

Williams & Donovan

Sales · Lettings · New Homes

Long Ridings, Greensward Lane, Hockley, SS5 5JN



Guide Price: £2,250,000 - £2,500,000

We are excited to offer for sale this stunning detached property set on an 8.5 acre plot within the heart of Hockley with a 1.25 acre fishing lake, tennis courts, floodlit football pitch, swimming pool and gymnasium are some of the superb features to complement this executive property. In our 21 years of being in business and valuing properties in the area, this is the most exclusive residence we have had the opportunity to market. Please call us to arrange your appointment to view. EPC Rating: D. Our Ref: 17530.

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Company No. 4510230 VAT Registration No. 725 9879 75



Entrance via composite glazed entrance door to entrance hall.

SPACIOUS ENTRANCE HALL

Double glazed windows to front aspect. Coved cornice to plastered ceiling with inset spotlighting. Two contemporary vertical radiators. Oak staircase to first floor accommodation with under stairs storage cupboard. Media cupboard. Walk in storage cupboard. French doors providing access to lounge and kitchen/breakfast.



GROUND FLOOR CLOAKROOM

A two piece suite comprising wall mounted wash hand basin with vanity storage below and low level wc with concealed cistern. Coved cornice to plastered ceiling with inset spotlighting. Chrome heated towel radiator. Tiled walls. Tiled flooring.



LOUNGE 28' 3" x 18' 3" (8.61m x 5.56m)

Double glazed windows to front and rear aspects. Bi fold doors providing access to rear garden. Coved cornice to plastered ceiling with inset spotlighting. Three contemporary vertical radiators. Feature TV wall with inset Gasco electric fire. Open plan to kitchen/breakfast room.



KITCHEN/BREAKFAST ROOM 26' 8" max x 26' 1" max (8.13m x 7.95m)

Bi fold doors providing access to rear garden. Large feature roof lantern. A stunning kitchen comprising a comprehensive range of modern base and eye level units with copious amounts of custom storage incorporating 80mm Quartz work surface with one and a half inset sink drainer unit. Two integrated eye level Bosch Electric Ovens. Bosch Warming Drawer. Integrated centralised Bosch Grill/Microwave oven. Inset hob. Integrated Bosch coffee machine. Integrated double wine cooler. Breakfast bar with 80mm Quartz work surface. Air conditioning unit. Porcelain tiled flooring. Under floor heating. Coved cornice to plastered ceiling with inset spotlighting.



UTILITY ROOM 10' 2" x 9' (3.1m x 2.74m)

Double glazed window to rear aspect. Double glazed stable door providing access to rear garden. Inset sink unit with space and plumbing for appliances. Double opening cupboard housing boiler. Radiator. Plastered ceiling with inset spotlighting. Tiled flooring. Part tiled walls.



STUDY 12' x 6' 11" (3.66m x 2.11m)

Double glazed window to front aspect. Engineered wood flooring. Coved cornice to plastered ceiling with inset spotlighting. Contemporary vertical radiator.



SITTING ROOM 19' 3" x 17' 3" (5.87m x 5.26m)

Two double glazed windows to front aspect. Bi fold doors providing access to rear garden. Coved cornice to plastered ceiling with inset spotlighting.



PUMP HOUSE

Accessed via rear door. Housing the pump and mechanics for the swimming pool.

GYMNASIUM 23' 6" x 20' 8" (7.16m x 6.3m)

Access via bi fold door from rear garden. Two double glazed windows to front aspect. Plastered ceiling with inset spotlighting. Engineered wood flooring. (**Agents Note:** The vendor has advised that all gym equipment is available, subject to separate negotiation). Door to shower room.



POOL SHOWER ROOM

Obscure double glazed window to side aspect. A three piece suite comprising large walk in shower area with glass screen, two vanity units with inset wash hand basins and low level wc. Tiled flooring. Part tiled walls.



SPACIOUS GALLERIED FIRST FLOOR LANDING

Large double glazed window over looking the sweeping driveway to front. Coved cornice to plastered ceiling with inset spotlighting. Access to loft.



