

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

1 Highams Road, Hockley, SS5 4DG



Guide Price £1,850,000 - £2,000,000

We are privileged to bring to the market this stunning, detached family home situated in the heart of one of Hockley's most sought after locations, occupying a plot measuring approximately 230ft deep x 115ft wide and benefiting from being finished to an extremely high specification throughout with high end custom fitted kitchen, bathroom and en suite, set back from the road with a sweeping In & Out driveway, double garage and cart lodge.

This exclusive property has a spectacular rear garden with breath taking Pool House measuring approximately 70ft x 33ft with Annexe accommodation providing own lounge, kitchen, bedroom and en suite. Within close walking distance to mainline railway station with its links to London Liverpool Street, local schools and shops. Viewing highly recommended.

Council Tax Band: G. EPC Rating: tbc.

Ref 18863

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Entrance via composite wood effect glazed entrance door to

SPACIOUS ENTRANCE HALL

Double glazed obscure windows to the front aspect. Stairs to first floor accommodation, with solid Oak balustrades. Under stairs storage. Built-in storage cupboard. Tiled floor. Coving to plastered ceiling. Radiators.



STUDY 9' 8" x 8' 10" (2.95m x 2.69m)

Double glazed window to the front aspect. Comprehensive range of Clive Christian custom fitted study furniture. Coving to ceiling. Inset spot lights. Radiator.



SITING ROOM 26' x 11' 10" (7.92m x 3.61m)

Double glazed window to the front aspect. Double glazed window to the rear aspect. Feature Solid Oak beams to ceiling and part walls. Radiators. Open plan to



LOUNGE 26' x 13' 3" (7.92m x 4.04m)

Double glazed window to the front aspect. Double glazed windows to the side aspect. Double glazed French doors providing access to rear garden. Feature brick built Inglenook fireplace with open flue. Feature Solid Oak beams to ceiling and part walls. Radiators.



DINING ROOM 16' 8" x 12' 3" (5.08m x 3.73m)

Double glazed French doors providing access to Conservatory. Coving to plastered ceiling. Inset spot lights. Radiator.

KITCHEN / BREAKFAST ROOM

KITCHEN 11' 9" x 11' 6" (3.58m x 3.51m)

Comprehensive range of high end custom fitted units to base and eye level. Solid Granite work surfaces. AGA with custom built overhead concealed extractor and storage to side. Feature brick tile splash backs. Breakfast bar incorporating inset sink with Granite drainer. Tiled floor. Coving to plastered ceiling. Inset spot lights. Open through to



BREAKFAST AREA 11' 9" x 7' 1" (3.58m x 2.16m)

Double glazed French doors, with adjacent full height windows, providing access to Conservatory. Further high end custom fitted base level units with display cabinets above. Housing for American style fridge/freezer. Tiled floor. Coving to plastered ceiling. Inset spot lights.



ADDITIONAL KITCHEN/BREAKFAST AREA 20' 11" x 10' 5" (6.38m x 3.18m)

Double glazed window to the side aspect. Double glazed door to the front. Additional comprehensive range of high end custom fitted base and eye level units. Solid Granite work surfaces. Butler sink with chrome tap. Range cooker with extractor hood above. Feature brick tile splash backs. Tiled floor. Coving to plastered ceiling. Inset spot lights. Open through to Sun Lounge.



UTILITY ROOM

Base and eye level units. Space for appliances. Solid Oak door to

GROUND FLOOR CLOAKROOM / WC

Obscure double glazed window to the side aspect. WC with low level cistern. Pedestal wash hand basin. Tiled floor. Part tiled walls.

SUN LOUNGE 8' 3" x 7' 1" (2.51m x 2.16m)

Double glazed window to the side aspect. Double glazed door providing access to rear garden. Solid Oak door through to Conservatory. Tiled floor. Radiator.



CONSERVATORY 32' 11" x 15' (10.03m x 4.57m)

Double glazed windows. Pitched Glass roof. Double glazed French doors providing access to rear garden. Media wall with inset TV. Tiled floor. Feature Old School radiator.



FIRST FLOOR GALLERIED LANDING

Feature stained glass window to the front aspect.



BEDROOM ONE 19' 2" x 12' 9" (5.84m x 3.89m)

Double glazed window to the rear overlooking the stunning garden. Fitted bedroom furniture. Double glazed window to the side aspect. Coving to ceiling. Radiator.



LUXURY EN SUITE

Obscure double glazed window to the rear aspect. WC with concealed cistern. Wall mounted wash hand basin with chrome mixer tap. Recessed walk-in shower enclosure with thermostatic shower and Waterfall shower head. Tiled floor. Tiled walls. Plastered ceiling. Inset spot lights. Chrome heated towel radiator.



