

WELCOME...







Kings Hill is a remarkable, Grade II listed home steeped in rich history and dates back to the 14th Century. A truly unique property, with a wealth of historical interest, it has undergone a detailed restoration to make it perfect for modern living whilst still surrounding the lucky occupants with enchanting magic.



Front Door
at Side

ROCHFORD HUNDRED
KING'S HILL,
ROCHFORD
IN THIS GARDEN, ROUND
THE WHISPERING POST
WAS HELD THE LAWLESS,
OR WHISPERING COURT
C. 1630 TO C. 1892
HISTORICAL SOCIETY



COME ON IN...

Make your way down the gravelled drive, and marvel at the manicured front lawns as the property comes into view. The oak front door opens to reveal the interior as the welcoming atmosphere envelops you. Herringbone flooring stretches out in front of you, and offers a glorious peek into the sitting room.

REGAL RECEPTIONS...



The layout of the property has a wonderful flow, as rooms lead from one to the next. This creates a flexibility in how one chooses to use the space, and a fabulous home in which to host parties.



On entering the hallway, you will first see the sitting room, a light-filled room with sash windows that overlook the gardens. A carved stone fireplace takes centre stage for cooler months. This room is a lovely reading corner or perhaps to receive guests, enjoying a cocktail or two before you serve dinner.





We then move into the morning room, a rather cosy room, with a warming log burner and a tiled floor. This is where the family spends most of their time as there is easy access to the rest of the property and the log burner keeps everything lovely and warm. This room is used for many things, an informal coffee catch up with friends, or reading the Sunday paper.

The study offers a quiet solitude, in the centre of the property, and not distracted by views of the garden. Many residents over the years have holed themselves up in this room to work diligently, before rejoining the frivolities in the rest of the home when the work is done.

The sunroom at the rear of the property is a lovely spot to relax and take in the gardens. And finally, the pièce de résistance is the grandeur of the vaulted dining room. Soaring ceilings adorned by exposed trusses and timbers create the wow factor and the perfect backdrop for glamorous dinner parties or family-filled Christmases. A fabulous room that takes the breath away whenever a new visitor sees it for the first time.

KITCHEN...



The country kitchen is bespoke, and handmade with oak specifically for this room. Painted white units sit proudly on the parquet flooring, alongside cabinetry for your china and glassware. These wooden units conceal a dishwasher and fridge, and a Quettle instant hot water tap is fitted to the sink unit.



There is an oven and a 2 burner gas hob ring cleverly fitted alongside the centrepiece for the kitchen, the AGA, which sits perfectly in an inglenook, topped by shelving for all of your cookbooks. With plenty of space for a breakfast table to capture a glimpse of the morning sun through the window. There is a useful utility room to house the washing machine. There is a Belfast sink and space for a fridge freezer.

BEAUTIFUL BEDROOMS...





There are four beautiful bedrooms on the first floor, each with their own individual character, from exposed timbers to quirky ceiling lines that epitomise the age and history of this wonderful home.







The master bedroom has dual aspect sash windows allowing the morning sunlight and birdsong to fill the room on delicious summer mornings. Views of the gardens guarantee that you will never stop being captivated by the view, no matter how long you live here.

The second bedroom gives access to the fourth, which could be fabulously fun for your children or perhaps, a dressing room, or study area for an older child. The third bedroom has views over the gardens at the rear and built in cupboard storage.







BATHROOM BLISS...

The family bathroom awaits with a roll-top bath, ready to soak away long days in deliciously deep restorative bubbles. The basin sits proudly in a large vanity unit, perfect for beautifying in the mirror and storing away all of your lotions and potions out of view.

The master bedroom has a private en suite shower room so there is no worry about queueing up for the bathroom as everyone tries to get ready in the morning. There is also a very useful WC downstairs.

GORGEOUS GARDENS...





The outside space available at Kings Hill is truly magnificent. Manicured lawns and flowerbeds, landscaped seating areas and even a pergola covered in roses that fill the air with the glorious scent as they reach full bloom.

“There is always somewhere to sit in shade or follow the sun throughout the day if it’s not too hot.”



