

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Church Mews, Church Road, Hockley, SS5 4SS



£1,200,000

Situated in Hockley's most desirable location is this luxurious six bedroom, five bathroom, three storey family home, built and finished to an extremely high specification throughout, with an expansive footprint approaching 4000 sq.ft, and within walking distance to countryside walks, woods, local schools and shops yet occupying a prestigious position.

Council Tax Band: G. EPC Rating: B.

Ref 18309

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Entrance via solid hardwood entrance door to

SPACIOUS ENTRANCE HALL

Stairs with Walnut balustrade and glass insets, to first floor accommodation. Under stairs storage cupboard. Porcelain tiled floor. Plastered ceiling. Recess LED lighting. Under floor heating. Door to Garage. High quality dark Walnut internal doors with contemporary door 'furniture'.



GROUND FLOOR CLOAKROOM/WC

Wall hung WC with concealed cistern. Wall hung vanity unit with inset wash hand basin. Ceramic tiled floor and part walls. Fitted wall mirror. Coving to plastered ceiling. Recess LED lighting. Under floor heating. Chrome heated towel rail.



LOUNGE 20' 5" into recess x 15' 5" (6.22m x 4.7m)

Double glazed window to the front aspect. Double glazed window to the side aspect. Coving to plastered ceiling. Recessed LED lighting. Built-in ceiling speakers. Fully wired for satellite, Sky and Dataline. Under floor heating.



STUNNING KITCHEN/BREAKFAST/RECEPTION ROOM



RECEPTION ROOM 25' x 20' 6" (7.62m x 6.25m)

Accessed from Entrance Hall via dark Walnut French doors. Double glazed cornered bi-fold doors with custom fitted remote controlled blinds, providing expansive access to the rear garden. Large double glazed ceiling sky light Lantern. Karndean wood effect flooring. Coving to plastered ceiling. Recess LED lighting. Built-in ceiling speaker. Fully wired for satellite, Sky and Dataline. Under floor heating. Open plan through to



KITCHEN/BREAKFAST ROOM 17' x 14' 5" (5.18m x 4.39m)

Double glazed window to the rear aspect. Comprehensive range of luxury white & grey soft close base and eye level units. Granite work surfaces and upstands. Inset sink drainer unit with mixer tap. Integrated Bosch appliances to include double oven, Induction hob, extractor hood, microwave, two fridge/freezers, wine cooler and dishwasher. Island unit incorporating drawer units and breakfast bar. Wall lights. Karndean wood effect flooring. Coving to plastered ceiling. Recess LED lighting. Built-in ceiling speakers. Under floor heating.



UTILITY ROOM 10' x 6' 2" (3.05m x 1.88m)

Double glazed door to the side aspect. Base and eye level units. Granite work surfaces. Inset sink drainer unit. Integrated washing machine. Integrated tumble dryer. Concealed lighting. Karndean wood effect flooring. Coving to plastered ceiling. Recess LED lighting. Under floor heating.



FIRST FLOOR ACCOMMODATION

LANDING

Double glazed window to the front aspect. Stairs with Walnut balustrade and glass insets, to second floor accommodation. Built-in double door linen cupboard. Coving to plastered ceiling. Recess LED lighting.



BEDROOM THREE 20' 6" max x 15' 5" max (6.25m x 4.7m)

Double glazed window to the rear aspect. Coving to plastered ceiling. Recess LED lighting. Fully wired for satellite, Sky and Dataline. Radiator.



EN SUITE 11' 11" x 5' 4" (3.63m x 1.63m)

Wall hung WC with concealed cistern. Wall hung vanity unit with inset wash hand basin with mixer tap and wall mounted LED mirror over. Double walk-in shower enclosure with glass shower screen, overhead Rainfall shower head and hand held shower. Marble effect tiled floor. Marble effect tiled walls. Plastered ceiling. Recess LED lighting. Extractor fan. Electric under floor heating. Chrome heated towel rail.



BEDROOM FOUR 16' 8" x 13' 3" (5.08m x 4.04m)

Double glazed window to the rear aspect. Custom built fitted storage shelving to one wall. Further custom built shelving storage with LED spot lighting and central media point for TV. Coving to plastered ceiling. Recess LED lighting. Fully wired for satellite, Sky and Dataline. Radiator.



BEDROOM FIVE 15' 5" x 14' 2" (4.7m x 4.32m)

Double glazed window to the front aspect. Coving to plastered ceiling. Recess LED lighting. Fully wired for satellite, Sky and Dataline. Radiator.



EN SUITE

Wall hung WC with concealed cistern. Wall hung vanity unit with inset wash hand basin with mixer tap and wall mounted LED mirror over. Double walk-in shower enclosure with glass shower screen, Rain fall overhead head and hand held shower. Tiled floor. Tiled walls. Plastered ceiling. Recess LED lighting. Extractor fan. Electric under floor heating. Chrome heated towel rail.



BEDROOM SIX 20' 5" x 13' 3" (6.22m x 4.04m)

Double glazed window to the front aspect. Coving to plastered ceiling. Recess LED lighting. Fully wired for satellite, Sky and Dataline. Radiator.



LUXURY FAMILY BATHROOM

Obscure double glazed window to the rear aspect. Wall hung WC with concealed cistern. Wall hung vanity unit with inset wash hand basin with mixer tap and wall mounted LED mirror over. Free standing bath with central mixer tap. Large shower enclosure with glass shower screen, overhead shower and hand held shower. Marble effect tiled floor. Marble effect tiled walls. Plastered ceiling. Recess LED lighting. Extractor fan. Electric under floor heating. Chrome heated towel rail.



SECOND FLOOR ACCOMMODATION

LANDING

Coving to plastered ceiling. Recess LED lighting. Radiator.

