



Tyrells | | Hockley | SS5 4QA

£1,750,000

**bear**  
*Estate Agents*

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Bear Estate Agents are delighted to present this exceptional detached four-bedroom residence. It occupies a highly sought-after position just a stone's throw from the ever-popular Hockley Woods, and is only a short stroll from the village shops.

Occupying a generous plot and brimming with character throughout, this grand family home boasts a magnificent rear garden filled with mature trees, established shrubs, and an abundance of greenery, creating a truly beautiful and private atmosphere. The outdoor space further benefits from a greenhouse, duck pond, brick-built outbuilding, side access, and an additional five-bar side gate leading to the rear garden, while the front offers a private block paved driveway and double garage.

Set back from the road, the property immediately makes an impression with its commanding presence and the sense of space it offers, with accommodation thoughtfully

- Grand Detached House
- Includes Indoor Sauna And Pool
- Gas Fired Underfloor Heating
- Bar Room/ Entertaining Space
- Large Kitchen Space
- Four Bedrooms
- Magnificent Rear Garden
- Double Garage & Off Street Parking
- Stone Throw Away From Hockley Woods
- No Onward Chain

**L -Shaped Entrance Hall**

Main hall area is open to first floor level with light from upstairs and stair window. The remainder of hall has beamed ceiling. Turn staircase to first floor landing with turned wood balustrade, understairs cupboard with downstairs underfloor heating controls. Wall light points. Tiled floor – vendor advises that these are approximately 300 years old. Access to living room, dining room, downstairs WC, study and kitchen.

**Dining Room**

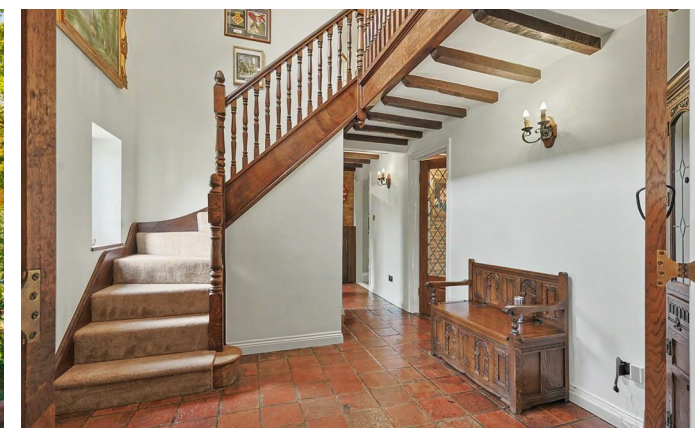
15'4 x 11'8 (4.67m x 3.56m)  
 Leadlight door from hallway. Two double glazed leadlight windows to rear. Beamed and textured ceiling. Parquet flooring. Feature ceiling height brick fireplace incorporating log effect real flame gas fire with quarry tiled hearth. Wall light points.

**Downstairs WC**

3'2 x 6'10 (0.97m x 2.08m)  
 Ceiling mounted light fitting, obscure leadlight window to front, part tiled walls, tiled flooring, wash hand basin, low-level WC, beamed ceiling and a range of fittings.

**Study**

8'3 x 8'3 (2.51m x 2.51m )  
 Ceiling mounted light fitting, leadlight window to front, feature exposed brick wall, fitted dark oak desk, storage cupboards and book shelves. Beamed and textured ceiling, carpet, telephone and incoming fibre internet point.





### Kitchen

15'8 x 23'4 (4.78m x 7.11m)  
Bespoke Moylans of Leigh kitchen, featuring an extensive range of wall and base units, a dedicated larder cupboard, and granite worktops. The space is anchored by a feature centre island complete with crafted oak breakfast bar, all set upon premium porcelain tiled flooring, Telephone & TV point. Designed for the culinary enthusiast, the kitchen boasts a comprehensive suite of high-end integrated Siemens appliances, including two electric ovens, a steam oven, a built-in coffee machine, two warming drawers, a gas hob with an electric grill, and Gutman downdraft extraction. Further luxury additions include an integrated Fisher & Paykel two-drawer dishwasher, a secondary Miele freestanding dishwasher, a wine chiller, and a Siemens fridge/freezer. The room is illuminated by inset ceiling spotlights and ambient cabinet lighting, while a large leadlight window and double doors provide lovely views and seamless access out to the garden decking/entertaining area.

### Living Room

14'0 x 20'10 (4.27m x 6.35m )  
Double leadlight doors from hallway, double glazed double doors to rear garden decking area and large bay window to front with tiled sill. Beamed and textured ceiling. Four wall mounted light fittings and additional picture light. Feature Inglenook fireplace incorporating wood burner with canopy and concealed lighting inside fireplace. Oak skirting and oak panels to door surrounds. TV and telephone points. Carpet throughout.

### Landing

Feature light fitting to centre, double leadlight window to front and carpeted. Turned oak balustrade. Wall light point. Cupboard housing upstairs underfloor heating controls. Access to all bedrooms and bathroom.

