



Kingsmans Farm Road | Hullbridge | Hockley | SS5 6QB
Guide Price £600,000-£650,000

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Estate Agents

Discover the perfect opportunity to design and build your dream coastal home in the tranquil and highly sought-after location of Kingsman Farm Road, Hullbridge. This property offers the unique advantage of private mooring rights, making it ideal for boating, fishing, or simply savouring the serene waterfront lifestyle with potential for a private jetty (STPP).

Surrounded by picturesque natural scenery, the property provides a peaceful retreat for relaxation and outdoor pursuits. It is also conveniently located within easy reach of local amenities, schools, and transport links, making it an excellent choice for both family living and entertaining.

With views over rolling farmland and the stunning River Crouch, as well as nearby bridle paths and scenic walking routes, this property truly embraces the beauty of its surroundings. The popular Anchor restaurant and pub is just a short stroll away, adding to the charm and convenience of the location.

The property currently includes a spacious driveway with potential for extensive parking, a detached garage, and an unoverlooked rear garden, offering ample space to expand or enhance. Internally, it features three bedrooms, a fitted kitchen, and the potential to customize and transform into your ideal living space.

Waters Edge is more than a property—it's a lifestyle. With its blend of natural beauty, privacy, and modern convenience, it's a rare opportunity to create your own haven in this desirable setting.

- HUGE SCOPE FOR RE-DEVELOPMENT
- Potential Self Build
- Breathtaking River Views
- Large Driveway
- Excellent Opportunity To Create Your Dream Home On A River Front
- Offering Its Own Mooring And Potential For A Private Jetty STPP
- Uninterrupted Country Side Views
- Un-Overlooked Rear Garden
- Sought After Road Within Hullbridge, Walking Distance To Amenities
- Short Drive To Rayleigh Train Station For A Direct Commute Into London Liverpool Street

Interior

Inside, the house offers a bright and welcoming layout. The ground floor features a large open porch with storage, leading into a hallway connecting two spacious bedrooms, large garage accessed via up and over door offering scope to be re-configured into a utility room/downstairs bathroom or additional living accommodation. Upstairs, the open-plan living space is flooded with natural light from expansive windows and French doors, which open onto a balcony with breath-taking views of the garden and river. The adjacent kitchen shares the same stunning scenery, ideal for entertaining or quiet mornings. This floor also houses the serene primary bedroom near a modern bathroom for convenience.

Exterior



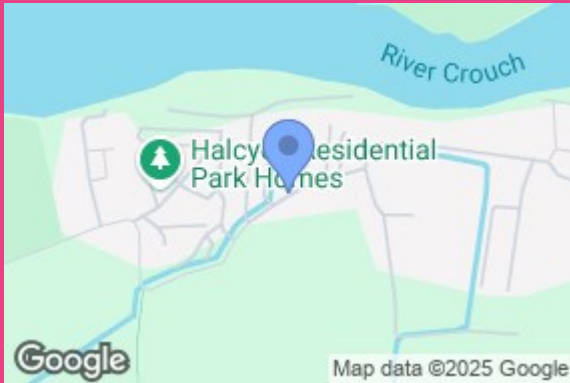


This stunning property seamlessly combines modern living with natural beauty. The exterior features a double garage, a neatly paved patio surrounds the property, complemented by a landscaped front garden with shrubs and off-street parking for multiple vehicles adding to its appeal. At the rear, the garden boasts a patio leading to a lawn with a quaint pathway guiding you to private river access. The property owns a private mooring with private access to the River Crouch, and the potential to construct a personal jetty STPP, making it perfect for water enthusiasts.

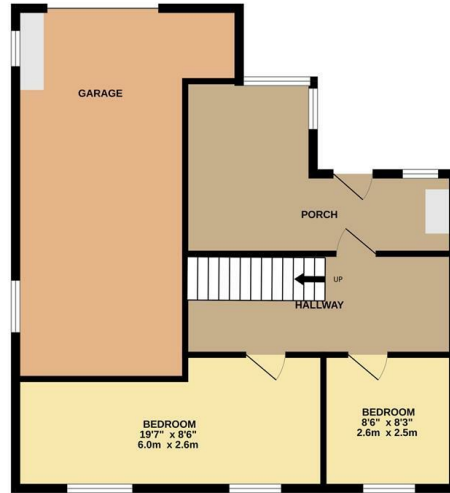




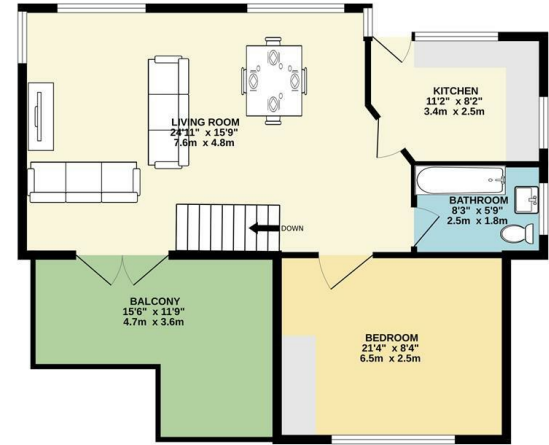




GROUND FLOOR
736 sq.ft. (68.3 sq.m.) approx.



1ST FLOOR
672 sq.ft. (62.4 sq.m.) approx.



TOTAL FLOOR AREA: 1407 sq.ft. (130.8 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		
(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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