

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Aldermans Hill, Hockley, SS5 4RW



Guide Price:  
£950,000 - £1,000,000

Occupying a stunning plot measuring approximately one quarter of an acre, is this substantial four double bedroom executive family home having been vastly improved by the current owners to a high specification throughout and offering modern versatile living accommodation and a stunning landscaped rear garden with heated swimming pool and log cabin. Approached via private electric gates with a road frontage of 85ft providing off street parking for numerous vehicles and large detached pitched roof double garage. Within only a short walk to all local amenities including railway station and Hockley Woods.

EPC Rating:D. Council Tax Band: F.

Viewing highly recommended. Our Ref: 19357.

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Entrance via uPVC glazed entrance door to entrance porch.

#### **ENTRANCE PORCH**

Lead light windows to front aspect. Tiled flooring. Glazed door to entrance hall.

#### **SPACIOUS ENTRANCE HALL**

Stairs to first floor accommodation with recently fitted oak and glass balustrade and full height under stairs storage cupboard. Radiator. Solid block Oak parquet flooring. Plastered ceiling with inset spotlighting.



#### **LOUNGE 22' 10" x 18' 4" (6.96m x 5.59m)**

Double glazed bay window to front aspect. Lead light window to rear aspect. Lead light glazed door providing access to conservatory. Feature stone fireplace with inset log burner. Radiators. Solid Oak flooring. Coving to plastered ceiling with inset LED spotlighting. CAT5 network points.



#### **CONSERVATORY 11' x 9' 8" (3.35m x 2.95m)**

Vaulted ceiling. Double glazed windows to all aspects. uPVC double glazed door to rear aspect. Double glazed French doors providing access to rear garden. Fitted Smart air-conditioning unit and heating function. Radiator. Tiled flooring.

#### **DINING ROOM 14' 9" x 13' 11" (4.5m x 4.24m)**

Double glazed bay window to front aspect. Radiator. Coving to plastered ceiling with inset spotlighting. Parquet wood flooring. Open plan through to family room.



#### **FAMILY ROOM 15' 9" x 10' 2" (4.8m x 3.1m)**

Double glazed window to front aspect. Radiator. Coving to plastered ceiling. Wood flooring. Door through to study.





### STUDY 12' 8" x 10' 2" (3.86m x 3.1m)

Plastered ceiling with inset spotlighting. Radiator. Wood effect flooring. CAT5 network points. Door to kitchen/breakfast room. Obscure glazed door to ground floor shower room.



### SHOWER ROOM

Obscure double glazed window to rear aspect. A three piece suite comprising walk in shower enclosure with full height glass screen and thermostatic shower above, wall mounted wash hand basin and close coupled wc. Radiator. Tiled walls. Complimentary tiled flooring with under floor heating. Plastered ceiling with inset spotlighting.



### KITCHEN/BREAKFAST ROOM 25' 3" max x 19' 2" max (7.7m x 5.84m)

Double glazed lead light window to rear aspect overlooking rear garden and patio. A comprehensive range of Shaker style base and eye level units incorporating Granite work surface with complimentary Granite upstand with inset sink drainer unit. Space for freestanding Range cooker with custom built extractor above. Integrated Smart dishwasher. Inset plinth LED lighting. Plastered ceiling with inset LED spotlighting. Wood effect flooring with under floor heating. Eye level unit housing wall mounted boiler. Open through to utility area.



### UTILITY AREA

uPVC double glazed lead light window to rear aspect. uPVC double glazed lead light French doors providing access to rear patio. Large sky lantern. Continuation of base and eye level units incorporating Granite work surface with complimentary Granite upstand. Butler sink. Space and plumbing for washing machine and tumble drier. Space for large American style fridge freezer. Inset plinth LED lighting. Large, centralised Island unit with custom fitted storage below. Breakfast bar to one side. Seating area. Wood effect flooring with under floor heating.



### FIRST FLOOR ACCOMMODATION

Coving to plastered ceiling with inset LED spotlighting. Access to loft which is insulated and has a pull down loft ladder.

### BEDROOM ONE 12' 9" x 11' 10" (3.89m x 3.61m)

Double glazed window to front and rear aspects. Radiator. Coving to plastered ceiling with inset LED spotlighting. TV point. CAT5 network points. Open plan to dressing area.



### DRESSING AREA 8' 10" x 8' 2" (2.69m x 2.49m)

Double glazed window to rear aspect. Custom fitted wardrobes. Door to en suite.





