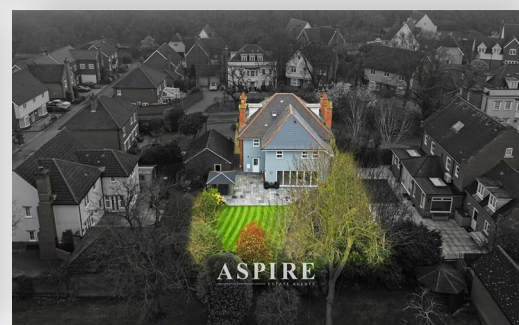
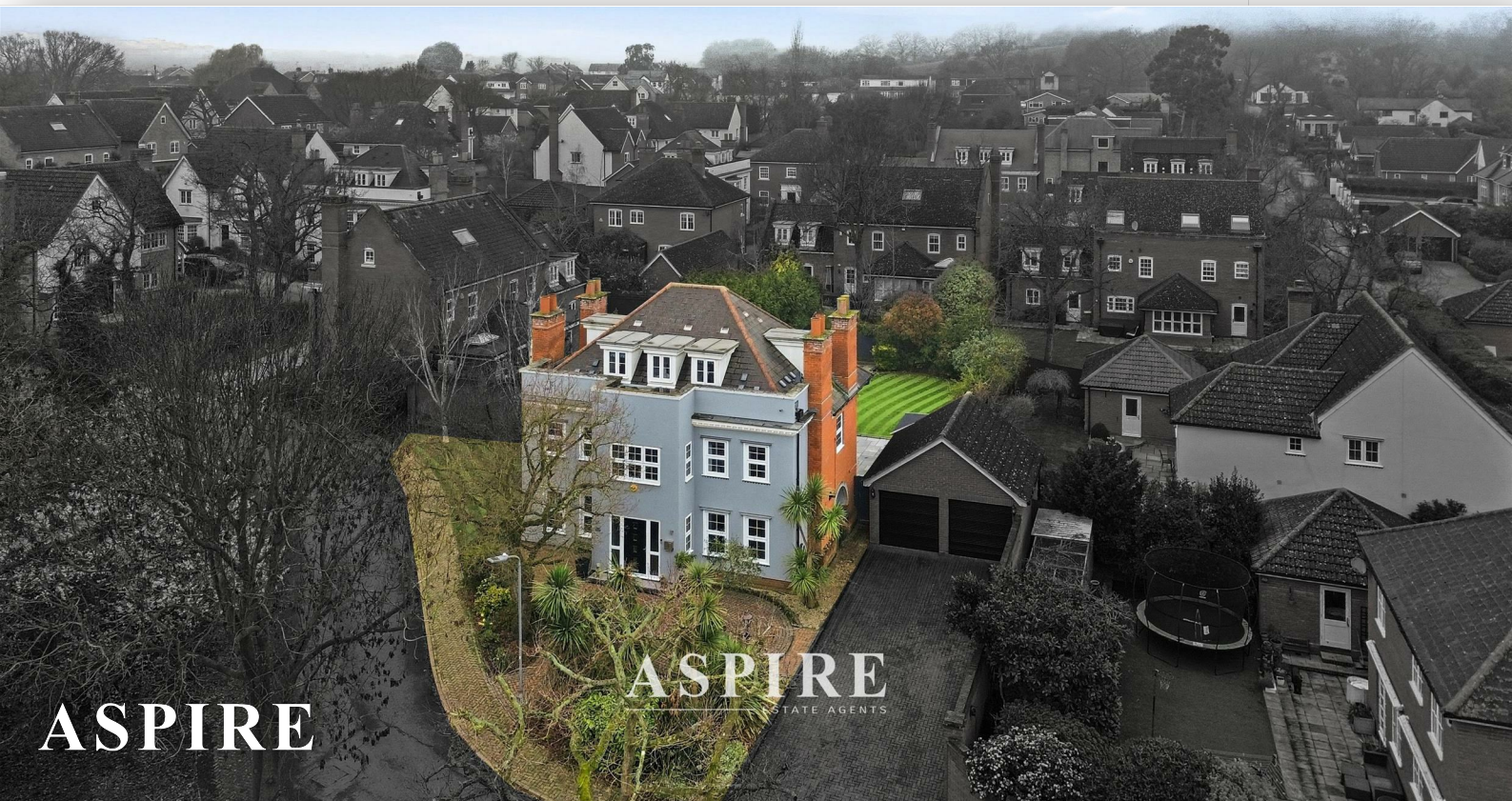


