



6 Janmead
Hutton Burses

MEACOCK & JONES

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MEACOCK & JONES

A very fine family house with large bright accommodation, an extensive south easterly garden and situated in a very pleasant cul-de-sac location on the fringes of Hutton Mount. This property has been the subject of a major refurbishment programme and is appointed to the very highest of standards throughout.

Offers in excess of £1,400,000



A canopied entrance porch with solid oak front door with glass panel to either side opens to the:-

ENTRANCE HALL 27' x 7' (8.23m x 2.13m)

Two glazed double doors lead into the impressive and spacious hallway. LED lights to ceiling. Porcelain tiled floor. An oak staircase rises to the first floor landing. Radiator.

CLOAKROOM 7;10 x 5'2 (2.13m;3.05m x 1.57m)

Underfloor heating. Obscure window to side. Fitted with a white close coupled WC and sink unit with grey storage cupboard below. White half tiled walls. Extractor fan and continuation of porcelain tiled flooring. LED lights to ceiling.

PLAYROOM 16'9 x 12'4 (5.11m x 3.76m)

Window to front elevation. Underfloor heating. Continuation of porcelain tiled flooring from entrance porch and hallway.

SITTING ROOM 18'11 x 11'3 (5.77m x 3.43m)

Attractive aluminium bay window to the front elevation with radiator below. Feature Portland stone fireplace with inset log burner. French doors leading to the rear garden terrace.

STUDY 11'3 x 8'9 (3.43m x 2.67m)

Aluminium double glazed window to the rear elevation with views across the rear garden. LED lights to ceiling. Radiator.

KITCHEN/BREAKFAST ROOM 26'9 x 18'5 (8.15m x 5.61m)

This is 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 eye level and low level bespoke hand painted inset kitchen units. This is an impressive room with three velux windows to the ceiling. LED lighting. Two sets of aluminium bi- folding doors open to the rear garden terrace. Porcelain tiling with under floor heating to the floor. Quartz worktops. Butler sink with

hot water tap. Aluminium double glazed window overlooking the rear garden. Large island unit with double wine cooler. Space for bar stools. Built in dishwasher. Stoves gas range cooker with mirrored splashback behind and canopy extractor unit. Integrated fridge/freezer. Pantry unit.

UTILITY ROOM 11'2 x 7'10 (3.40m x 2.39m)

LED lights to ceiling. Continuation of porcelain floor tiles. Quartz worktops. Grey base units. Space for washing machine and tumble drier. Sink unit. Megaflow unit and Vailant gas fired boiler. Aluminium double glazed door to the side. LED lights to the ceiling

LANDING

LED lights to ceiling. Access to loft hatch. Skylight with LED light to either side providing additional light to the landing.

BEDROOM ONE 17'6 x 11'2 (5.33m x 3.40m)

Aluminium double glazed window to the front elevation with radiator below. Large built in wardrobe.

EN-SUITE 7'3 x 4'9 (2.21m x 1.45m)

Tiling to walls and marble tiling to floor with walk in shower cubicle. White sink unit with two drawer vanity unit below. Close coupled WC. Obscure double glazed window to the side elevation. Chromium plated towel rail. Extractor fan. LED lights to ceiling.

BEDROOM TWO 21'3 reducing to 8'5 x 14' 6 (6.48m reducing to 2.57m x 4.27m 1.83m)

Aluminium double glazed window to the front elevation with radiator below. LED lights to ceiling.

EN-SUITE 6'11 x 4'4 (2.11m x 1.32m)

White porcelain tiling to walls and ceiling. Chromium plated towel rail. Close coupled WC. White sink unit with vanity unit below. Walk-in shower cubicle LED lights to ceiling. Shaver point. Obscure aluminium double glazed window to side.

BEDROOM THREE 16'4 reducing to 9'1 x 15'2 (4.98m reducing to 2.77m x 4.62m)

Aluminium double glazed window to the rear elevation with radiator below. LED lights to ceiling.

BEDROOM FOUR 20' reducing to 14'7 x 11'1 (6.10m reducing to 4.45m x 3.38m)

Aluminium double glazed window to the rear elevation with radiator below. LED lights to ceiling.