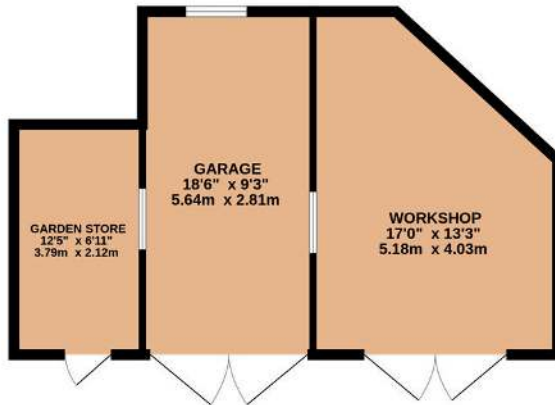
At the front of the property is a private seating area with a pond that is filled with tadpoles each spring and brings many beautiful insects throughout the summer.

The rear garden includes a cedar greenhouse, a timber shed, and a timber studio - the perfect place to hide away, whether you want to paint, write or simply meditate with the garden as your muse.

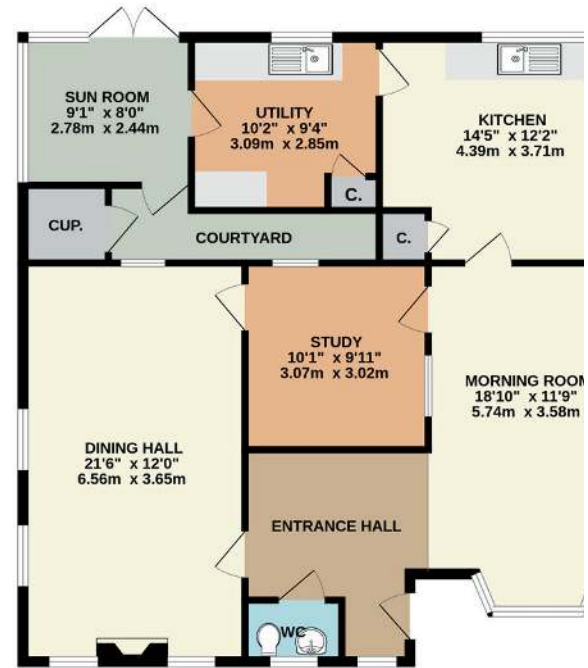


“We love to sit by the pond on an evening, it is very private and a great place to catch the last of the day’s sun.”

OUTBUILDINGS
640 sq.ft. (59.4 sq.m.) approx.

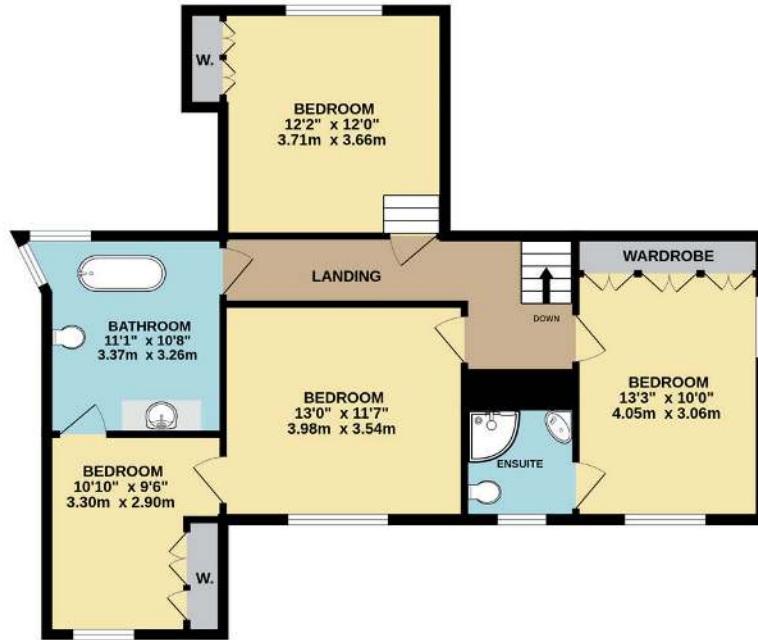
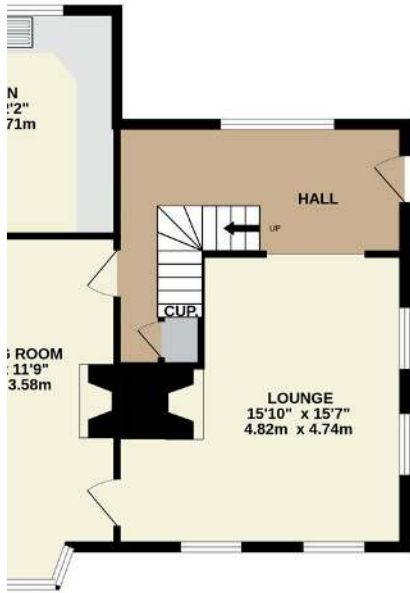


GROUND FLOOR
1413 sq.ft. (131.2 sq.m.) approx.



ix.

