



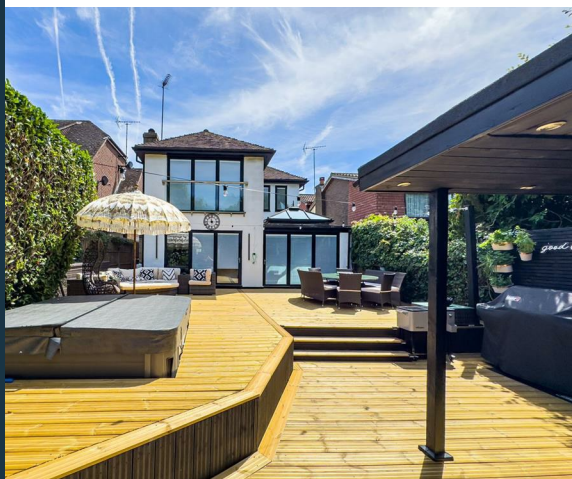
Woodlands Road | | Hockley | SS5 4PY  
Offers Over £900,000

**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

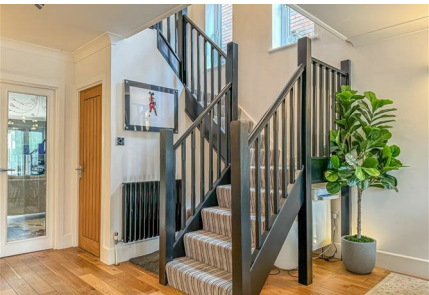
### Galleried Landing

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

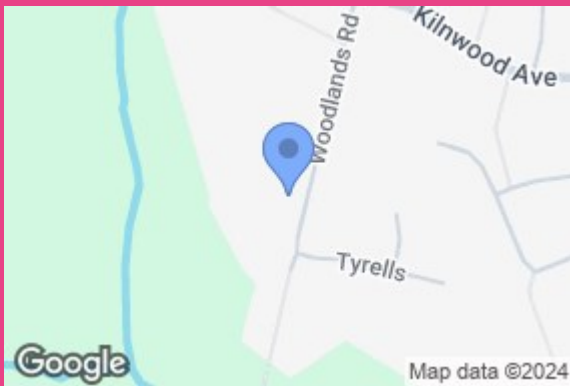
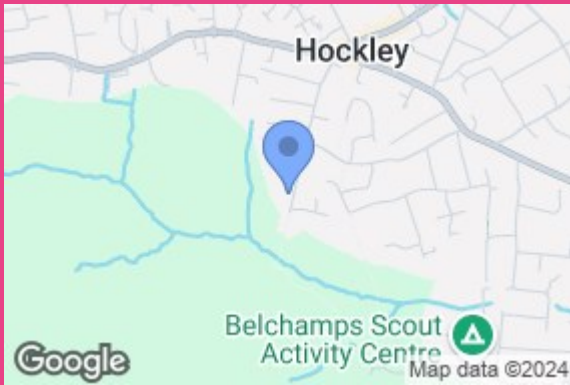
Two obscure double-glazed windows to the side aspect. Low-level WC. Pedestal wash hand basin. Panelled bath. Separate tiled shower enclosure. Tiled floor. Part tiled walls. Coving to ceiling. Spotlights. Extractor fan. Radiator.

## Built Games Room/Bar

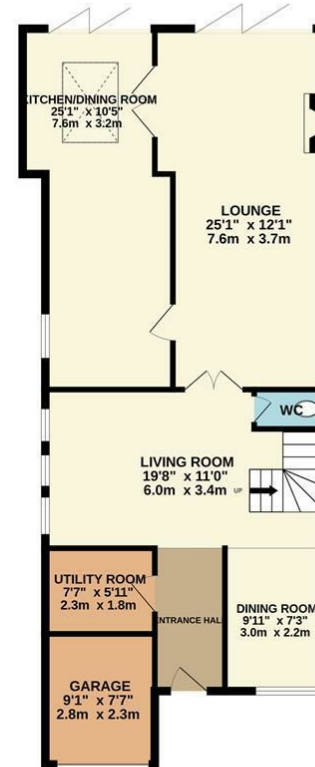
20'8" x 9'10" (6.3 x 3)

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.

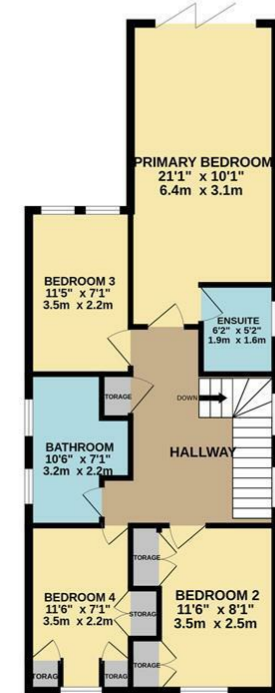




GROUND FLOOR  
1164 sq.ft. (108.2 sq.m.) approx.



1ST FLOOR  
704 sq.ft. (65.4 sq.m.) approx.



TOTAL FLOOR AREA : 1868 sq.ft. (173.6 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.

Made with Metropro ©2024

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	

11 Main Road  
Hockley  
Essex  
SS5 4QY  
01702 416476  
hockley@bearestateagents.co.uk  
<https://www.bearestateagents.co.uk>