

## Homelands, Lark Hill Road, Canewdon,



## Price On Application

A fantastic opportunity to acquire this character three bedroom detached bungalow perfect for the equestrian enthusiasts. The property is being sold with approximately 9.5 acres of land split into two separate plots.

The bungalow sits on a plot measuring 4.5 acres and includes five stables, a 60m x 20m ménage, triple carport and detached double garage. There is an additional five acre field located opposite which consists of four paddocks backing onto a farm ride.

Viewing highly advised to appreciate the accommodation on offer.  
Our Ref: 17678.



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Entrance via entrance door to entrance hall.

### SPACIOUS ENTRANCE HALL

#### DINING ROOM 15' 1" x 11' 2" (4.6m x 3.4m)

Double glazed window to front aspect. Radiator. Coving to plastered ceiling. Open into lounge.



#### LOUNGE 14' 4" x 14' 1" (4.37m x 4.29m)

Double glazed French doors with adjacent windows providing access to conservatory. Vaulted ceiling with oak beams. Radiator. Feature brick built fireplace with open fire.



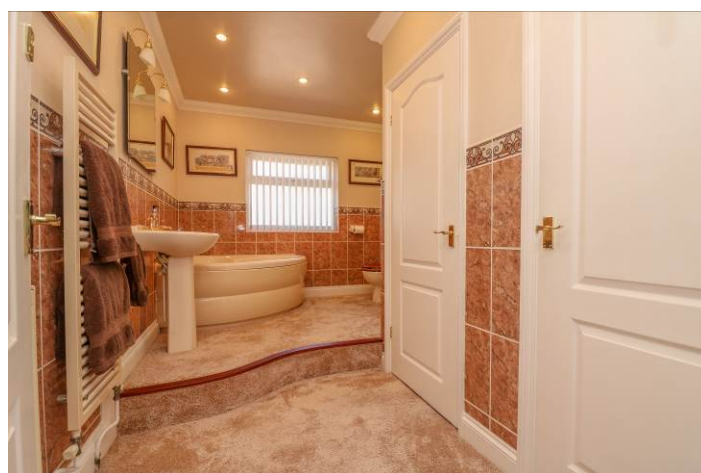
#### CONSERVATORY 15' 11" x 12' (4.85m x 3.66m)

Double glazed windows to all aspects. Double glazed French doors providing access to patio. Pitched Perspex ceiling with ceiling fan. Tiled flooring. Two electric radiators.



#### BATHROOM

Obscure double glazed window to rear aspect. A large four piece suite comprising panelled corner bath, separate corner shower with sliding glass doors, pedestal wash hand basin and low level wc. Part tiled walls. Two large storage cupboards. Heated towel rail. Coving to plastered ceiling with inset spotlighting.



### **KITCHEN 14' 4" x 14' 2" (4.37m x 4.32m)**

Double glazed windows to side and rear aspects. Vaulted plastered ceiling with inset spotlighting and six Velux windows. A country style kitchen comprising base and eye level units incorporating work surface above and an inset one and a half ceramic sink with drainer unit. Space for Range Cooker with extractor hood above. Integrated fridge freezer. Integrated dishwasher. Integrated washing machine. Tiled splash back. Tiled flooring. Island unit with breakfast bar overhang with space for two stools below. Stable door to side aspect onto porch.



### **PORCH**

Double glazed window to side aspect. Door leading to rear garden.

### **BEDROOM ONE 19' 3" x 10' 10" (5.87m x 3.3m)**

Double glazed window to front aspect. Radiator. Fitted wardrobes to two walls incorporating overhead units, chest of drawers and full height wardrobes. Coving to plastered ceiling. Door to en suite.



### **EN SUITE SHOWER ROOM**

Obscure double glazed window to side aspect. A three piece suite comprising shower with glass door, pedestal wash hand basin and low level wc. Chrome heated towel rail. Tiled walls. Tiled flooring.



**BEDROOM TWO 11' 11" x 10' 2" (3.63m x 3.1m)**

Double glazed window to front aspect. Radiator. Fitted wardrobes to two walls incorporating overhead units, chest of drawers and full height wardrobes. Coving to plastered ceiling.