### EN SUITE

Obscure uPVC double glazed window to rear aspect. A modern fitted white three piece suite comprising corner shower cubicle with curved glass screen and sliding doors, wash hand basin set into vanity unit with storage below and close coupled wc. Feature wall mounted mirror with lighting. Powered shaving socket. Wall mounted heated chrome towel radiator. Extractor fan. Feature tiled walls. Tiled flooring. Plastered ceiling with inset LED spotlighting.



### BEDROOM TWO 11' 5" x 9' 10" (3.48m x 3m)

Double glazed window to front aspect. Large built in over stairs storage cupboard. Radiator. Plastered ceiling with inset LED spotlighting. TV point. CAT5 network points.



### BEDROOM THREE 10' 2" x 9' 10" (3.1m x 3m)

Double glazed window to front aspect. Custom fitted floor to ceiling wardrobes. Radiator. Plastered ceiling with inset LED spotlighting. TV point. CAT5 network points.



### BEDROOM FOUR 10' 2" x 8' 10" (3.1m x 2.69m)

Double glazed window to rear aspect. Custom fitted floor to ceiling wardrobes. Radiator. Plastered ceiling with inset LED spotlighting. TV point. CAT5 network points.



### FAMILY BATHROOM

Obscure double glazed lead light window to rear aspect. A white four piece suite comprising walk in shower enclosure with large rainfall shower head and additional hand held shower attachment, double ended bath with central mixer tap, wall mounted sink with mixer tap and close coupled wc. Wall mounted mirror fronted storage unit. Storage alcove with sensor controlled LED lighting. Large storage cupboard housing the hot water tank. Contemporary radiator and towel drying bar. Tiled walls. Tiled flooring with under floor heating.



### EXTERIOR.

The recently landscaped REAR GARDEN measures approximately 75ft (22.86m) deep commencing with raised patio area with wrought iron fencing and railings with steps down to garden. Laid to lawn. A selection of mature flower, hedges and trees to borders. **INSET HEATED SWIMMING POOL** with tiled borders and roll out cover. Further decked veranda to front and side with inbuilt ambient lighting providing additional seating. **POOL/PUMP HOUSE** housing boiler and filtration system for swimming pool. Lawn irrigation system. Two external taps. External lighting. External power points. Fencing to all boundaries.







**LARGE LOG CABIN 15' 4" x 11' 11" (4.67m x 3.63m)**  
Fully insulated. Power and lighting. CAT5 network points.  
Which could be utilised as a office/gym/games room.



Secluded lawn area to the front currently being used as a play area.

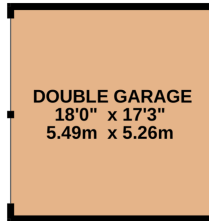
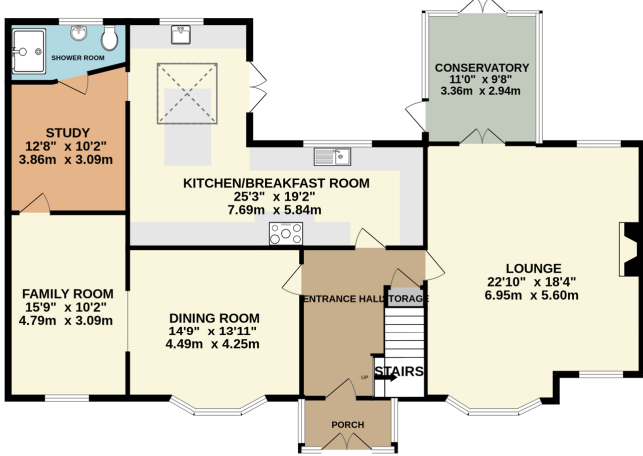
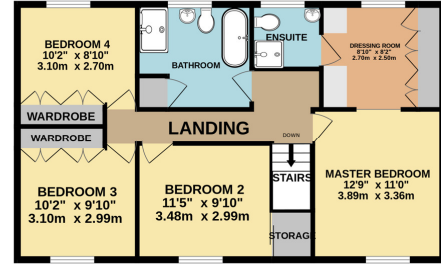
Gates on both sides leading to the front.

The **FRONT** has private electric gates with an **85ft (25.91m)** road frontage providing a large sweeping driveway providing off street parking for numerous vehicles leading to garage. Lawn area. **DETACHED DOUBLE GARAGE 18' x 17' 2" (5.49m x 5.23m)** with twin up and over doors. Power and lighting.



GROUND FLOOR  
2000 sq.ft. (185.8 sq.m.) approx.

1ST FLOOR  
780 sq.ft. (72.5 sq.m.) approx.



TOTAL FLOOR AREA : 2780 sq.ft. (258.3 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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