

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Holyoak Lane, Hawkwell SS5 4JD



£795,000

Situated in a much sought after rural location is this three bedroom detached cottage on 1.6 acres of land with spacious lounge/diner and spacious kitchen and within easy access to Hockley Woods via pathway.

Council Tax Band: F. EPC Rating: G.

Viewing highly recommended. Our Ref: 19600.

1 Woodlands Parade, Main Road, Hockley, Essex SS5 4QU

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Accommodation comprises:

Entrance via entrance door to entrance hall.

### ENTRANCE HALL



### DINING ROOM 12' 9" x 9' 11" (3.89m x 3.02m)

Leadlight windows to front aspect. Oak beams to ceiling. Oak beam entry to lounge.



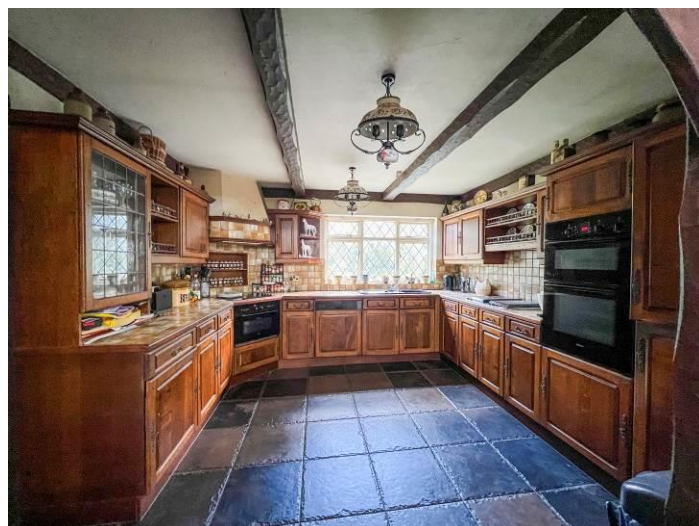
### LOUNGE 19' 5" x 11' 5" (5.92m x 3.48m)

Leadlight windows to rear aspect. French doors providing access to rear garden. Brick built fireplace. Oak beams to ceiling.



### KITCHEN 12' 1" x 11' 8" (3.68m x 3.56m)

Leadlight window to side aspect. A range of base and eye level units incorporating work surface with sink drainer unit. Built in oven with electric hob above. Built in double oven. Extractor fan. Tiled flooring. Oak beams to ceiling.



### UTILITY ROOM

Leadlight window to side and rear aspects. Door to oak beamed storm porch leading to rear garden. Continuation of tiled flooring. Radiator. Part tiled walls. Plumbing and space for washing machine, tumble dryer and dishwasher. Oak beams to ceiling.

**BEDROOM ONE 14' 2" x 12' 1" (4.32m x 3.68m)**

Leadlight window to side aspect. A range of built in wardrobes to two walls. Radiator.



**BEDROOM TWO 12' 3" x 11' 3" (3.73m x 3.43m)**

Leadlight window to rear aspect. A range of built in wardrobes. Radiator.



**BEDROOM THREE 12' 1" x 7' 2" (3.68m x 2.18m)**

Leadlight window to front aspect. Built in wardrobes. Radiator.

**BATHROOM 8' 11" x 8' 9" (2.72m x 2.67m)**

Leadlight windows to rear aspect. A three piece suite comprising steps leading to an inset bath, wash hand basin with vanity storage below and close coupled wc. Tiled walls. Towel radiator.



**EXTERIOR.**

As previously mentioned, the property sits on a plot measuring approximately 1.6 acres with the **REAR GARDEN** measuring approximately 60ft (18.29m). Shared driveway to side.





To the left hand side of the property is a walk way providing access to Hockley Woods.

**Agent Note:**

Please note that the middle section of the property is timber framed with the extension is brick built. The Equestrian Centre (paddocks and stables) to the left hand side of the property are owned by the vendors of the cottage and do not form part of the sale, although they will be willing to rent out a stable and use the facilities, if required.

Services for the property are:

- Mains water and electrics.
- Calor Gas.
- Septic tank.



The **FRONT** has two sets of wooden gates, one set leading to the front door, the other leading to concrete shared driveway to the side providing off street parking. Wishing well. Laid to lawn.



GROUND FLOOR  
1212 sq.ft. (112.6 sq.m.) approx.



TOTAL FLOOR AREA: 1212 sq.ft. (112.6 sq.m.) approx.  
Measurements are taken to the internal face of the walls (concrete), measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error or omission in the document. The plan is for illustrative purposes only and should not be used as a basis for any groundworks or other work. The agent, its employees and agents do not warrant the accuracy of the information provided.  
Mackwell Milling 12/2021

**Consumer Protection from Unfair Trading Regulations 2008.**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.