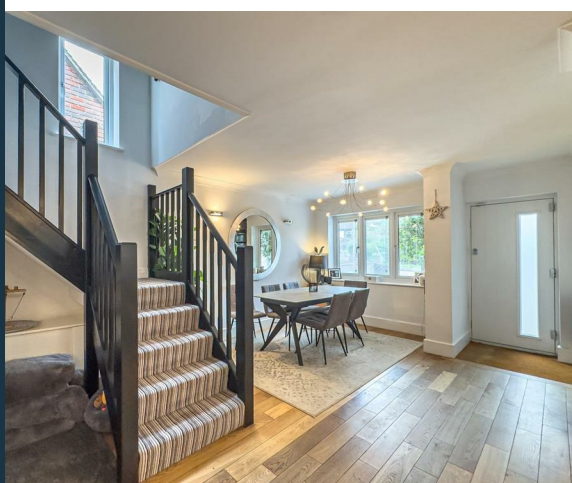
This tranquil home is conveniently located within walking distance of Hockley High Street and Hockley Railway Station, providing a direct commute to London in under an hour.



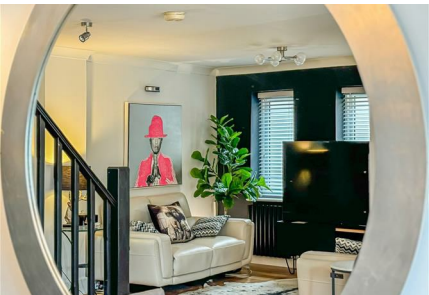
- Picturesque West Facing Rear Garden backing Onto Hockley Woods
- Walking Distance To Hockley Highstreet And Hockley Train Station For A Commute Into London Within The Hour
- Outdoor Decking Area Ideal For Entertaining Featuring A Brand New Hot Tub And Versatile Outbuilding With Power And Fitted Bar
- Juliette Balcony With Bi-Folds And En-Suite To Primary Bedroom
- Open Plan Kitchen/Diner And Spacious Separate Lounge
- Situated On One Of Hockley's Most Prestigious Roads
- Finished To An Excellent Standard Throughout
- Four Double Bedrooms
- New Boiler Fitted 2024 With A Long Warranty
- A Must View

## Exterior

The WEST FACING REAR GARDEN measures approximately 350ft (106.68m) and backs directly onto Hockley Woods. Commencing with a large, split-level decking area, inset lighting with steps down to a natural lawn with a sweeping pathway leading down to a wooded area with mature trees, shrubs, and flowers. BARBEQUE area. Raised sleeper flower bed borders. Exterior tap. Security lighting.







## Open Plan Living Space

21'3" x 11'10" (6.48 x 3.61)

Double-glazed window to the front aspect. Double-glazed windows to the side aspect. Solid Oak staircase to the first-floor landing. Solid Oak floor. Coving to ceiling. Double radiators. Garage door. Double-opening doors providing lounge access.

## Utility

Rolltop worksurface incorporating a stainless steel sink, mixer tap, draining board, space for washer/dryer. eye level units, space for fridge/freezer, power points, door into garage and houses the newly fitted boiler.

## Ground Floor WC

Obscure the double-glazed window to the side aspect—low-level WC. Wash hand basin. Tiled floor. Heated towel rail. Extractor fan.

## Lounge

23'3" x 10'9" (7.09 x 3.3)

Double-glazed bi-fold doors provide access to the rear garden. Feature fireplace. Solid Oak floor. Coving to ceiling. Wall lighting. Double radiators. Glazed door to kitchen area. Double-opening glazed doors to the breakfast area.

## Kitchen/Breakfast room

25'5" x 8'9" (7.75 x 2.69)

Obscure the double-glazed window to the side aspect. Double-glazed bi-fold doors provide access to the rear garden. Large double-glazed roof lantern over the breakfast area. Luxury fitted, white, and black high gloss units to base and eye level. Granite work surfaces. One and a half bowl sink with shower hose tap, automatic hot water system, and granite drainer. Five-ring Bosch gas hob with extractor canopy over. Integrated Bosch microwave. Integrated Bosch double oven. Integrated double fridge/freezer. Integrated dishwasher. Inset plinth lighting. Large Island unit with Granite work surface, two wine coolers, and breakfast bar with room for three stools. Tiled floor. Ceiling spotlighting. Double radiator.

