

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

The Gattens, Rayleigh, SS6 8BJ



Guide Price:
£1,000,000 - £1,150,000

Situated in a much sought after location, occupying a stunning plot with the rear garden opening to 160ft deep by 130ft wide backing directly onto open fields, is this stunning substantial executive four double bedroom detached home with a floor area approaching 2,500 square feet and being set back approx 60ft from the road. Having been improved by the current owners with a superb ground floor extension offering open plan kitchen/dining room, spacious lounge and a secluded driveway providing off street parking for several vehicles. Within walking distance to FitzWimarc Senior School and Sixth Form Academy as well as Edward Francis Primary School and local shops.

Viewing highly recommended. Council Tax Band: G. EPC Rating: E. Our Ref: 19915.

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

sales@wdhockley.com | sales@wdbenfleet.com | lettings@wdlets.com
01702 200666 | www.williamsanddonovan.com



Accommodation comprises:

Entrance via entrance door to entrance porch.

ENTRANCE PORCH

Glazed entrance door to entrance hall.

ENTRANCE HALL

Stairs to first floor accommodation with under stairs storage cupboard. Radiator. Wood flooring. Plastered ceiling.



GROUND FLOOR WC

Obscure double glazed window to front aspect. A two piece suite comprising wash hand basin with chrome mixer taps and close coupled wc. Radiator. Wood flooring. Plastered ceiling.



GROUND FLOOR SHOWER ROOM AND STORAGE

Double glazed sash window to side aspect. A three piece suite comprising large walk in enclosed shower cubicle with waterfall shower head, feature marble tiling and inset feature spotlighting, wall mounted wash hand basin with chrome mixer taps and back to wall wc. Custom fitted storage cupboards, one housing the Megaflow water system with the second one being cloaks cupboard and shoe storage. Chrome heated towel radiator. Wood effect flooring. Plastered ceiling with inset LED spotlighting.





LOUNGE 21' x 18' 6" (6.4m x 5.64m)

Two double glazed sash windows to rear aspect. Two contemporary school radiators. Wood flooring. Plastered ceiling.



KITCHEN 14' 8" x 11' (4.47m x 3.35m)

Double glazed bay window to front aspect. A recently fitted range of luxury modern Shaker style base and eye level units incorporating granite marble work surface and contemporary tiled feature splashback. Inset one and a half sink with granite drainer. Integrated twin eye level electric oven. Gas hob with stainless steel extractor chimney above. Integrated dishwasher. Space and housing for American style fridge freezer. Breakfast bar with marble granite work surface, wine rack and further storage below. Contemporary school radiator. Wood flooring. Plastered ceiling with inset LED spotlighting. Open plan through to dining room.





DINING ROOM 38' 6" x 12' 8" (11.73m x 3.86m)

Feature bi-folding doors providing access to rear garden. Feature exposed brick wall. Contemporary school radiator. Separate radiator. Wood flooring. Plastered ceiling with inset LED spotlighting.



GYM/UTILITY AREA 20' 6" x 13' (6.25m x 3.96m)

Double glazed window overlooking car port. Base level high gloss units with marble effect work surface and inset sink. Space and plumbing for appliances. Fully insulated with feature mirrored wall. Cupboard housing boiler. Wood effect flooring. Plastered ceiling. Double glazed door providing access to car port.

FIRST FLOOR GALLERIED LANDING

Split level staircase providing access to both sides of the property with dual landing. Storage cupboard.



MASTER BEDROOM 13' 5" x 12' 8" (4.09m x 3.86m)

Double glazed window to front aspect. Fitted wardrobes to one wall with mirror fronted sliding doors. Radiator. Plastered ceiling. Door to en suite.



EN SUITE

Double glazed window to front aspect. A three piece suite comprising corner bath with chrome taps, inset wash hand basin with vanity storage below and custom built storage cupboards above and close coupled wc. Heated towel rail. Tiled walls. Wood effect flooring. Door providing access to landing.



