



10 Kilmington Close
Hutton Mount
£1,875,000

MEACOCK & JONES

10 Kilmington Close, Hutton Mount, Essex, CM13 2JZ

A beautifully appointed and immaculately presented six double bedroom house with bright well planned family accommodation, situated in a very pleasant, quiet tree lined cul-de-sac within this very desirable private estate. The kitchen/breakfast/dining room is a magnificent feature and the spacious rear garden will appeal to many. Shenfield Mainline Railway Station, Shopping Broadway and good local schools are all a short walk away.

A step rises to a fine oak front door with obscure glazed leaded light insert with double glazed window to side. This opens to the reception hall.

RECEPTION HALL

A magnificent bright and spacious entrance into this appealing family home. The 20'7 high ceiling very much adds to a dramatic impression of space. An oak staircase rises to the first floor galleried landing. Porcelain tiled floor with underfloor heating. Spotlights and coved cornice to ceiling. Door to a deep cloaks cupboard fitted with hanging rail and continuation of porcelain tiling to floor. Door to:-

CLOAKROOM

A tastefully appointed cloakroom fitted with a back to wall Villeroy & Boch WC with concealed cistern. Vanity wash hand basin with chromium mixer tap and useful storage drawer below. Continuation of porcelain tiled floor from reception hall. Walls partially tiled with a decorative border. Spotlights and coved cornice to ceiling. Obscure double glazed window to the side.

MUSIC ROOM

12'2 x 9' (3.71m x 2.74m)

A versatile room currently used as a music room, though it could very well serve as an excellent children's playroom or home office, if required. Continuation of tiled floor. Underfloor heating. Spotlights and coved cornice to ceiling. A double glazed leaded light window faces the front garden.

DINING ROOM

15'9 x 13'7 (4.80m x 4.14m)

A most attractive room of an ideal size for formal entertaining. This dining room can easily accommodate a table capable of seating 10 people with ease. A double glazed leaded light window overlooks the front garden with radiator below. Coved cornice to ceiling. Two wall light points.

DRAWING ROOM

21'8 x 14' (6.60m x 4.27m)

A splendid room of excellent proportions. A central focal point is a feature limestone fireplace incorporating a gas coal effect fire. Spotlights and coved cornice to ceiling. Two radiators. Double glazed bi folding doors open to the rear garden terrace.

KITCHEN/DINING/FAMILY ROOM

34'2 x 21'9 (10.41m x 6.63m)

An outstanding room in every respect and very much the hub of this large family home. The kitchen area has been exceptionally well appointed with a range of Manor Design hand painted bespoke units in walnut and contrasting light colour that comprise base cupboards, drawers and matching wall cabinets along three walls with concealed down lighting. A long quartz worktop incorporates a Franke stainless steel sink unit with insinkerator/foodwaste disposer, mixer tap, boiling water tap and quartz upstand. Integrated appliances include a combination Miele steam oven, a Miele combination microwave oven with two Miele plate warming drawers below. Tall Miele refrigerator. Tall Miele freezer and to the centre of these double doors open to a pantry with granite base and shelving and light above with drawers below. To the centre of this kitchen is a large island unit which incorporates a Miele induction hob with Miele concealed extractor hood fitted within a suspended ceiling with spotlights surrounding. A glass breakfast bar provides informal dining for three people. The island has a matching quartz top with Miele wine cooler and excellent storage space below. The dining area currently accommodates a table that seats ten people with ease, and an informal seating is adjacent. Two sets of double glazed bi folding doors open to the rear garden terrace. Porcelain tiled flooring with underfloor heating. Spotlights and coved cornice to ceiling.

UTILITY ROOM

14'4 x 7'3 (4.37m x 2.21m)

This spacious room is an excellent companion to the kitchen/dining/family room. The utility room has been fitted with a fine quality range walnut units that comprise base cupboards and wall mounted cabinets with a long quartz worktop that incorporates a stainless steel sink unit with mixer tap. Space and plumbing below for domestic appliances. A tall double cupboard to the opposite wall provide useful storage for coats and shoes. Porcelain tiling to floor. Radiator. Spotlights and coved cornice to ceiling. Door opens to garage.

FIRST FLOOR LANDING

The first floor landing overlooks the reception hall and draws light from a feature window to the front elevation overlooking the road and Thriftwood beyond. Two double glazed skylight windows further illuminate this area. Spotlights and coved cornice to ceiling. Radiator. A pair of double doors open to a linen cupboard that is fitted with slatted shelving and heater for airing.

