



Blountswood Road | | Hockley | SS5 6AD

Guide Price £2,000,000

**bear**  
*Estate Agents*

\* Guide Price £2,000,000 to £2,250,000 \* TENNIS COURT \* SWIMMING POOL \* HUGE PLOT \*

Bear Estate Agents are delighted to present this exceptional detached five-bedroom residence, occupying a quiet and highly desirable road within the heart of Hockley. Set on an impressive plot of over two acres, this substantial family home offers grand proportions throughout and an outstanding mix of luxury, space, and modern living. Beautifully presented and thoughtfully modernised, the property centres around a stunning open-plan kitchen diner, further complemented by a separate utility room.

The generous accommodation continues with six versatile reception rooms, including an elegant separate lounge, offering an abundance of space for relaxing, working, and hosting guests. Leisure and practicality are equally well catered for, with the addition of a private gym, garage, and extensive parking facilities. Five spacious double bedrooms provide superb family accommodation, with three benefitting from stylish ensuite bathrooms, including a magnificent principal suite.

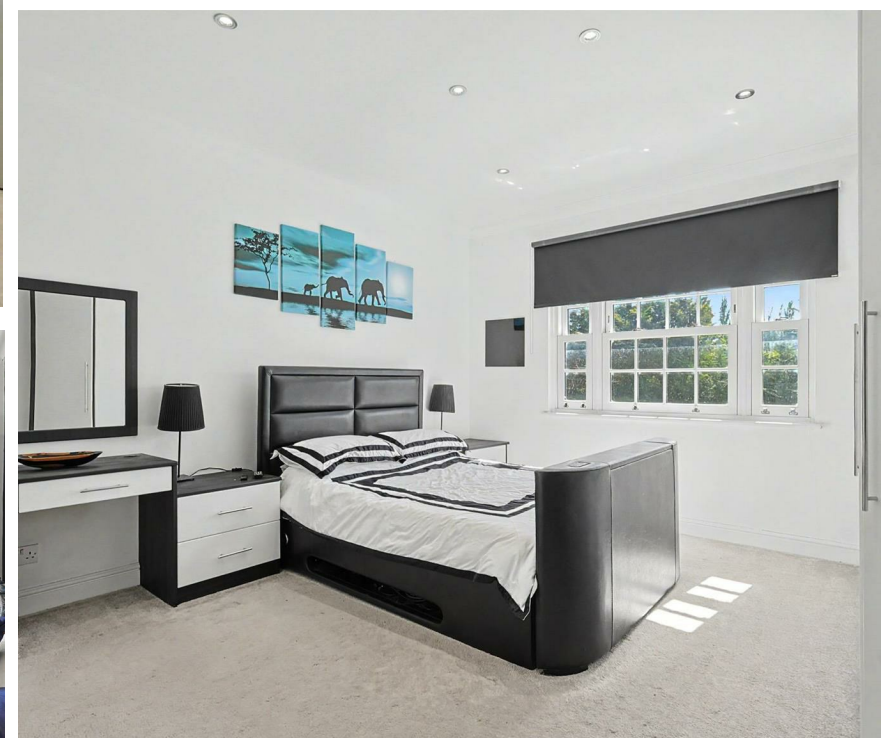
Externally, the grounds are truly exceptional, featuring expansive gardens, a superb swimming pool, and vast outdoor space rarely found. The property further benefits from four substantial outbuildings, all supplied with power and lighting, offering excellent versatility for storage, workshops, home offices, or leisure use, together creating a private and prestigious setting for this remarkable home.

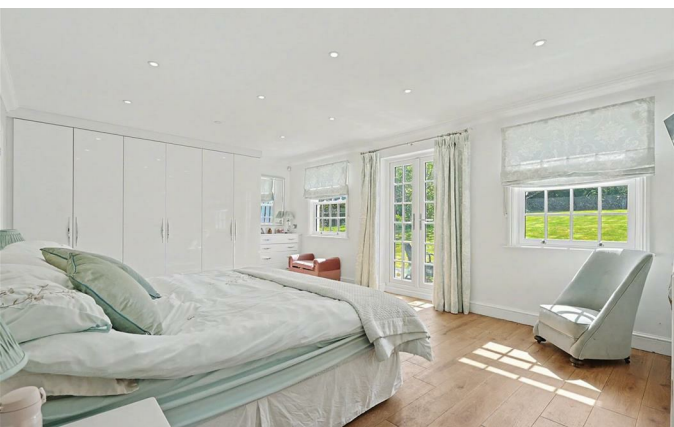
- Beautiful Detached House
- Gym Room
- On A Plot Of Over Two Acres
- Garage
- Large Gated Driveway
- Three Outbuildings
- Modernised Open Plan Kitchen Diner
- Swimming Pool
- Five Double Bedrooms Three With Ensuite Bathrooms
- Private Grass Tennis Court



## Hallway

Composite door to front with obscured windows either side. Spotlights, under stair storage covered and wooden flooring throughout. Access to lounge, kitchen/diner, downstairs WC and utility/boot room.







## Lounge

16'10 x 12'7 (5.13m x 3.84m)

Two ceiling mounted light fittings, sash window to front and side with French doors leading to patio area. Feature fireplace with log burner to Centre and wooden flooring throughout.

## Kitchen Area

20'3 x 16'10 (6.17m x 5.13m)

Four ceiling mounted light fittings with spotlights, two sash windows to front, two sash windows to rear, window to side and French doors leading to rear garden. Range of floor and wall mounted units including, recessed sink and dryer, double integrated oven with additional integrated oven, integrated dishwasher with kitchen island with breakfast bar to centre. Tiled flooring throughout.