BEDROOM TWO 14' 5" x 12' 2" (4.39m x 3.71m)

Double glazed window to rear aspect. Contemporary school radiator. Coving to plastered ceiling.



BEDROOM THREE 12' 2" x 10' 7" (3.71m x 3.23m)

Double glazed window to rear aspect. Contemporary school radiator. Coving to plastered ceiling.



BEDROOM FOUR 12' 2" x 8' 8" (3.71m x 2.64m)

Double glazed window to rear aspect. Fitted wardrobes to one wall. Contemporary school radiator. Coving to plastered ceiling.



SHOWER ROOM

Obscure double glazed window to front aspect. A three piece suite comprising large walk in shower cubicle with thermostatic shower and feature panel tiled walls with seating area, inset wash hand basin with chrome mixer tap and vanity storage below and close coupled wc. Chrome heated towel radiator. Plastered ceiling.



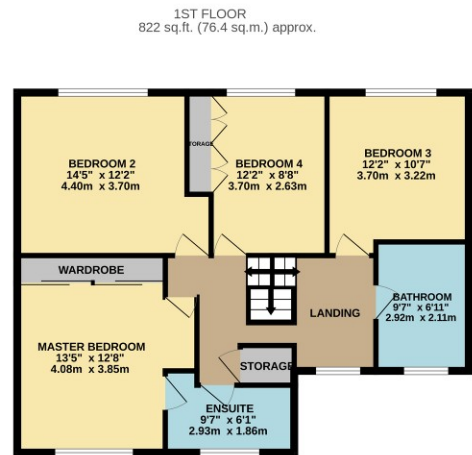
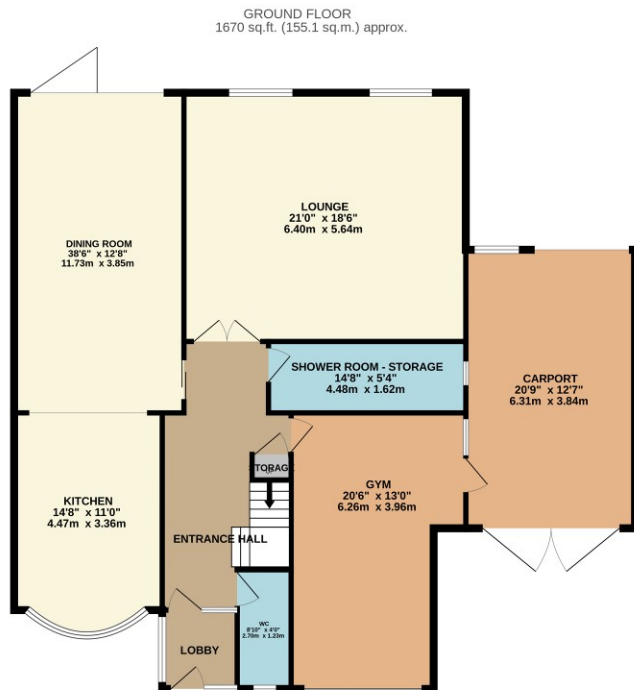
EXTERIOR.

As previously mentioned the property occupies a stunning plot directly backing onto open fields with **REAR GARDEN measuring in excess of 150ft deep x 125ft wide (45.72m x 38.1m)** commencing with composite patio area leading to garden. Beautifully laid to lawn with a selection of mature flower, shrubs and trees to all borders providing complete seclusion. A private woodland entrance walk. Access to side leading to **CAR PORT 24' 9" x 12' 7" (7.54m x 3.84m)** with double opening doors providing access to front. Electric car charger. Electric points.



The **FRONT** has own block paved driveway providing off street parking for several vehicles with the property being set back from the road by approximately 60ft (18.29m).





TOTAL FLOOR AREA : 2492 sq.ft. (231.5 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.

Made with Metropix ©2025

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.