

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Wood Cottage, Holyoak Lane, Hawkwell SS5 4JD



£695,000

**\*\*\* A THREE BEDROOM DETACHED COTTAGE WITH ACREAGE \*\*\***

Situated in a much sought after rural location is this three bedroom detached cottage set on 1.6 acres, benefiting from having spacious lounge/diner and kitchen. The property sits alongside excellent bridle ways straight into Hockley Woods and beyond.

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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01702 200666 | [www.williamsanddonovan.com](http://www.williamsanddonovan.com)



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.



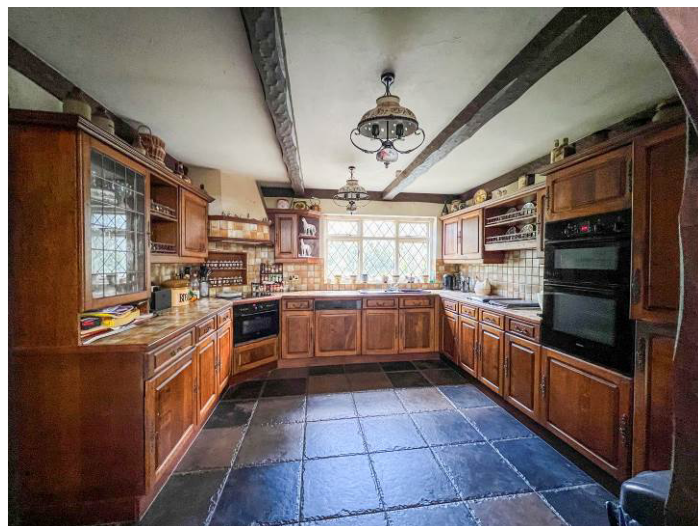
### LOUNGE 19' 5" x 11' 5" (5.92m x 3.48m)

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 there is a bridle way and excellent dog walking opportunities leading directly into Hockley Woods.

**Agent Note:**

Services for the property are:

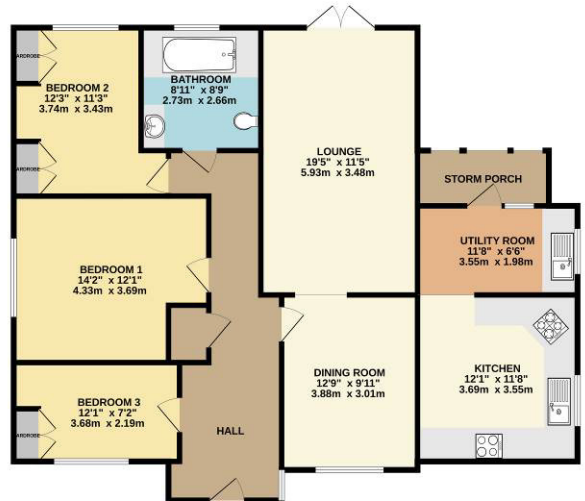
- Mains water and electrics.
- Calor Gas.
- Septic tank.



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.  
While every effort has been made to ensure the accuracy of the floor plan, the measurements of rooms, fixtures, fittings and other items shown are approximate and are not intended to be used for any purpose other than a guide. The purchaser is advised to verify the measurements of all items by separate measurement. The purchaser is advised to verify the measurements of all items by separate measurement. The purchaser is advised to verify the measurements of all items by separate measurement.

**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.