**BEDROOM THREE 11' 11" x 6' 11" (3.63m x 2.11m)**

Double glazed window to front aspect. Radiator. Coving to plastered ceiling with inset LED spotlighting.



EXTERIOR.



**DOUBLE GARAGE 17' 2" x 16' 9" (5.23m x 5.11m)** with electric up and over door to front. Window to side aspect. Power and lighting. Base level units providing ample storage and work surface above. Open to utility area.



**UTILITY AREA 15' x 6' 5" (4.57m x 1.96m)** Double glazed window to rear aspect. Door to side aspect. Base and eye level units incorporating roll edge work surface with inset sink drainer unit. Space and plumbing for washing machine and tumble dryer. Tiled splash back. Tiled flooring. Door to WC with low level wc.



**TRIPLE PITCHED ROOF CAR PORT 27' 4" x 17' 2" (8.33m x 5.23m)** with adjoining **LOG STORE**.



The property has **FIVE STABLES** some of which are currently being used as a **TACK ROOM**.





**STABLE ONE 14' x 11' 4" (4.27m x 3.45m)**

**STABLE TWO 12' 6" x 11' 4" (3.81m x 3.45m)**

**STABLE THREE 17' 7" x 11' 4" (5.36m x 3.45m)**

**STABLE FOUR 14' 10" x 11' 3" (4.52m x 3.43m)** with window to rear aspect.

**STABLE FIVE 14' 2" x 11' 3" (4.32m x 3.43m)**



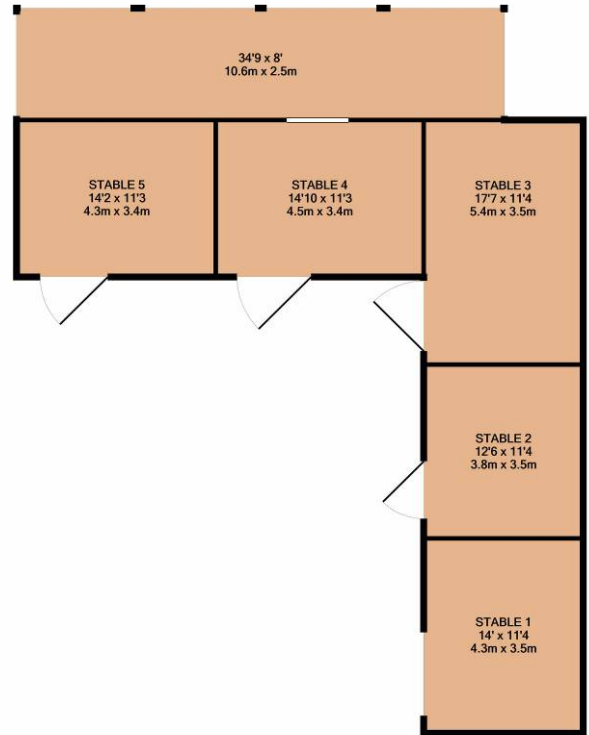
To the rear of the stables there is a **COVERED VIEWING BAY OVERLOOKING MENAGE 34' 9" x 8' (10.59m x 2.44m) 196' 10" x 65' 7" (60m x 20m)** The whole plot measures approximately 4.5 acres and is accessed via electric opening gates to the front with a grey Cotswold stone driveway providing ample off street parking leading to the garage. Large concrete and block paved sweeping driveway providing access to ménage. Further paddocks to rear with mature hedged borders and trees.

The ménage measures 60 metres by 20 metres (196ft 10 inches x 65ft 7 inches) and is flood lit with a waxed sand fibre surface with full width mirrors to the far end. Secure fenced boundary. Viewing bay, as previously mentioned.



The land continues to the rear of the plot with access to Lark Hill Avenue to which the owners have a right of way.

There is an additional five acre field opposite the property which is accessed off Lark Hill Road which is accessed via large gate which has four large paddocks. Gate providing access to farm ride to the rear. Water supply.



**Agents Note:**

The vendors advised that:-  
The property is fitted with a CCTV system.  
The electric gates to the front were installed in 2016.

TOTAL APPROX. FLOOR AREA 1107 SQ.FT. (102.8 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan 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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TOTAL APPROX. FLOOR AREA 2364 SQ.FT. (221.4 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan 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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