MASTER BEDROOM 19' 2" max x 17' 1" max (5.84m x 5.21m)

Double glazed window to front aspect. Fitted wardrobes with sliding doors to one wall. Two contemporary vertical radiators. Engineered wood flooring. Coved cornice to plastered ceiling with inset spotlighting. Open plan to en suite. Double glazed French doors providing access to balcony.



BALCONY 11' 11" x 8' 11" (3.63m x 2.72m)

With glass balustrade. Far reaching views across the eight acres of land, fishing lake and views beyond.



EN SUITE SHOWER ROOM

Double glazed window to rear aspect. A three piece suite comprising the full length of one wall walk in shower with thermostatic shower over, feature tiled storage and glass screen, twin wall mounted vanity unit with inset wash hand basin with chrome mixer taps and drawer storage below and low level wc. Chrome radiator. Plastered ceiling with inset spotlighting. Tiled flooring. Tiled walls.



BEDROOM TWO 18' 4" x 10' 9" (5.59m x 3.28m)

Double glazed window to front aspect. Fitted walk in wardrobe. Eaves storage. Radiator. Engineered wood flooring. Coved cornice to plastered ceiling with inset spotlighting. Door to en suite.



BEDROOM THREE 19' 2" x 8' 11" (5.84m x 2.72m)

Double glazed window to front aspect. Engineered wood flooring. Coved cornice to plastered ceiling with inset spotlighting. Radiator.



EN SUITE SHOWER ROOM

Double glazed window to rear aspect. A three piece suite comprising walk in shower cubicle with glass screen, inset wash hand basin with chrome mixer taps set into vanity unit with drawer storage below and low level wc. Chrome radiator. Plastered ceiling with inset spotlighting. Tiled flooring. Tiled walls.



BEDROOM FOUR 11' 2" x 9' 3" (3.4m x 2.82m)

Double glazed window to rear aspect. Coved cornice to plastered ceiling with inset spotlighting. Radiator.



FAMILY BATHROOM

Double glazed window to rear aspect. A three piece suite comprising contemporary freestanding bath with floor mounted chrome mixer taps, wash hand basin inset to large wall mounted vanity unit with twin drawer storage and low level wc. Separate wall mounted high gloss vanity unit. Contemporary chrome radiator. Coved cornice to plastered ceiling. Tiled flooring. Part tiled walls.



There is a **Sonus speaker system** thought out the ground floor of the main property as well as the exterior, with Bluetooth connection.

EXTERIOR

As previously mentioned, the property sits on an **8.5 acre plot** with many stunning features and which can be accessed at the rear, from Lower Road, via double opening gate with driveway leading to the Detached Cabin, Tennis Cabin and Tennis Court.



To the immediate rear of the main property is a stunning patio incorporating **HEATED SWIMMING POOL** accessed via patio doors from the gymnasium. Steps down to garden area. Laid to lawn.





Continue walking around the grounds beyond the tennis court and football pitch the grounds sweep round the **1.25 ACRE FISHING LAKE** with added benefit of a rowing boat. Leading back around where the stunning residence can be seen in the distance as you approach from afar.





FLOODLIT FOOTBALL PITCH This can be approach directly via rear access off Lower Road, therefore, creating potential for business use.



TENNIS COURT
With fencing to surround.



TENNIS CABIN 12' x 10' (3.66m x 3.05m)
Perfect for storage. Sitting alongside tennis court.



GAMES CABIN 21' x 19' 6" (6.4m x 5.94m)
Door providing access to

GAMES ROOM 16' 1" x 12' 10" (4.9m x 3.91m)





DETACHED CABIN Providing fantastic further accommodation measuring approximately 1,900 square feet, with air conditioning unit.



Entrance via double opening doors to

ENTRANCE HALL

Storage cupboards.

LOUNGE 18' 10" x 15' 8" (5.74m x 4.78m)

Double glazed windows to side and front aspects. Electric heater.



KITCHEN AREA 10' x 7' 8" (3.05m x 2.34m)

A range of base and eye level units. Integrated appliances.



