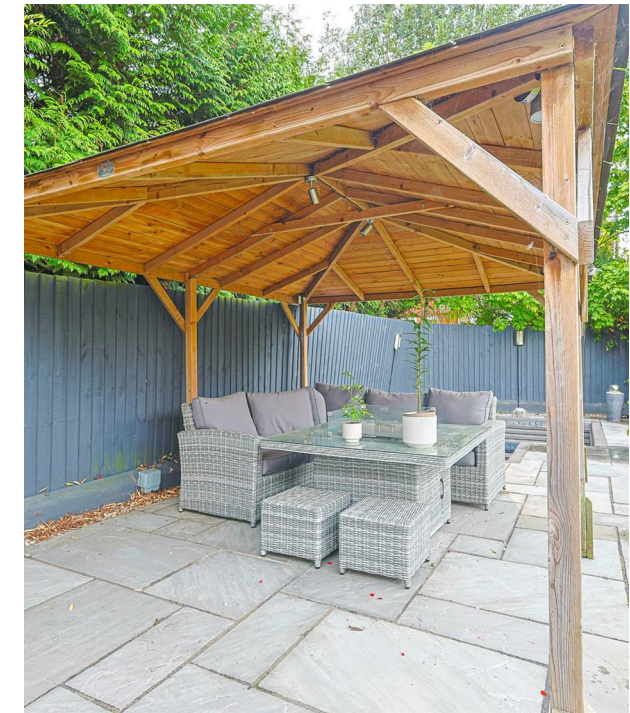
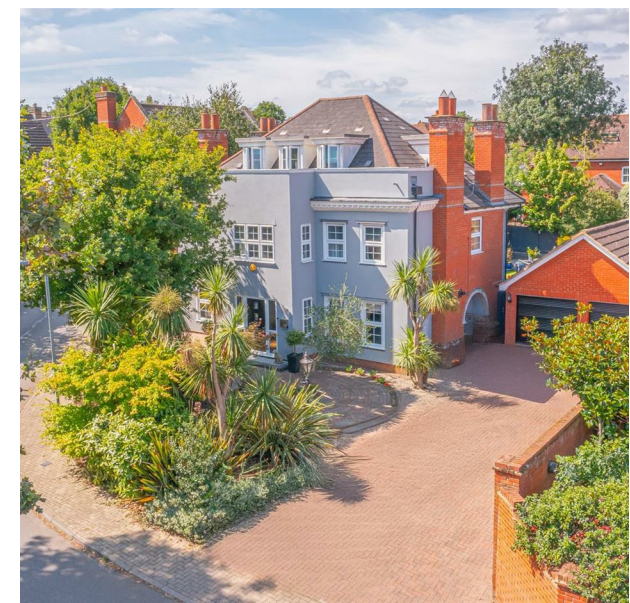


9 Wood Lane, Hockley, SS5 5PB
Guide Price £1,200,000 - £1,250,000

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Estate Agents



Guide Price £1,100,000 - £1,250,000*

Tucked away on a quiet, sought-after road in central Hockley, this impressive five-bedroom detached home sits on a generous west-facing plot and delivers spacious, high-quality living across three thoughtfully designed floors.

Extended to both the front and rear, the property combines elegance and functionality, ideal for modern family life. The ground floor offers a large front lounge with a feature fireplace and a separate formal dining room. To the rear, a stunning open-plan kitchen/living/dining area forms the heart of the home, complete with a central island breakfast bar, access to a separate utility room, and full-width bi-folding doors that open to the beautifully landscaped garden.

Upstairs, the first floor is home to a luxurious principal suite stretching the full depth of the house, featuring a four-piece en-suite and a generous walk-in wardrobe. Also on this level is an extended double bedroom overlooking the garden and another double bedroom to the front with its own private en-suite.

The top floor provides two further double bedrooms, each with walk-in wardrobes, along with a stylish family bathroom with separate bath and shower—ideal for larger families or those needing versatile space.

Outside, the west-facing rear garden has been designed for both entertaining and relaxation, featuring paved and raised seating areas with gazebos, a sunken fire pit, and well-maintained lawn. A detached double garage with a pitched roof offers excellent storage or potential for further development (subject to planning).

Located just 0.75 miles (around a 15-minute walk) from Hockley Station with direct trains to London Liverpool Street, this home combines countryside tranquillity with commuter convenience.

Entrance Hall

Obscure double glazed windows to the front, smooth ceiling with pendant ceiling light, wall mounted radiator, Amico flooring throughout and access to the first floor accommodation via the carpeted stairs.

Lounge

17'1 x 13'2

Double glazed windows to the front aspect, smooth ceiling with pendant ceiling light, wall mounted radiator, power points, gas fireplace and Amtico flooring throughout.

Dining Room

14'9 x 12'3

Double glazed window to the front aspect, smooth ceiling with pendant ceiling lights, fire place.

WC

Smooth ceiling with inset spotlights, tiled flooring throughout and surround, WC and wash hand basin.

Open Plan Kitchen Diner / Family Room

24'11 x 22'3

Modern tiled flooring throughout. To the rear, aluminium bi-folding doors with double glazing open up the space, complemented by a double glazed window to the side for additional natural light. Inset spotlights and built-in ceiling speakers. The kitchen features a blend of wall-mounted and base units, centred around a striking granite island that including a sink and an elevated breakfast bar seating four. Granite worktops continue the premium finish, with room for a large American-style fridge freezer. High-end appliances include two integrated Neff ovens with a warming drawer, a Neff induction hob, extractor hood, and a built-in dishwasher. A dedicated bar area adds a touch of luxury, complete with granite countertop, additional storage, and an integrated drinks fridge. And underfloor heating throughout.