To arrange a viewing contact us
today on 01268 777400



Wood Lane, Hockley Guide price £1,200,000

Nestled along a quiet and highly sought-after road in the heart of Hockley, this impressive five-bedroom detached residence occupies a generous west-facing plot and offers an exceptional blend of space, elegance, and contemporary family living. Beautifully extended to both the front and rear by the current owners, this striking double-fronted home now delivers over three floors of thoughtfully designed and impeccably presented accommodation.

The ground floor welcomes you with a spacious front lounge, centred around a charming fireplace that creates the perfect setting for cosy evenings. A generous separate dining room sits alongside, ideal for both formal entertaining and family gatherings. To the rear, the true heart of the home unfolds into a stunning open-plan kitchen, dining and family space. Designed with both style and practicality in mind, this impressive area features a central island with breakfast bar seating, a well-appointed separate utility room, and elegant bi-folding doors that open seamlessly onto the beautifully maintained west-facing garden—flooding the space with natural light.

The first floor hosts an expansive principal suite spanning the full depth of the house, complete with a luxurious four-piece en-suite bathroom and an impressive walk-in wardrobe. A further extended double bedroom enjoys views over the rear garden, while another generous double bedroom to the front benefits from its own stylish en-suite.

Occupying the top floor are two further spacious double bedrooms, each enhanced by walk-in wardrobes, along with a beautifully finished four-piece family bathroom—perfectly suited to growing families or those seeking versatile living space.

Externally, the rear garden is a standout feature, thoughtfully designed for both relaxation and entertaining. A stylish patio and raised seating areas sit beneath elegant gazebos, providing the perfect setting for summer dining and outdoor gatherings, while a striking sunken fire pit forms a wonder

Entrance Hall

Lounge – 5.21m x 4.01m (17'1" x 13'2")

Dining Room – 4.50m x 3.73m (14'9" x 12'3")

WC

Open Plan Kitchen / Dining / Family Room – 7.59m x 6.78m (24'11" x 22'3")

Utility Room – 2.64m x 2.11m (8'8" x 6'11")

Landing

Main Bedroom – 5.21m x 4.52m (17'1" x 14'10")

Walk-In Dressing Room

Ensuite Bathroom – 3.30m x 3.30m (10'10" x 10'10")

Bedroom Two – 5.94m x 4.45m (19'6" x 14'7")

Bedroom Three – 5.21m x 3.89m (17'1" x 12'9")

Bedroom Four – 5.08m x 2.95m (16'8" x 9'8")

Bedroom Five – 4.27m x 2.84m (14'0" x 9'4")