BEDROOM ONE 18' 7" x 15' 9" (5.66m x 4.8m)

Double glazed sky light windows. Storage cupboards. Coving to plastered ceiling. Recess LED lighting. Fully wired for satellite, Sky and Dataline. Radiator. Open through to



WALK-IN DRESSING AREA 8' 4" x 6' (2.54m x 1.83m)
(currently being used as Music Studio)
Feature double glazed circular window to the rear aspect.



EN SUITE 8' 10" x 6' 8" (2.69m x 2.03m)
Wall hung WC with concealed cistern. Wall hung vanity unit with inset wash hand basin with mixer tap and wall mounted LED mirror over. Shaver point. Double walk-in shower enclosure with glass shower screen, overhead Rainfall shower head and hand held shower. Tiled floor. Tiled walls. Plastered ceiling. Recess LED lighting. Extractor fan. Electric under floor heating. Chrome heated towel rail.



BEDROOM TWO 20' 8" max x 13' 3" max (6.3m x 4.04m)
Double glazed window to the rear aspect. Large built-in storage cupboard. Coving to plastered ceiling. Recess LED lighting. Fully wired for satellite, Sky and Dataline. Radiator.



EN SUITE 8' 5" x 5' 4" (2.57m x 1.63m)
Wall hung WC with concealed cistern. Wall hung vanity unit with inset wash hand basin with mixer tap. Shower enclosure with glass shower screen, overhead Rainfall shower head and hand held shower. Tiled floor. Tiled walls. Plastered ceiling. Recess LED lighting. Extractor fan. Electric under floor heating. Chrome heated towel rail.



EXTERIOR

Occupying a substantial plot the **REAR GARDEN** measures approximately 60' x 50' (18.29m x 15.24m) and commences with large patio area with lighting leading to laid lawn.



CUSTOM BUILT GARDEN ROOM with double glazed window to the side aspect double glazed bi-fold doors, power and lighting, WIFI access point, wood effect flooring, plastered ceiling, LED spot lights, wall mounted electric radiator; door to Storage area.. Fencing to all boundaries. Gates to side providing access to the front.



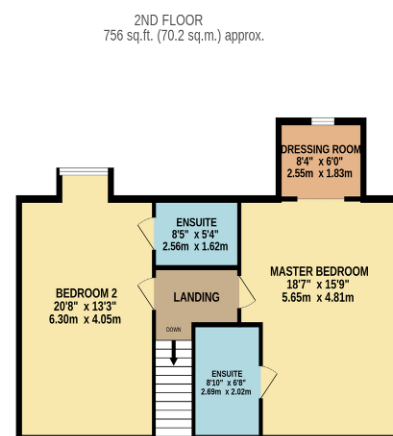
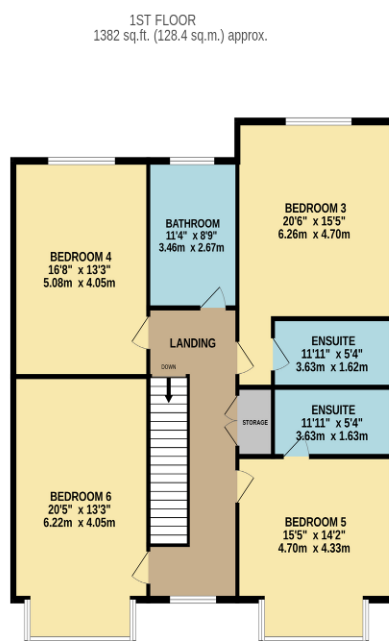
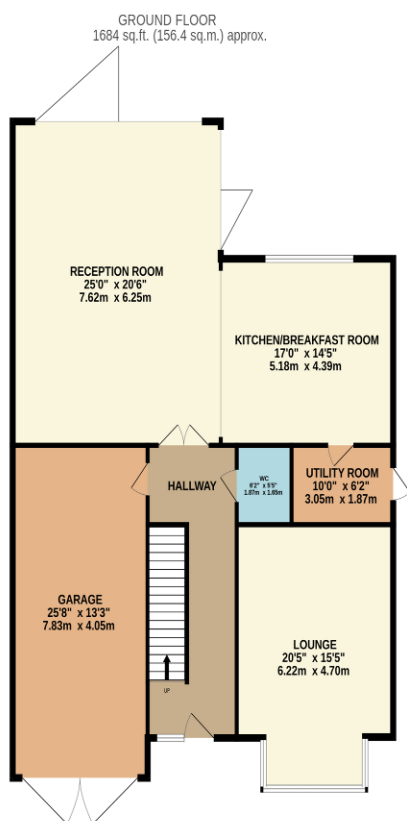
The **FRONT** has own large block paved driveway providing off-street parking for several vehicles which in turn leads to **INTEGRAL GARAGE 25' 8" x 13' 3"** (7.82m x 4.04m) with double opening Oak doors, power and lighting.



Specifications:

Church Mews has exclusive properties in one of Hockley's most sought after locations and all have been built to a very high specification.

- *Elegant skirting and architraves with white satin painted finish throughout;*
- *Chrome power points and light switches throughout;LED downlights to all rooms;*
- *Ceiling speakers fitted in Lounge, Kitchen/Breakfast room and Reception room;*
- *Smoke alarms fitted throughout;*
- *BT points in Entrance hall and Kitchen/Breakfast room area;*
- *All bedrooms, living areas are fully wired for satellite,*
- *Sky and Dataline, these are wired back to Entertainment hub situated in the Garage;*
- *Burglar alarm system installed;*
- *Rako lighting system, internal and external lighting controlled via App;*
- *CCTV fitted to the front and rear which is connected to all TV points, controlled via App.*



TOTAL FLOOR AREA : 3821 sq.ft. (355.0 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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