FAMILY BATHROOM

The bathroom has been luxuriously appointed with built in marble effect shower cubicle. LED lighting to ceiling. Extractor fan. White close coupled WC. White vanity wash hand basin with drawers below. Radiator. Shaver point. Free standing bath. LED lights to ceiling. Aluminium double glazed window to the side elevation. The property has been stylishly finished with oak veneered doors and chrome fittings throughout.

OUTSIDE

REAR GARDEN

The bi folding doors from the kitchen/breakfast room open to the expansive patio area which is laid with Yorkstone style slabbing. The garden has a south easterly elevation, so is in sunshine throughout the entire day. It has a maximum depth of 91' and a maximum width of 72. The patio extends to the side of the property where there is access to the front garden. Outside tap. The lovely secluded garden is laid mainly to lawn and is a very attractive feature of this property planted with a range of mature shrubs and plants.

FRONT GARDEN

The front garden has a large paviour area providing parking for numerous vehicles.

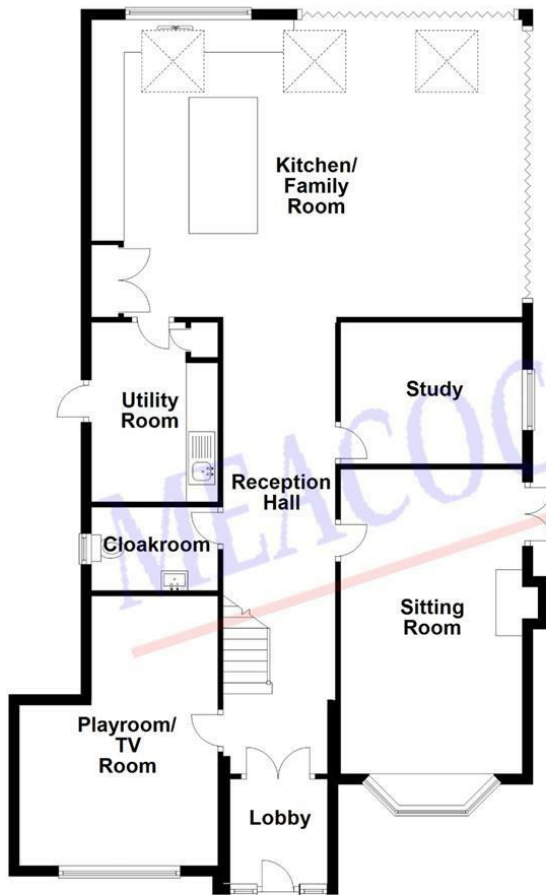




APPROX INTERNAL FLOOR AREA
229 SQ M 2459 SQ FT

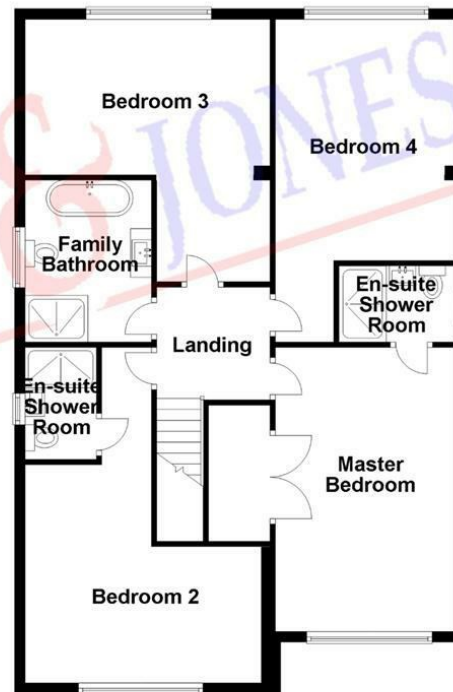
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Ground Floor



This plan is for layout guidance only and is
NOT TO SCALE
Whilst every care is taken in the preparation
of this plan, please check all dimensions,
shapes & compass bearings before making
any decisions reliant upon them.
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First Floor



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	81

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	79