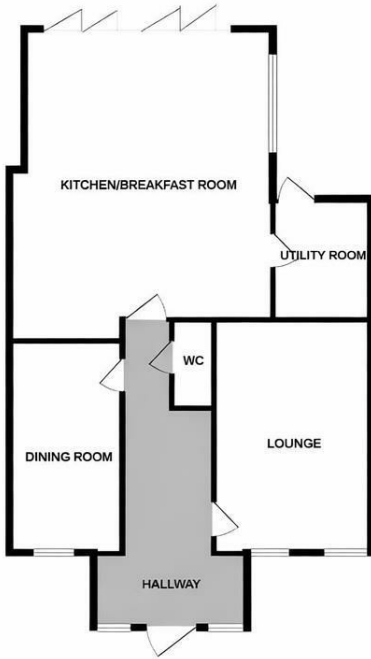
Ensuite

Top Floor Landing

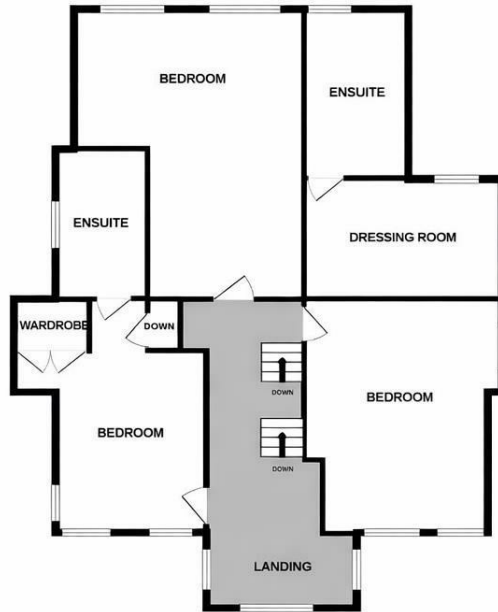
Bathroom

Double Garage

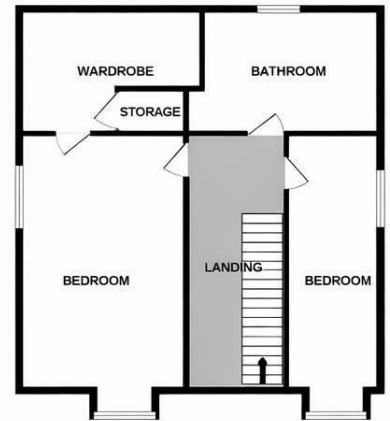
GROUND FLOOR
1172 sq.ft. (108.9 sq.m.) approx.



1ST FLOOR
1200 sq.ft. (11.5 sq.m.) approx.



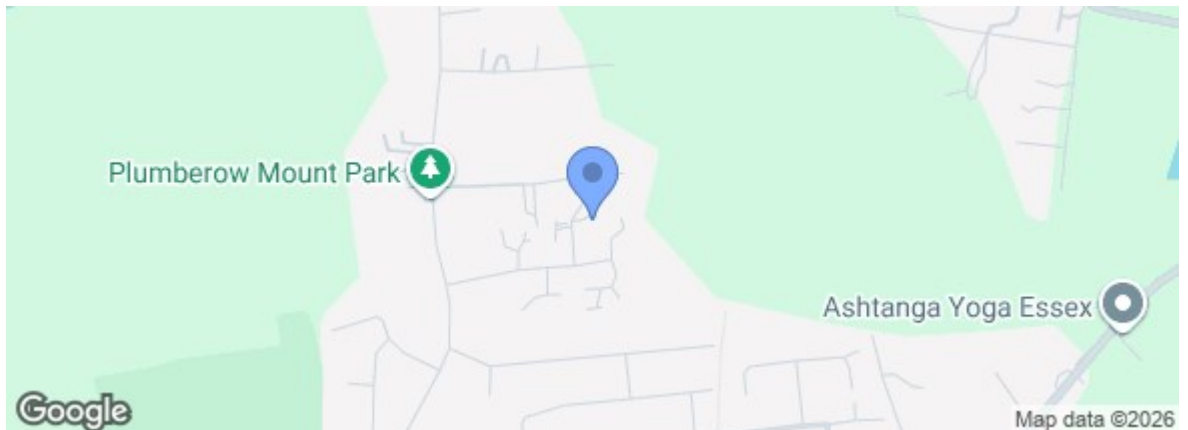
2ND FLOOR
926 sq.ft. (86.0 sq.m.) approx.



TOTAL FLOOR AREA: 3298 sq.ft. (306.4sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, snimber, measurements of doors, windows, rooms and any other items are approximative and re responsibility is taken for any error, or learyy omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any speeps prospective purchaser. The services, systems and appiieces shown have not been tested and no guarantee las the as to their operability of enitency can be given.
Made with Metropix ©2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	76	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales EU Directive 2002/91/EC			



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.