

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Old House, Ballards Gore, Stambridge, Rochford, SS4 2DA



£1,200,000

We are privileged to bring to market this stunning 15th Century Grade II listed period home in a semi rural location, having been restored to an extremely high specification by the current owners and tastefully maintaining the property's features, occupying a plot measuring approximately 0.8 acres and surrounded by open countryside.

The property has a stunning rear garden being flanked by open countryside to all aspects with a large sweeping driveway and large hardstanding area. Benefiting from rural countryside walks on your doorstep yet within a short drive to mainline railway stations with links to London, Liverpool Street as well as local schools and shops.

Properties of this calibre are rarely available within the area.

Viewing highly recommended. Council Tax Band: G. EPC Rating: TBC. Our Ref: 19725.

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

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



Entrance via hardwood entrance door to entrance porch.

ENTRANCE PORCH

Custom fitted glazed windows to front aspect. Lead light glazed door providing access to reception room.



LOUNGE 17' 4" x 10' 6" (5.28m x 3.2m)

Custom fitted glazed windows to front and side aspects. Original brick built fireplace with log burner. Feature panelled walls. Cast iron radiator. Continuation of solid Oak herringbone flooring. Plastered ceiling.



RECEPTION ROOM 22' 5" x 18' 3" (6.83m x 5.56m)

Custom fitted glazed window to front aspect. Custom fitted full height glazed windows to rear aspect. Feature staircase leading to first floor accommodation. Large open fireplace with log burner. Solid Oak herringbone flooring. Feature Oak beams to ceilings. Open plan through to lounge/dining room.



GROUND FLOOR WC

Obscure custom fitted glazed window to rear aspect. A two piece suite comprising inset wash hand basin with mixer tap and vanity storage below and back to wall wc. Cast iron radiator. Part panelled walls. Continuation of solid Oak herringbone flooring.



GROUND FLOOR RECEPTION ROOM/BEDROOM FOUR 16' 11" x 14' (5.16m x 4.27m)

Custom glazed windows to rear aspect. Feature bay window area with built in seating and storage. Custom fitted glazed French doors providing access to rear garden. Cast iron radiator. Feature Oak beams to ceiling. Open plan through to snug area.



SNUG AREA 11' 7" x 10' 4" (3.53m x 3.15m)

Custom fitted glazed window to front aspect. Feature brick built fireplace. Door to shower room.



GROUND SHOWER ROOM

Obscure custom fitted glazed window to front aspect. A three piece suite comprising double walk in shower cubicle with thermostatic shower and waterfall shower head, wall hung wash hand basin with mixer tap and storage vanity storage below and back to wall wc. Cast iron radiator. Herringbone styled tiling to walls. Herringbone wood effect flooring.



LUXURY FITTED KITCHEN/BREAKFAST ROOM 25' 8" x 17' 4" (7.82m x 5.28m)

A stunning feature plastered vaulted ceiling with inset spotlighting and feature oak truss and beams. Stunning custom full height glazed window to rear aspect. Bi-folding glazed doors providing access to rear garden. A luxury custom fitted kitchen by KDB Kitchen Designs incorporating solid wood Shaker style base and eye level units incorporating marble effect quartz worksurface with inset sink drainer and hot tap. Integrated appliances. Freestanding Range cooker with built in extractor. Integrated fridge freezer. Pull out larder cupboard. Full height under stairs storage cupboard. Continuation of solid Oak herringbone flooring. Stairs providing access to first floor.



FIRST FLOOR LANDING

SEPARATE WC

Obscure glazed window to rear aspect. A two piece suite comprising circular table top wash hand basin with copper mixer tap and vanity drawer storage below and back to wall wc. Cast iron radiator. Part panelled walls. Wood effect herringbone flooring. Plastered ceiling.



BEDROOM ONE 17' x 16' 8" (5.18m x 5.08m)

Full height glazed windows to rear aspect. Feature brick built fireplace with log burner. Door to en suite.



STUNNING EN SUITE BATHROOM 16' 7" x 6' (5.05m x 1.83m)

Obscure custom fitted glazed window to rear aspect. A four piece suite comprising freestanding roll top bath with wall mounted taps, herringbone tiled double walk in shower cubicle with full height glass screen and thermostatic shower, wall hung circular table top wash hand basin with vanity drawer storage and close coupled wc. Herringbone wood effect flooring. Plastered ceiling with inset spotlighting. Heated towel radiator. Door providing direct access to stairs returning to kitchen. Hidden feature mirrored door providing access to laundry room.



LAUNDRY ROOM 7' 10" x 5' 9" (2.39m x 1.75m)

Base level units with space and plumbing for appliances. Custom fitted shelving. Wood effect herringbone flooring.



BEDROOM TWO 16' 11" x 11' 9" (5.16m x 3.58m)

Custom fitted glazed windows to side and rear aspect. Cast iron radiator. Plastered ceiling with feature Oak beams.



BEDROOM THREE 16' 11" x 10' 4" (5.16m x 3.15m)

Custom fitted glazed windows to side and front aspect. Large, elevated ceiling space with plastered ceiling. Cast iron radiator.



EXTERIOR.

The property sits on a plot measuring approximately 0.8 acres in a stunning semi rural position accessed via a large sweeping driveway to the front providing off street parking for numerous vehicles. To the right hand side there is a beautiful, picturesque pond and outdoor decked seating area.

The **REAR GARDEN** is laid to lawn of a selection of beautiful flowers, shrubs and trees with stunning open views to countryside to all aspects. There is a patio to the rear of the property featuring a brick built outdoor barbeque area with cobbled paved patio in keeping with the age and design of the property.



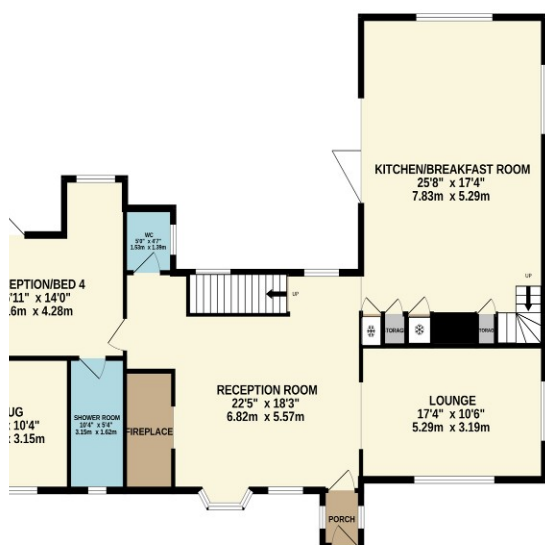
Large hardstanding area to the side of the property which could be used to create further parking or outbuildings, should they be required.

Agents Note:

In accordance with the Estate Agency Act 1979, Section 21, we confirm that the owners of this property are related to one of the Directors of Williams & Donovan Ltd.



GROUND FLOOR
1406 sq.ft. (130.6 sq.m.) approx.



1ST FLOOR
916 sq.ft. (85.1 sq.m.) approx.



TOTAL FLOOR AREA : 2322 sq.ft. (215.7 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