## First Floor Accommodation

### Galleried Landing

Double-glazed window to the side aspect. Airing cupboard. Coving to ceiling. Loft access. Double radiator.

### Primary Bedroom

20'8" x 12'4" (6.32 x 3.76)

Double glazed bi-fold doors to glass and chrome Juliette balcony overlooking the rear garden and far-reaching views over Hockley Woods. White, high gloss, fitted wardrobe, dressing table, and drawer units. Coving to ceiling. Spotlights. Feature vertical radiator. Door to EN SUITE Obscure double-glazed window to the side aspect. Low-level WC. Floating wash hand basin. Vanity unit. Walk-in wet-room shower with Waterfall shower head and grey slate effect tiles. Stone tiled floor. Chrome heated towel rail. Ceiling spotlights. Extractor fan.







## Bedroom Two

12'9" x 9'8" (3.91 x 2.97)

Double-glazed window to the front aspect. Fitted wardrobes. Wood effect flooring. Coving to ceiling. Double radiator.

## Bedroom Three

11'3" x 8'11" (3.43 x 2.74)

Two double-glazed windows to the rear aspect. Built-in mirrored wardrobes. Wood effect flooring. Coving to ceiling. Double radiator.

## Bedroom Four

12'0" x 8'11" (3.66 x 2.74)

Double-glazed window to the front aspect. Oak door to large storage cupboard. Dressing table alcove. Coving to ceiling. Double radiator.

## Family Bathroom

Two obscure double-glazed windows to the side aspect. Low-level WC. Pedestal wash hand basin. Panelled bath. Separate tiled shower enclosure. Tiled floor. Part tiled walls. Coving to ceiling. Spotlights. Extractor fan. Radiator.

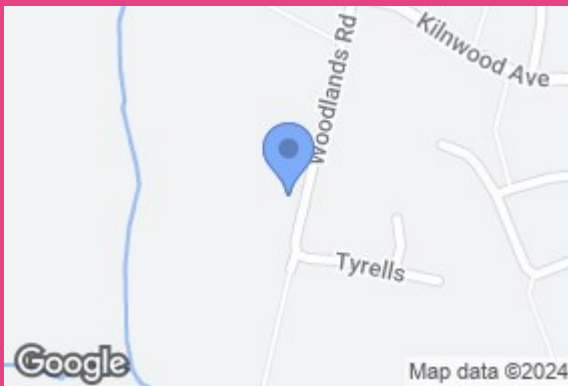
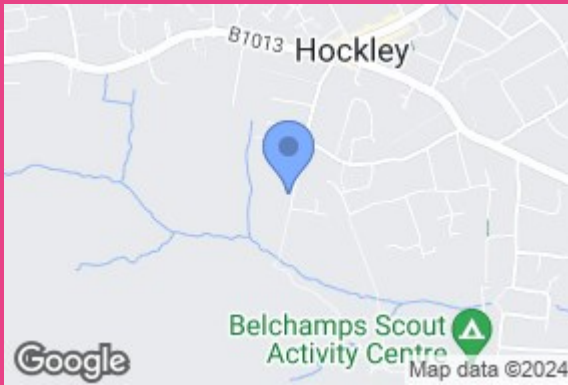
## Built Games Room/Bar

20'8" x 9'10" (6.3 x 3)

Double-glazed window to the rear aspect. Two sets of double-glazed bi-fold doors to front and side aspects. Double-glazed skylights. Wooden bar with pumps and ample seating. Space for a wine cooler. Space and plumbing for dishwashing. Wiring for wall-mounted TV. Speaker system. Solid wood floor. The front has its own block paved driveway providing off-street parking for several vehicles which in turn leads to an internal single garage.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	81
(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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