BEDROOM TWO 22' 2" x 12' 2" (6.76m x 3.71m)

Double glazed window to front aspect. Electric heater.



BEDROOM ONE 15' 8" x 12' 5" (4.78m x 3.78m)

Double glazed window to front aspect. Electric heater. Door to en suite.



ADJOINING GARAGE/CARPORT 22' 2" x 12' 4" (6.76m x 3.76m)

Perfect for storage.

EN SUITE SHOWER ROOM

Double glazed window to rear aspect. A three piece suite comprising shower cubicle, wash hand basin and low level wc.



ANNEXE ACCOMMODATION

(Built behind and above the double detached garage of the main property).

Access via double glazed entrance door to entrance hall.

ENTRANCE HALL

Storage cupboard. Stairs to first floor accommodation.

GROUND FLOOR SHOWER ROOM

Obscure double glazed window to side aspect. A three piece suite comprising corner shower cubicle with electric shower, pedestal wash hand basin and low level wc. Tiled walls. Tiled flooring. Plastered ceiling with inset spotlighting.



OPEN PLAN LOUNGE/KITCHEN/DINER 24' 10" x 17' 8" (7.57m x 5.38m)

Double glazed window to side aspect. Double glazed French doors providing access patio area. Wood effect flooring. Plastered ceiling with inset spotlighting.



KITCHEN AREA

Double glazed window to side aspect. A range of base and eye level units incorporating Granite work surface with inset sink drainer unit. Integrated electric oven with warming drawer. Integrated microwave. Separate electric hob. Space and plumbing for appliances.



FIRST FLOOR LANDING

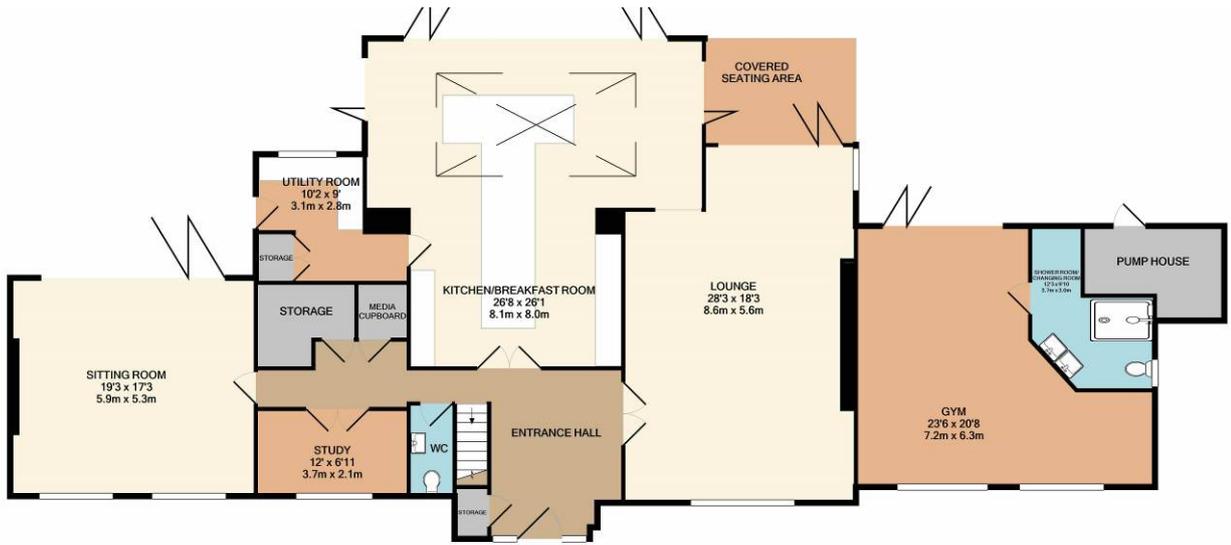
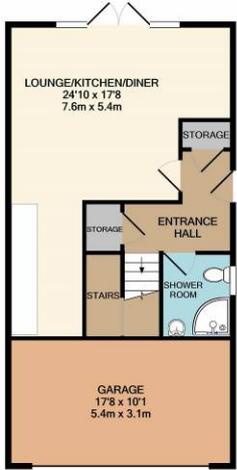
BEDROOM (ABOVE GARAGE) 25' 7" x 9' 11" (7.8m x 3.02m)

Two Velux windows to side aspect. Built-in double cupboard. Plastered ceiling with inset spotlighting.