BEDROOM TWO 16' 4" x 13' 2" (4.98m x 4.01m)

Two double glazed windows to the front aspect. Double glazed window to the side aspect. Fitted bedroom furniture. Coving to plastered ceiling. Radiator.



BEDROOM THREE 16' 5" x 13' 7" (5m x 4.14m)

Double glazed bay window to the front aspect. Double glazed window to the side aspect. Coving to plastered ceiling. Radiator.

BEDROOM FOUR 13' 10" x 12' 4" (4.22m x 3.76m)

Double glazed window to the rear aspect. Fitted bedroom furniture. Coving to plastered ceiling. Radiator.



BEDROOM FIVE 10' 4" x 8' 9" (3.15m x 2.67m)

Double glazed window to the front aspect. Fitted bedroom furniture. Coving to plastered ceiling. Radiator.



LUXURY FAMILY BATHROOM

Obscure double glazed window to the rear aspect. WC with low level cistern. Inset wash hand basin with vanity storage below. Tiled panelled bath. Walk-in shower enclosure with thermostatic shower and Waterfall shower head. Tiled floor. Tiled walls. Plastered ceiling. Inset spot lights. Heated towel radiator.



EXTERIOR

The **REAR GARDEN** measures approximately **150' x 115' (45.72m x 35.05m)** with large lawn. Mature trees, shrubs and borders. Wrought iron gates providing access to the front.



STUNNING GLASS POOL HOUSE 63' 9" x 33' 2" (19.43m x 10.11m)

Upvc sliding Patio doors to two aspects overlooking the garden, vaulted glass ceiling, fully heated pool with tiled surround, inner door to Changing Room which incorporates fully tiled shower cubicle with thermostatic shower, pedestal wash hand basin and low level WC, tiled floor, tiled walls.



To the rear of the Pool House is the One Bedroom Annex.

ANNEXE

Entrance via double glazed doors to **ENTRANCE HALL**.

BEDROOM 13' 10" x 13' 5" (4.22m x 4.09m) Double glazed sliding doors providing access to the Pool House. Fitted bedroom furniture to one wall. Coving to ceiling. Radiator.



EN SUITE

WC with low level cistern. Pedestal wash hand basin. Large double walk-in shower enclosure. Tiled floor. Tiled walls. Coving to textured ceiling. Inset spot lights. Access to loft.



LOUNGE 18' 1" x 11' 9" (5.51m x 3.58m)

Double glazed full height windows overlooking the garden. Feature fireplace. Coving to plastered ceiling. Radiator.



KITCHEN/BREAKFAST ROOM 15' 6" x 13' 2" (4.72m x 4.01m)

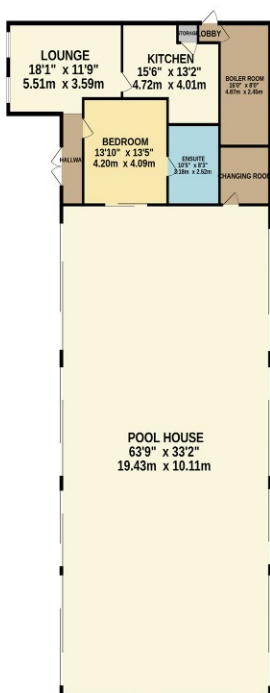
Comprehensive range of modern gloss base and eye level units. Granite work surfaces. Inset stainless steel sink drainer unit. Integrated double electric oven. Integrated microwave. Gas hob with extractor chimney above. Integrated appliances. Tiled splash backs. Storage cupboard. Wood effect flooring. Plastered ceiling. Inset spot lights.



Access from the rear of the Annex via exterior door to Lobby leading to the Pool House **BOILER ROOM**.

The property is situated approximately 65' (19.81m) from the road with established lawn areas, raised pond, a large sweeping In & Out driveway providing ample off-street parking which in turn leads to **DETACHED DOUBLE GARAGE 20' 1" x 17' 4" (6.12m x 5.28m)** with Up & Over door, double glazed window to the rear, open through to **STORAGE** area with double glazed window to the rear, personal door to rear garden. **CART LODGE** providing further parking.

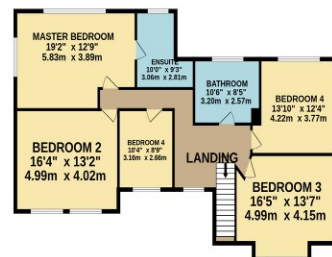
POOL HOUSE - ANNEX
2997 sq.ft. (278.4 sq.m.) approx.



GROUND FLOOR
2590 sq.ft. (240.6 sq.m.) approx.



1ST FLOOR
1226 sq.ft. (113.9 sq.m.) approx.



TOTAL FLOOR AREA : 6812 sq.ft. (632.9 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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