### Bedroom One

13'9 x 23'4 (4.19m x 7.11m )  
Ceiling spotlights and feature picture light, double window to rear garden, aluminium double doors leading out to balcony, air conditioning unit, bespoke fitted Cherry wardrobes, storage and dressing table with Corian worktop. Carpeted. Access to walk-in wardrobe and en-suite. TV and telephone point.

### Walk In Wardrobe

11'9 x 4'7 (3.58m x 1.40m)  
Ceiling mounted light fitting, fitted hanging and storage space and carpeted throughout.

### En suite

9'11 x 10'1 (3.02m x 3.07m )  
Spotlights to ceiling, polished natural stone tiled walls and floors, fitted storage cupboards with two fitted wash hand basins, low level WC with concealed cistern, shower unit and Jacuzzi spa bath. Integrated TV.

### Bathroom

12'0 x 8'6 (3.66m x 2.59m )  
Spotlights to ceiling, double obscure leadlight window to front, fitted storage, wash hand basin, shower unit, Jacuzzi spa bath, low level WC with concealed cistern, part tiled polished stone walls and granite tiled flooring.

### Bedroom Two

13'10 x 12'3 (4.22m x 3.73m )  
Ceiling mounted light fitting, wall mounted light fitting, double glazed leadlight window to front, fitted wardrobes, storage and desk area. Carpet throughout, TV and telephone point.

### Bedroom Three

13'10 x 11'8 (4.22m x 3.56m)  
Ceiling mounted light fitting, wall mounted light fitting, double glazed leadlight window to rear. Range of ceiling height built in wardrobes to length of one wall. Carpet throughout TV and telephone point.



### Bedroom Four

10'3 x 11'9 (3.12m x 3.58m)

Ceiling mounted light fitting, double glazed window to rear, fitted wardrooms and dressing table area, tiled floor, telephone point. Door to staircase leading to Attic Rooms.

### Attic Rooms

25'7 x 9'11 (7.80m x 3.02m )

Double glazed leadlight windows to front and rear. Plastered ceiling, spotlights to ceiling, wall mounted radiator, fitted Oak storage cupboards to one wall, fitted train/game table, TV, telephone point and stairs leading down to bedroom. Access panel to loft

### Gym/games room

48'9 x 12'2 (14.86m x 3.71m)

Spotlights to ceiling, multiple windows to rear and two Velux windows. Two wall mounted radiators, storage cupboard, eaves access to pool air handling ducts and carpeted throughout. Spiral staircase down to bar and gallery area. 'L' shapes at either end one has fitted desk/workspace area. TV and telephone point.

### Bar Area

12'4 x 18'3 (3.76m x 5.56m )

Spotlights to ceiling, double glazed windows to both front and rear, Fitted base units with worktops with integrated glass washer, beer fridge and wine chiller. Stainless steel sink with vinyl flooring and hardwood flooring. Connections for music system with ceiling speakers for entire pool area. Open plan to gallery area.

### Gallery Area

Spotlights to ceiling, double glazed window to rear, two sets of bifold doors opening onto balcony. Granite flooring throughout. Spiral staircase up to attic rooms and Oak staircase down to Pool area with lighting.

### Balcony

Access via bifold doors in gallery area and doors in bedroom one. Composite decking and overlooking rear garden.

### Pool Room

29'10 x 38'3 (9.09m x 11.66m)

Spotlights to ceiling, multiple wall mounted lights, two sets of bifold doors leading out to decking area in rear garden, two additional side doors, one to pool equipment room and the other to side path near garage, fully tiled pool with roman end, two shallow ends and deep middle. Separate pine sauna room. Fully tiled flooring throughout. Stairs leading up to gallery and bar area.

### WC

4'10 x 4'11 (1.47m x 1.50m)

Spotlights to ceiling, heated towel rail, part tiled walls, wash hand basin, low level WC with concealed cistern and granite tiled flooring.

### Rear Garden

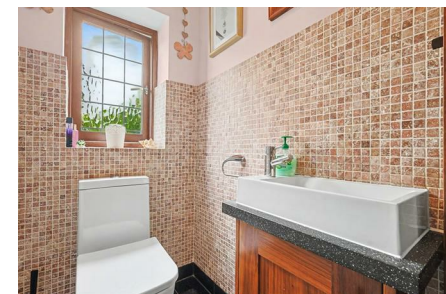
Composite split level decking runs the entire length of rear of property, access via doors in living room, kitchen and pool room. Block paved courtyard behind garage with greenhouse and storage shed with power and light. Block paved path leading down the garden to Outbuilding housing garden machinery to approximately one third and a separate hobby room with light and power. Jacuzzi Hot Tub. Garden lighting, hose points and power points. Large pond with duck house, mature trees and shrubs, numerous flower beds looking out over Hockley Woods.

### Frontage

Blocked paved driveway for multiple vehicles to front. Access to double garage, side gate and additional five-bar gate to rear garden.

### Double Garage

Access via door to side and two up and over garage doors to front with lighting and power. Utility area with fitted cupboards and stainless steel sink plus space for washing machine and tumble dryer.





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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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	

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