1ST FLOOR
799 sq.ft. (74.2 sq.m.) approx.



TOTAL FLOOR AREA : 2851 sq.ft. (264.9 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.

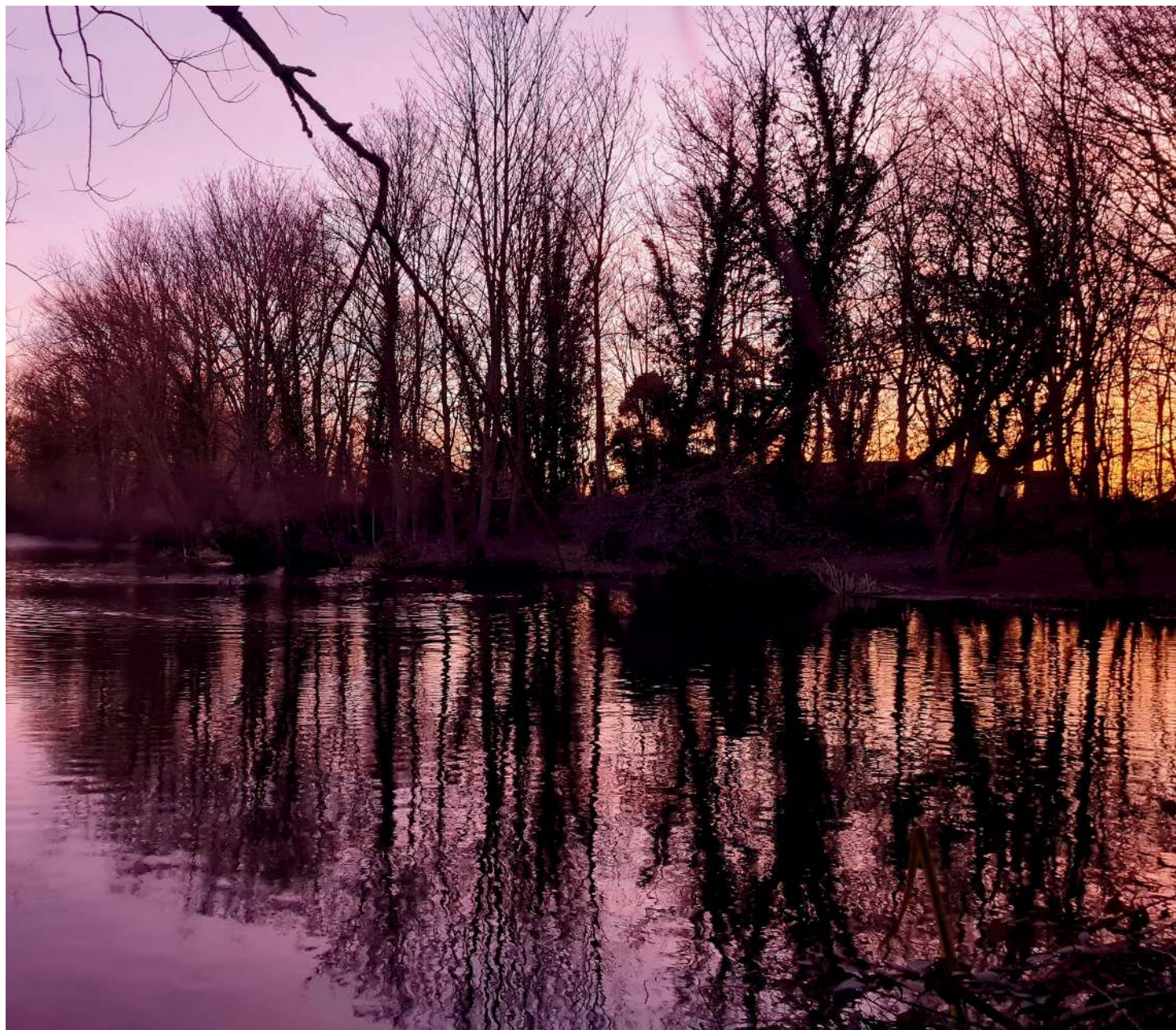
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OUT & ABOUT...

Rochford is a historical town, with the imposing Rochford Hall as its anchor. With historical connections to the Boleyn's, Rochford Hall is now a fabulous Golf Course and events space. The town offers everything that you could need and Kings Hill sits conveniently just a short walk away. There is a market every Tuesday and a plethora of independent shops and eateries. Sainsbury's supermarket is close by for your weekly groceries and there is a Banking Hub for all your banking needs. Rochford is a community with a real sense of community spirit and there are many events to get involved in if you wish.

