



Main Road | | Hockley | SS5 4RN

Guide Price £1,200,000 - £1,300,000

**bear**  
*Estate Agents*

\*Guide Price £1,100,000 - £1,300,000\*

Bear Estate Agents are delighted to present this substantial five-bedroom fully detached residence, offering generous accommodation throughout and set on an impressive plot of approximately two-thirds of an acre.

This expansive home provides versatile and well-proportioned living spaces ideal for a growing family. The ground floor features three reception rooms, offering a variety of options for relaxing, dining, or working from home, along with a spacious kitchen, office space and useful utility area. Upstairs, you will find five bedrooms, two of which benefit from their own private en suites plus family bathroom, contributing to the property's overall accommodation of around 3,600 square feet.

Externally, the home enjoys a stunning South-facing rear garden, making it ideal for outdoor living, entertaining, and enjoying the peaceful surroundings. The garden currently includes two external sheds and two polytunnels for growing vegetables and plants. In addition, the property features an attached double garage with a large loft space great for storage, ample off-street parking, plus separate gated access to the rear garden.

A key advantage of this unique residence is its excellent scope for further development. With its generous plot size and existing layout, the property offers outstanding potential to extend or reconfigure (subject to the usual planning consents), enabling buyers to tailor the space to their individual needs or future lifestyle plans.

Situated in Hockley, close to local amenities and beautiful views of Hockley Woods and a stone's throw away from The Bull Public House.

This impressive property offers space, privacy, and excellent potential. Early viewing is highly recommended to fully appreciate the scope and setting of this remarkable home.

- Excellent Scope For A Huge Loft Extension (STP) - Guide Price £1,100,000 to £1,300,000
- South Facing Rear Garden
- Three Reception Rooms
- Generous Plot Of Approximately Two Thirds Of An Acre
- Attached Double Garage With Large Storage Above
- Solar Panels And Battery's. Water And Electricity Throughout The Garden
- Potential To Extend (STPP)

**Entrance Hall**  
Double opening doors to front, wall mounted radiator, carpeted flooring throughout and access to the first floor accommodation.

• Internal Viewing Highly Recommended!





### Dining Room

17'3 x 14'10 (5.26m x 4.52m )

Two double glazed window to front, two wall mounted radiators, power points and carpeted flooring throughout.

### Lounge

24'0 x 13'1 (7.32m x 3.99m)

Double glazed bay windows to the rear, feature brick built fireplace, three wall mounted radiators, power points and carpeted flooring throughout.

### Kitchen / Breakfast Area

22'1 x 13'10 (6.73m x 4.22m)

Two double glazed windows to rear, inset spotlights, eye and base level units, sink with drainer board, tiled splashbacks, tiled flooring throughout, integrated fridge and dishwasher, range cooker, inset under pelmet lighting and opening into breakfast area.

### Utility Room

11'1 x 8'6 (3.38m x 2.59m )

Double glazed window to rear aspect, stainless steel sink, eye and base level units, tiled splashbacks, space for washing machine fridge freezer and wooden door to the rear.

### Ground Floor WC

Low level WC, vanity sink unit and tiled splashbacks and wall mounted radiator.

### Family Room

18'6 x 11'11 (5.64m x 3.63m)

Double glazed windows to front, wall mounted radiator and carpeted flooring throughout.

### Study

11'11 x 11'10 (3.63m x 3.61m)

Two double glazed window to front, wall mounted radiator, built in furniture and storage and carpeted flooring throughout.

### Galleried Landing

Double glazed window to front aspect, carpeted flooring throughout, wall mounted radiator and solid wood doors to all rooms.

### Primary Bedroom

23'10 x 14'0 (7.26m x 4.27m)

Two double glazed windows to rear, inset spotlights, two wall mounted radiators, walk in dressing room and access to ensuite.

### Ensuite

Obscure double glazed window to rear, inset spotlights, walk in double shower, wash hand basin, low level WC, storage units, tiled splashbacks, heated towel rail, wall mounted radiator and tiled flooring throughout.





### Bedroom Two

15'3 x 11'11 (4.65m x 3.63m)

Double glazed window to front, wall mounted radiator, fitted storage cupboards, fitted vanity unit, carpeted flooring throughout and access to ensuite.

### Ensuite

Inset spotlights, tiled shower cubicle, wash hand basin, low level WC, tiled splashbacks and tiled flooring.

### Bedroom Four

17'6 x 11'5 (5.33m x 3.48m )

Double glazed window to front, fitted storage, wall mounted radiator and carpeted flooring throughout.

### Bedroom Five

11'1 x 8'6 (3.38m x 2.59m )

Double glazed window to front, wall mounted radiator and carpeted flooring throughout.

### Family Bathroom

Obscure double glazed window to rear, inset spotlights, bath unit, walk in shower unit, vanity sink unit, low level WC, storage cupboard, heated towel rail, radiator, tiled walls and tiled flooring throughout.

### Agents Notes

Every care has been taken to ensure the accuracy of these details, however, they do not form part of any offer or contract and should not be relied upon as statements of fact. Measurement, descriptions and other information are provided in good faith and for guidance only. Prospective purchasers should verify all details independently. We have not tested any services, appliances or systems at the property.

Tenure - Freehold

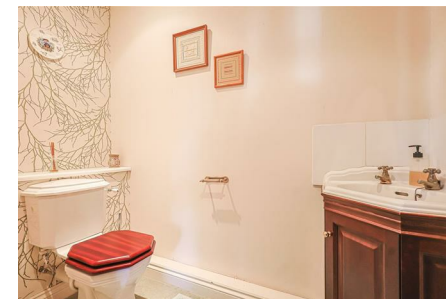
Council Tax Band - G

### Vendors Comments

The vendors have cherished this home for many years, lovingly maintaining it to a superb standard throughout. Recently refreshed, the property feels vibrant and ready for its next chapter. Though they adore the space, both the expansive garden and generous bedrooms, they now find it's simply too large for their needs. They're hoping to see it passed on to someone who will relish all that space as much as they have. They plan to stay close by and warmly invite you to come view what could be your next home.

### Agents Comments

Upon our multiple property visits we can safely confirm that all the bedroom sizes are absolutely superb. There is a completely overlooked, south-facing garden with a huge expanse at the back, which is the allotment with access to water and power. The location is within walking distance to everything Hockley has to offer. You've got a private driveway and excellent scope for extension (although, the property is already very generously proportioned). The master bedroom is what we can only describe as the size of a studio apartment. There is a tremendous amount of space, and we certainly wish the new owners the best of luck in filling this beautiful property. Viewings are highly recommended.





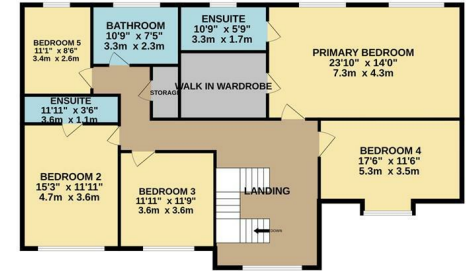




GROUND FLOOR  
2060 sq.ft. (191.4 sq.m.) approx.



1ST FLOOR  
1546 sq.ft. (143.6 sq.m.) approx.



TOTAL FLOOR AREA : 3606 sq.ft. (335.0 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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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		70	80
EU Directive 2002/91/EC			

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