



Fountain Lane | | Hockley | SS5 4ST

Guide Price £1,200,000

bear
Estate Agents

Guide Price *£1,200,000 - £1,300,000*

Bear Estate Agents are delighted to present this stunning detached five-bedroom residence, ideally positioned on the highly sought-after Fountain Lane in Hockley. Set within a substantial plot and boasting a beautifully maintained south-west facing rear garden measuring approximately 170ft in length, this exceptional family home offers generous, light-filled open-plan living spaces combined with refined design throughout. The property features a superb high-specification kitchen with integrated appliances and a striking central island, complemented by elegant reception areas, a contemporary family bathroom, stylish en-suites, and a luxurious split-level master suite with dressing area.

Set back from the road, the home immediately impresses with its welcoming entrance hallway, warm tones, and quality wooden flooring flowing throughout. Internally, the accommodation has been thoughtfully designed for modern family living, including a cosy snug/cinema room, an expansive open-plan lounge overlooking the garden, a separate utility room, a spacious home office, integral garage access, and a versatile self-contained clinic room ideal for a treatment space or studio.

Ideally located within easy reach of Hockley's amenities, highly regarded schools, and convenient transport links, this property effortlessly combines luxury, versatility, and an enviable setting.

- Beautiful Detached House
- Five Bedrooms
- Ensuite To Bedroom One
- Cinema Room
- Downstairs WC
- South West Facing 170ft Rear Garden
- Fully Modernised Throughout
- Utility Room
- Open Plan Kitchen Diner
- Garage

Entrance Hall

Smooth ceiling with inset spotlights, double glazed window to the front aspect, access to upstairs accommodation and wooden flooring throughout.

Reception Room (Clinic Room)

13'1 x 7'11 (3.99m x 2.41m)

Smooth ceiling with inset spotlights, double glazed window to the side aspect, wall mounted radiator, power points and laminate flooring throughout.





WC

7'0 x 5'1 (2.13m x 1.55m)

Smooth ceiling with inset spotlights, vanity sink unit, WC, space for storage cupboard and laminate flooring throughout.

Cinema Room/Snug

14'0 x 10'5 (4.27m x 3.18m)

Double glazed windows to the front aspect, smooth ceilings with inset spotlights, power points and carpeted flooring throughout.

Lounge

23'9 x 26'4 (7.24m x 8.03m)

Smooth ceiling with pendant ceiling light, feature fireplace, power points, wooden flooring throughout and open access to the games room.

Games Room

23'9 x 11'5 (7.24m x 3.48m)

Smooth ceiling with inset spotlights, skylight, double glazed window to the rear aspect, double glazed French doors accessing the rear garden, wall mounted radiator, power points and wooden flooring throughout.

Open Plan Kitchen/ Family Room

26'4 x 20'4 (8.03m x 6.20m)

Smooth ceiling with inset spotlights, double glazed sliding doors accessing the rear aspect, double glazed window to the rear aspect, obscure double glazed door accessing the side aspect, space for American style fridge freezer, inset oven, eye and base level units, large island with storage cupboards, electric hob, wine cooler, wall mounted radiator and wooden flooring throughout.

Utility Room

7'3 x 3'7 (2.21m x 1.09m)

Smooth ceiling with inset spotlights, eye and base level units, sink, power points and laminate flooring throughout.

Office

12'5 x 9'5 (3.78m x 2.87m)

Smooth ceiling with pendant ceiling light, wall mounted radiator, wooden flooring throughout and access to the garage.

Upstairs Landing

Smooth ceiling with inset spotlights, sky light, wall mounted radiator, access to all rooms and bathroom and carpeted flooring throughout.



Bedroom One

29'6 x 20'11 (8.99m x 6.38m)

Smooth ceiling with inset spotlights, double glazed window to the rear aspect, wall mounted radiator, power points, space for storage, carpeted flooring throughout, access to the ensuite bathroom and storage cupboards and inset walk in wardrobe storage.

Ensuite

Smooth ceiling with pendant ceiling light, obscure double glazed window to the side aspect, walk in shower unit, WC, heated towel rail and laminate flooring throughout.

Bedroom Two

14'0 x 13'11 (4.27m x 4.24m)

Smooth ceiling with pendant ceiling light, inset wardrobe storage, double glazed window to the rear aspect, wall mounted radiator, power points, further space for storage and wooden flooring throughout.

