



## Riverview

11 Hockley | SS5 5JY

Price Guide £625,000

**bear**  
Estate Agents

GUIDE PRICE OF £625,000 - £675,000

A rare opportunity to secure a truly unique lifestyle property set in approximately 3.45 acres (1.6 acres of garden & paddocks plus 1.8 acres of forest), positioned in a secluded location with no immediate neighbours, its own roadway, and gated access.

This two-bedroom self-build home offers further scope to become a detached three bedroom and also offers the perfect blend of tranquillity, nature and potential. Imagine waking up to the gentle sounds of birdsong and falling asleep to the calls of owls in the ancient woodland. River views from the garden, expansive green space ideal for a paddock or stables, and direct access to numerous bridleways make this property a dream for nature lovers, riders, or those simply seeking space and serenity.

The site offers plenty of scope for extension or development, with the additional benefit of a separately negotiable twin 2-bed mobile home already on-site – ideal for use while building or for extended family. Also includes two 20 foot storage units.

While the setting is wonderfully rural, you're only 1 mile from Hockley Station, offering fast and convenient links to London in just 50 minutes – the ultimate country escape without compromise.

- Approx 3.45 Acres
- Privacy To All Aspects
- Space For An Open Barn Area
- Woodlands Area
- Gated Entrance
- Plans Passed For A Detached Bungalow Ref 24/00465/FUL.
- Stables & Barn
- Excellent Self Build Project
- No Through Road
- Parking For 20 Vehicles

Situated at the end of a peaceful private lane, this exclusive gated estate offers an exceptional opportunity to create a truly individual countryside home in one of the area's most discreet and desirable settings.

Set within approximately 3.6 acres of beautifully



varied land, the property combines landscaped gardens, open paddocks, and mature woodland, creating a haven for those seeking both space and serenity. The grounds offer endless potential for equestrian pursuits, leisure use, or simply a relaxed rural lifestyle surrounded by nature.

The site benefits from full planning permission (Ref: 24/00465/FUL) for a bespoke three-bedroom detached bungalow, thoughtfully designed to capture natural light and make the most of its stunning surroundings. The approved plans allow immediate development, providing an exciting opportunity for self-builders, developers, or anyone wishing to create a one-of-a-kind residence. A collection of substantial outbuildings—including a large barn, stable block, and a static caravan—already occupy the site, offering flexible accommodation, storage, or workshop options for a variety of uses.

Parking is particularly generous, with capacity for over twenty vehicles, ensuring ample space for family, guests, or those with multiple vehicles and equipment.

The setting is nothing short of idyllic, with gentle river views, established woodland, and a rich array of wildlife creating a wonderfully private and peaceful backdrop. Despite its secluded feel, the property enjoys excellent connectivity, located just one mile from Hockley Station, which offers direct services to London Liverpool Street in under an hour, making it ideal for commuters seeking rural living without compromise.

Offered to the market with no onward chain, this remarkable plot presents a rare chance to design and build a bespoke home in a tranquil yet accessible location, a perfect blend of country charm and modern convenience.



AWING



INT ELEVATION 1:100

Allow to provide 11 x no 100mm x 1700mm photovoltaic panels with integrated battery storage.

To be finished with grey composite interlocking tile as shown.

To be finished with treated timber vertical timber cladding to allow to building to nestle within the woodland setting.



PROPOSED SIDE ELEVATION



R ELEVATION 1:100

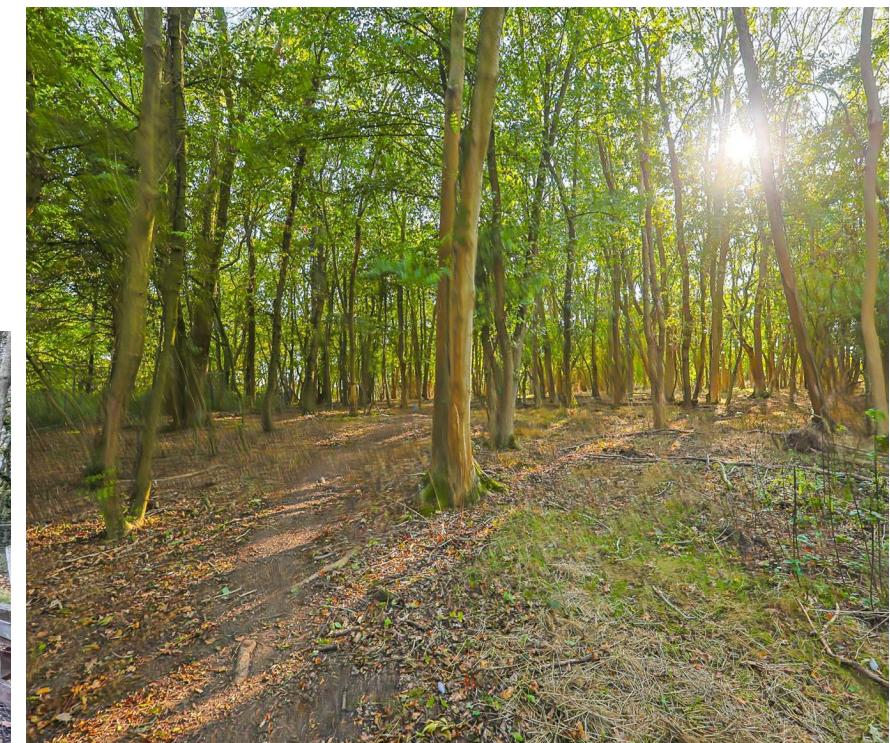
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PROPOSED SIDE ELEVATION

# DRAWING







GROUND FLOOR

FIELD  
FIELD  
ROAD  
Barn/Stables  
WOODLANDS

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 errors, omissions or inaccuracies. The floorplan is for guidance only and is not to scale. It is the responsibility of the prospective purchaser to have their own survey carried out. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or working order.  
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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs (A2 plus)	A	
(B1-91)	B	
(B9-80)	C	
(D5-68)	D	
(E3-54)	E	
(F21-38)	F	
(G1-20)	G	
Not energy efficient - higher running costs		

England & Wales      EU Directive 2002/91/EC

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