## Dinning Area

14'0 x 12'4 (4.27m x 3.76m )

Spotlights, sash window to the front aspect and tiled flooring. Wall and floor mounted units, including integrated wine fridge.

## Utility/Boot room

15'7 x 11'1 (4.75m x 3.38m)

Two ceiling mounted light fittings, sash window and composite door to rear. Wall and floor mounted units, including stainless steel sink and dryer. Wooden flooring throughout.

## Downstairs WC

7'5 x 2'7 (2.26m x 0.79m)

Ceiling mounted light fitting, sash window to rear, part tiled walls, wash and basin, low-level WC and wooden flooring.

## Downstairs Bedroom

20'10 x 13'11 (6.35m x 4.24m)

Spotlights, two sash windows to rear with French doors leading to patio area, fitted wardrobes, fitted storage and wooden flooring throughout.

## Laundry Room

Ceiling mounted light fitting, sash window to front, fitted storage cupboard, wall and floor mounted units and wooden flooring throughout.

## Ensuite

11'5 x 5'9 (3.48m x 1.75m)

Spotlights, obscured sash window to front, part tiled walls, bath unit, separate shower unit, wash hand basin, low-level WC and wooden flooring throughout.

## Landing

Spotlights, large arched window to front and carpeted throughout. Access to all upstairs bedrooms and bathroom.

## Bathroom

6'9 x 5'5 (2.06m x 1.65m)

Spotlights, obscured sash window to rear, walk-in shower unit, heated towel rail, wash hand basin, low-level WC, tiled walls and flooring throughout.

## Bedroom

14'0 x 12'6 (4.27m x 3.81m)

Ceiling mounted light fitting, sash window to front, feature decorative fireplace and carpeted throughout. Leads onto ensuite/Dressing room.

## Ensuite/Dressing Room

10'2 x 10'0 (3.10m x 3.05m)

Spotlights, Velux window to rear, storage cupboard, eave storage, heated towel rail, shower unit, separate bath unit, wash hand basin, low-level WC, hanging rail area to rear and wooden flooring throughout.

## Bedroom

14'0 x 12'6 (4.27m x 3.81m)

Spotlights, sash window to front and side, fitted wardrobes and dressing table, electric fireplace with decorative surround and carpeted throughout.

## Bedroom

16'6 x 12'2 (5.03m x 3.71m)

Spotlights, double sash window to rear, fitted wardrobes & storage and carpeted throughout. Leads to ensuite.

## Ensuite

8'4 x 2'9 (2.54m x 0.84m)

Spotlights, obscured window to side, tiled walls, walk-in shower unit, heated towel rail, wash hand basin, low-level WC and tiled flooring.

## Bedroom

11'3 x 10'1 (3.43m x 3.07m)

Spotlights, sash window to rear and side and carpeted throughout.

## Rear Garden

Accessed via French doors in lounge, French doors in kitchen/diner and side passageway. Tiled patio area leads around rear of property, pathway with steps then leads to patio area with swimming pool. Patio area further leads to first outbuilding, with tucked away patio area to side. Following around steps then lead down to additional outbuilding with separate patio area and outdoor kitchen space. Rear garden circa (insert acreage). To side additional lawn area with mature tree boards all around.

## Outbuilding

### Entrance/ Bar Area

Bifold doors to front and rear. Spotlights, fitted bar area and fitted storage with tiled flooring throughout.

### Reception Room

Spotlights, triple window to rear and bifold doors to patio area. Fitted storage to one wall and wooden effect flooring.

### Reception room

10'6 x 9'6 (3.20m x 2.90m)

Spotlights, French doors to front patio area and wooden effect flooring throughout.

### Shower Room

10'11 x 7'7 (3.33m x 2.31m)

Spotlights, obscured window to rear, walk-in shower unit, wash hand basin, low-level WC, towel rail and tiled flooring.

### Plant Room

8'10 x 6'4 (2.69m x 1.93m)

Spotlights, obscured window to side and tiled flooring.

## Outbuilding

### **Storage Area**

7'7 x 7'4 (2.31m x 2.24m)

Spotlight, double window to rear, wall mounted radiator and tiled flooring throughout. Access to bathroom and office area.

### **Entertainment Space**

29'0 x 23'0 (8.84m x 7.01m)

Wooden door with clear glass to front, two double windows to front aspects, spotlights, three windows and wooden door with clear glass to rear aspect. Two wall mounted radiators, LVT flooring to part with remainder tiled flooring. Lighting and power fitted throughout.

### **Office Area**

13'3 x 13'1 (4.04m x 3.99m)

Spotlight, two window windows to rear and wooden door with clear glass to side. Wall mounted radiator and tiled flooring throughout.

### **Bathroom**

7'7 x 5'8 (2.31m x 1.73m )

Ceiling mounted light fitting, double window to front, wash hand basin with integrated storage, heated towel rail and low-level WC.

### **Outbuilding**

#### **Gym Room**

19'11 x 15'2 (6.07m x 4.62m)

French doors and two sash windows to the front. Spotlights, wall mounted radiator and wooden effect flooring throughout.

#### **Bathroom**

Double glazed window to the rear, tiled flooring throughout, walk in shower unit, WC and vanity sink unit.

#### **Studio**

15'0 x 10'11 (4.57m x 3.33m)

Spotlights, sash window to front, French doors to side, wall mounted radiator, wall mounted unit with wash hand basin and storage beneath.

#### **Frontage**

Block paved & shingled driveway with electric gates to front. Driveway then leads onto shingler area, with access for detached garage and additional outbuilding. Wooded gate leads onto lawn area to rear of plot with additional access to rear garden through side passageway.