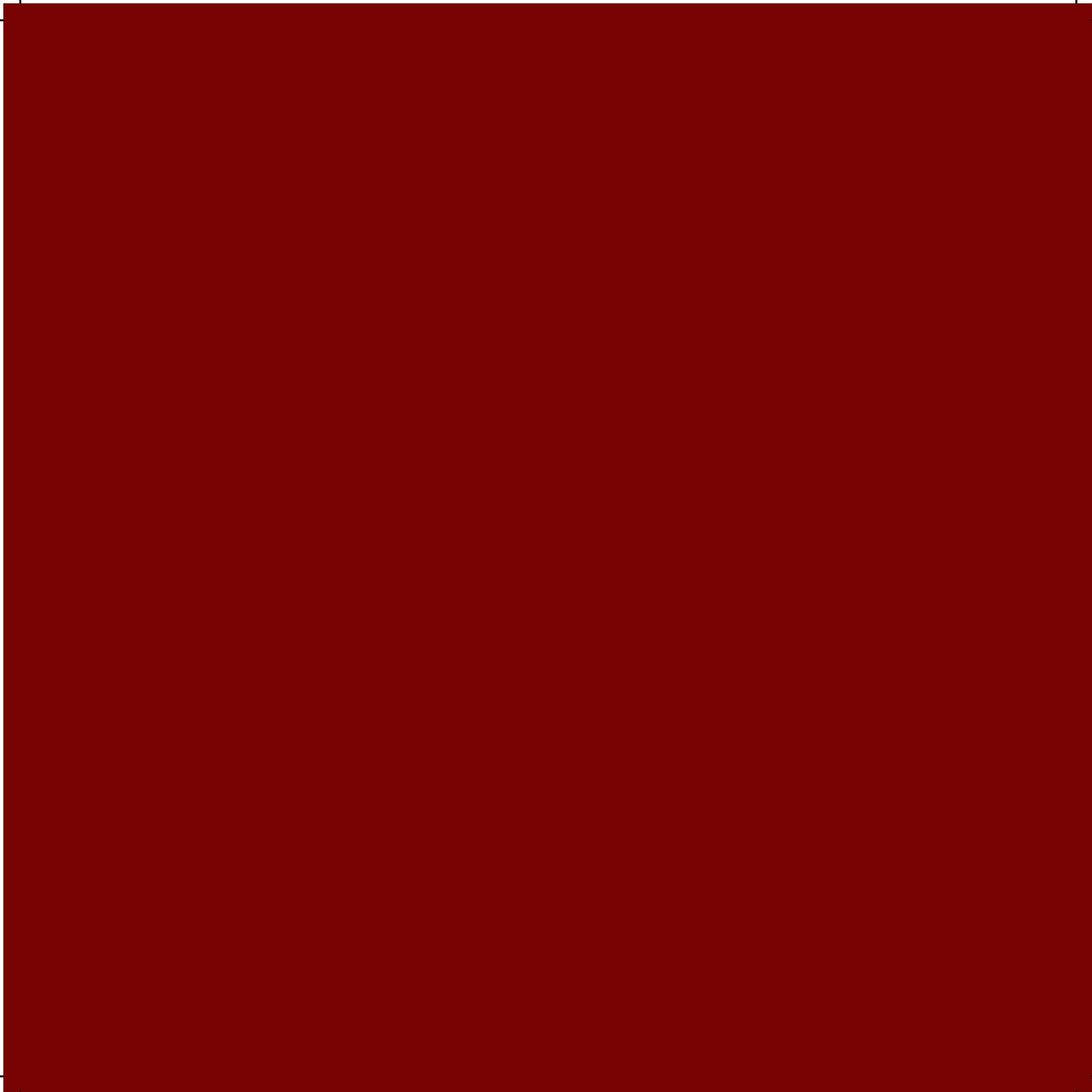
Kings Hill is just a five minute walk from the train station and has a direct line to London Liverpool Street, which you'll reach in under an hour door-to-door. Just 1.5 miles from Kings Hill is London Southend Airport which offers flights to a variety of sunny European hotspots. Major motorway connections are just a short drive away - your commute is a doddle, no matter where you need to get to.







For those slower paced days, a walk along the sea wall is lovely...
you can be out in nature and fresh air in a matter of minutes.



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WEAVERS