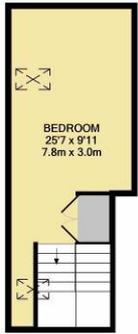


The property is accessed via two sets of electric double opening security gates to stunning sweeping driveway, with centralised island with water feature and lighting, leading to **DOUBLE GARAGE 17' 8" x 10' 1" (5.38m x 3.07m)**.





GROUND FLOOR
APPROX. FLOOR
AREA 3124 SQ.FT.
(290.2 SQ.M.)

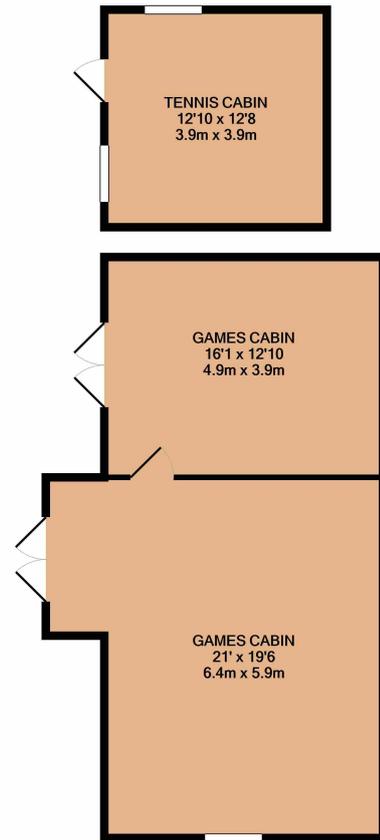


1ST FLOOR
APPROX. FLOOR
AREA 1377 SQ.FT.
(128.0 SQ.M.)

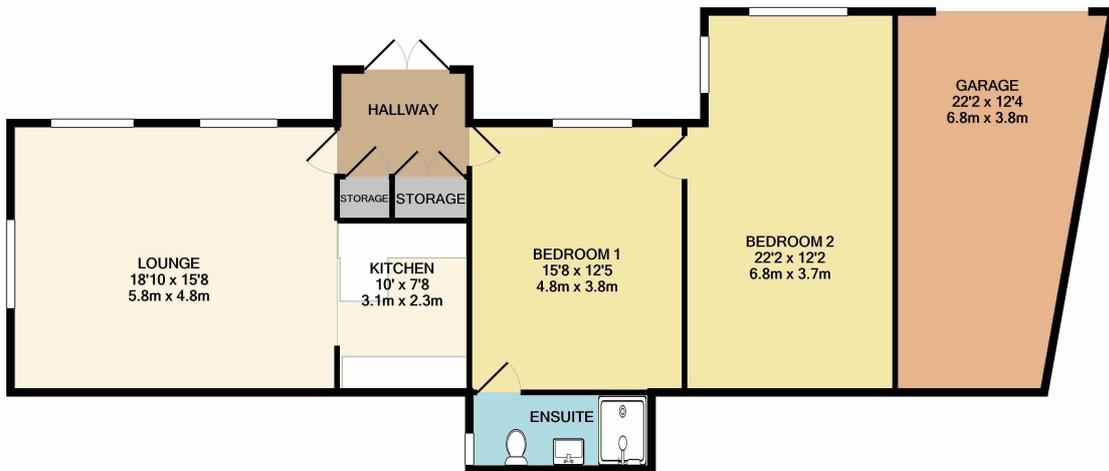
TOTAL APPROX. FLOOR AREA 4502 SQ.FT. (418.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Detached Cabin Overlooking Fishing Lake



TOTAL APPROX. FLOOR AREA 1918 SQ.FT. (178.2 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan 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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