BEDROOM ONE

16' x 14'7 (4.88m x 4.45m)

A spacious master bedroom with a double glazed leaded light window overlooking the extensive garden below. Radiator. Coved cornice to ceiling. Doors open to:-

DRESSING ROOM

11'10 x 8' (3.61m x 2.44m)

An excellent addition to the master bedroom fitted along three walls and provides ample hanging and shelving facility with many drawers adjacent. Double glazed leaded light window to rear with radiator below. Spotlights and coved cornice to ceiling.

EN-SUITE BATHROOM

A luxuriously appointed full bathroom that contains a wide double tiled shower enclosure with wall mounted controls. Tile enclosed bath. Back to wall WC with concealed cistern. Vanity wash hand basin with mixer tap. Wall of mirrored cupboards. Tiling to floor. Partial tiling to the walls. Shaver point. Spotlights and coved cornice to ceiling. Heated towel rail. Extractor fan. Obscure double glazed leaded light window to side elevation.

BEDROOM TWO

14'7 x 14' (4.45m x 4.27m)

A spacious bedroom overlooking the rear garden with a wide double glazed leaded light window with radiator below. Coved cornice to ceiling. Door to:-

EN-SUITE SHOWER ROOM

The en-suite contains white tiled double shower with wall mounted controls. Pedestal wash hand basin with mixer tap and close coupled WC. Tiling to floor and part tiling to walls. Shaver point. Spotlights and coved cornice to ceiling. Extractor fan. Heated towel rail. Obscure double glazed window to side elevation.

BEDROOM THREE

15' x 12'2 (4.57m x 3.71m)

Situated at the front of the property with a wide double glazed leaded light window with radiator below. Coved cornice to ceiling. Door to:-

EN-SUITE SHOWER ROOM

Containing a back to wall WC with concealed cistern. Wall mounted wash hand basin with mixer tap. Tiled shower enclosure with wall mounted controls. Tiling to floor and part tiling to walls. Spotlights and coved cornice to ceiling. Extractor fan. Heated towel rail. Obscure double glazed leaded light window to side elevation.

BEDROOM FOUR

14'6 x 10'4 (4.42m x 3.15m)

A bright and sunny bedroom fitted with a double glazed leaded light window to the front elevation. Radiator. Coved cornice to ceiling.

BEDROOM FIVE

14'7 x 10' 9 (4.45m x 3.05m 2.74m)

A large bedroom with a double glazed leaded light window that provides a central view of the extensive rear garden below. Radiator. Coved cornice to ceiling. Access to loft storage space. Door to cupboard fitted with shelving.

BEDROOM SIX

12'3 x 9' (3.73m x 2.74m)

Given that this is the smallest of all the bedrooms, it is in our opinion a very good size indeed. It is worth noting that all six bedrooms within this property can quite comfortably accommodate a double bed. Double glazed leaded light window to the front elevation. Radiator. Coved cornice to ceiling.

FAMILY BATHROOM

The family bathroom has been well appointed with a suite that comprises a tiled bath with mixer tap. Close coupled WC. Pedestal wash hand basin with mixer tap and large tiled shower enclosure with wall mounted controls. Tiling to floor and part tiling to walls. Spotlights and coved cornice to ceiling. Extractor fan. Shaver point. Heated towel rail. Obscure double glazed window to side elevation.

OUTSIDE

REAR GARDEN

The rear garden is an attractive feature of this property. Running across the rear of the house is a terrace which is paved with a continuation of the same tiling from the kitchen/breakfast/dining/family room, creating a visual connection from the house to the garden. The rear garden has a width of 62' and a depth of 77'. The remainder of the garden has been planted with a pleasant array of mature shrubs, plants and trees that serve to provide a most attractive garden setting. Wall and patio lights. Outside light and tap. There is access to the front garden via either side of the house.

FRONT GARDEN

The front garden consists of a large driveway that provides off street parking for numerous vehicles. The front garden has been laid to lawn and is bordered by mature hedgerow that provides privacy and screening. Access to garage.

GARAGE

19'4 max x 15' max (5.89m max x 4.57m max)

The garage has been fitted with an electronically operated remote controlled up and over door. It has power and light and accommodates the underfloor heating controls. A door opens to a cupboard that accommodates the Glo worm gas fired boiler and Megaflow hot water cylinder.

AGENTS NOTE

The property has underfloor heating to all tiled floored rooms on the ground floor.