Bedroom Three

14'0 x 11'0 (4.27m x 3.35m)

Smooth ceiling with pendant ceiling light, double glazed window to the front aspect, inset wardrobe storage, wall mounted radiator, power points and carpeted flooring throughout.

Bedroom Four

10'5 x 9'4 (3.18m x 2.84m)

Smooth ceiling with pendant ceiling light, double glazed window to the front aspect, wall mounted radiator, power points, space for storage and carpeted flooring throughout.

Bedroom Five

10'5 x 9'4 (3.18m x 2.84m)

Smooth ceiling with pendant ceiling light, double glazed window to the front aspect, wall mounted radiator, power points and carpeted flooring throughout.

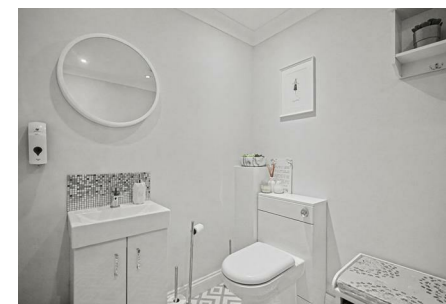
Bathroom

13'5 x 9'4 (4.09m x 2.84m)

Smooth ceiling with inset spotlights, panelled bath unit, walk in shower unit with rainfall shower head and hand held shower head attachment, vanity sink unit, heated towel rail, WC and tiled flooring and walls surround.

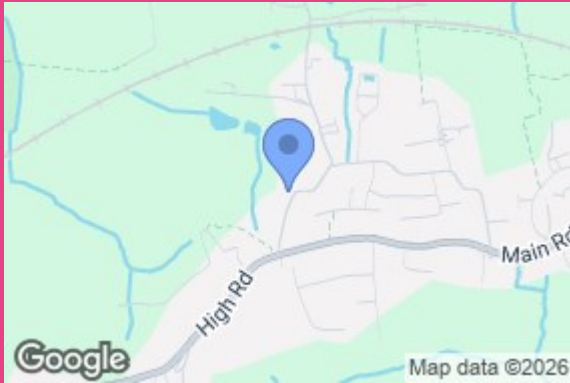
Agents Notes

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.

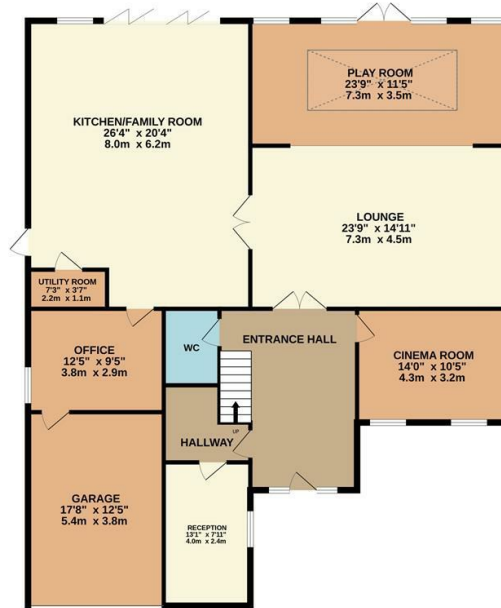




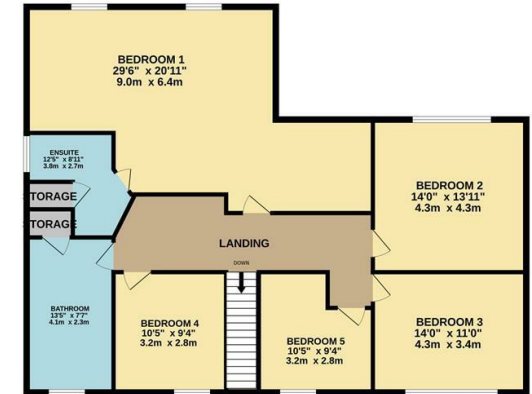




GROUND FLOOR
2021 sq.ft. (187.7 sq.m.) approx.



1ST FLOOR
1375 sq.ft. (127.7 sq.m.) approx.



TOTAL FLOOR AREA : 3395 sq.ft. (315.4 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		67	77
(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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