Utility Room

8'8 x 6'11

Features tiled flooring throughout and a double glazed door that opens out to the rear garden. The kitchen includes a selection of both eye and base level units, providing practical storage solutions. There is allocated space for a washing machine and separate tumble dryer, along with a stainless steel sink and draining board. The boiler and fuse boxes are also located within this area.

Landing

Carpeted flooring throughout, central ceiling light fixture. Double glazed windows to the front and side allow for plenty of natural light. Provides access to all rooms via internal doors.

Main Bedroom

17'1 x 14'10

Room features fitted carpet and has two pendant ceiling lights. Two double glazed windows to the front and an additional window to the side providing ample natural light. Includes a feature wall with decorative wallpaper and a focal point fireplace. And access to the walk in dressing room and ensuite.

Walk In Dressing Room

Carpeted flooring and a rear-facing double glazed window bring comfort and light to the space. Extensive built-in wardrobes provide a mix of shelving and hanging options for practical, organized storage.

Ensuite Bathroom

10'10 x 10'10

This stylish bathroom is finished with full-height wall and floor tiling. A rear-facing obscure double glazed window offers privacy while bringing in natural light. Modern spotlights brighten the space, two wash basins paired with individual fitted mirrors. Additional features include a heated towel rail, a generously sized shower enclosure, a raised bathtub with integrated floor lighting, and a concealed cistern W/C.

Bedroom Two

19'6 x 14'7

Carpeted flooring throughout, pendant ceiling light. It boasts two double glazed windows at the rear, allowing plenty of light, along with a hatch for loft access.

Bedroom Three

17'1 x 12'9

The room is completed with fitted carpet and is bathed in natural light from two double glazed windows at the front and one at the side. Pendant ceiling light, and a fireplace. Two built-in wardrobe cupboards offering convenient storage.

Bedroom Four

16'8 x 9'8

The room is carpeted and features a hanging light fixture. Double glazed windows on both the front and side allow plenty of natural light to fill the space. A door provides access to a large walk-in wardrobe.

Bedroom Five

14'0 x 9'4

The room is carpeted and includes double glazed windows at both the front and side, offering plenty of natural light. A fixed light fixture brightens the space, and a door leads to a spacious walk-in wardrobe, along with an additional storage cupboard.

Ensuite

This well-appointed bathroom boasts fully tiled flooring and walls, enhanced by spotlights throughout. A double glazed obscure window to the side provides both privacy and natural light. It is equipped with a hand wash basin, W/C, heated towel rail, and a bathtub featuring a shower screen and overhead shower.

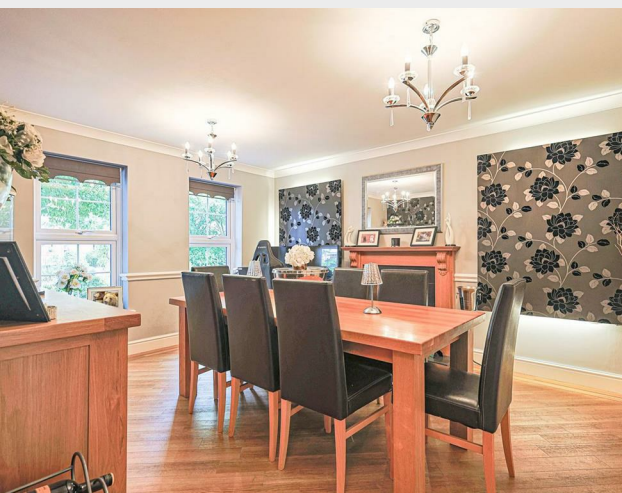
Top Floor Landing

Fitted carpet throughout and a central hanging light fixture. A double glazed window to the front aspect fills the space with natural light, while the loft hatch provides convenient access above.

Bathroom

This modern bathroom is finished with stylish tiled flooring and walls, complemented by recessed spotlights. It features a hand wash basin, a bathtub, and a spacious walk-in shower. A heated towel rail adds a touch of luxury, while a Velux window to the rear aspect allows natural light to flood the room.





Exterior

The west-facing rear garden offers an inviting outdoor space, featuring a large patio area with a fitted gazebo, as well as an additional raised patio completed with its own gazebo. A sunken fire pit. Flower beds line the right-hand and rear boundaries, enhancing the garden's charm.

Double Garage

This spacious double garage is equipped with two electric doors and benefits from both power and lighting. The pitched roof provides additional storage space, while an EV charging point adds a modern and convenient feature.

Agents Notes

Every care has been taken to ensure the accuracy of these details, however, they do not form part of any offer or contract and should not be relied upon as statements of fact. Measurement, descriptions and other information are provided in good faith and for guidance only. Prospective purchasers should verify all details independently. We have not tested any services, appliances or systems at the property.

Tenure - Freehold
Council Tax Band - G



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Estate Agents

11 Main Road
Hockley
Essex
SS5 4QY
01702 416476

hockley@bearestateagents.co.uk
<https://www.bearestateagents.co.uk>

GROUND FLOOR
1172 sq.ft. (108.9 sq.m.) approx.



1ST FLOOR
1200 sq.ft. (111.5 sq.m.) approx.



2ND FLOOR
926 sq.ft. (86.0 sq.m.) approx.



TOTAL FLOOR AREA : 3298 sq.ft. (306.4 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	76	78
(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	