



**Mollands Hillwood Grove
Hutton Mount**

MEACOCK & JONES

A superb 1937 built house of considerable quality, situated in one of the most popular parts of this desirable private estate and offered to the market with no onward chain. This characterful family home is located off Hillwood Grove on an extensive plot that measures in excess of 0.5 acre. Although this property provides spacious and well balanced accommodation, there is still further scope to enlarge, subject to the usual planning consents. Many good schools, the mainline railway station and the shopping broadway are all a short walk away.

£2,350,000



Steps rise to a sheltered entrance from which a painted wood panelled front door opens to an:-

ENTRANCE PORCH

A useful and practical area within this characterful family home. Ornate coved cornice to ceiling. Sash window to side elevation. Wood panelling to walls. A door opens to a:-

RECEPTION HALL

A turned staircase rises to the first floor galleried landing and this area is illuminated by a sash window fitted to the side elevation. Ornate coved cornice to ceiling. Wall light point. A pair of double doors open to a cloaks cupboard fitted with hanging rail and shelving. Radiator with decorative surround. Doors open to:-

CLOAKROOM

Steps descend to a cloakroom fitted with a back to wall WC with concealed cistern and a feature circular vanity wash hand basin on a marble top with antique style unit below. Obscure glazed window to side elevation. Spotlights to ceiling.

HOME OFFICE 13'7 max x 10' (4.14m max x 3.05m)

A charming, bright and spacious room ideal for those that work from home. This room is beautifully illuminated by a feature bay window overlooking the extensive southerly gardens with sash windows fitted to either side. Radiators. Ornate coved cornice to ceiling. A central focal point of this room is a log burner. Although currently used as a home office this would make an excellent children's playroom, or additional sitting room, if required.

LIVING ROOM 26'6 x 15'1 max (8.08m x 4.60m max)

A splendid reception room drawing light from the southerly elevation of the property through a feature bay window with a sash window to one side and glazed french doors to the other that provide access

to the well screened and extensive surrounding gardens. Radiators. Ornate coving to ceiling. Five wall light points. A central focal point is a feature fireplace with antique wooden surround and marble hearth. The living room is open to the dining room.

DINING ROOM 14' x 11'4 (4.27m x 3.45m)

A very good reception room of an ideal size for evening entertaining. The dining room is conveniently situated between the drawing room and the kitchen/breakfast room. The room is illuminated by a sash window to the side elevation and another overlooking the surrounding gardens. Wood panelling to walls. Coved cornice to ceiling. Two wall light points. Radiator with ornamental cover.

KITCHEN/BREAKFAST/FAMILY ROOM 23'2 max x 16'5 max (7.06m max x 5.00m max)

An appealing kitchen/breakfast room and very much the hub of this characterful family home. The kitchen has been comprehensively fitted with a fine quality range of modern light gloss units that comprise base cupboards, drawers and matching wall cabinets with concealed lighting along four walls. A long contrasting granite worktop incorporates a double stainless steel sink unit with mixer tap, splashback and ribbed granite drainer. Space for range cooker with Falcon extractor fan fitted above. Recess designed to accommodate an American style fridge/freezer. A door opens to a pantry with lighting that would appeal to any cook. A modern contemporary light wood effect flooring runs throughout. Space for dishwasher. Two sash windows face the easterly elevation and draw the morning light. The breakfast area provides sufficient space for seating for up to seven or eight people with ease. Radiator with ornamental cover.

FAMILY ROOM 17'4 x 10'2 (5.28m x 3.10m)

A magnificent companion to the kitchen/breakfast room. A central focal point is a log burner. Running along an entire wall is a fine quality range of units that comprise cupboards and drawers with a recess inset

to accommodate a home media system. Coved cornice to ceiling. Radiator with ornamental cover. Glazed door to the:-

CONSERVATORY 18'1 x 14'5 (5.51m x 4.39m)

A very much enjoyed later addition to this property. This is of brick construction fitted with hardwood double glazed windows to three elevations providing panoramic views of the extensive surrounding grounds. A pair of french doors lead outside. A tall vaulted ceiling very much adds to an impression of space throughout. An additional door leads to the southerly elevation of the property. Ceiling fan.

LOBBY 14'7 x 4'6 (4.45m x 1.37m)

An excellent and very practical area within this property. A perfect space for the storage of sports equipment, coats and shoes. This room connects the kitchen/breakfast room to the front garden and a door leads outside. Quarry tiling to the floor. Doors open to:-

UTILITY ROOM 12'4 x 6'6 (3.76m x 1.98m)

A well proportioned room fitted with a continuation of the light gloss units from the kitchen that comprise cupboards, drawers and matching granite top. To a separate wall is another granite top with space below for domestic appliances and butler sink adjacent. Tiled splashback with feature border. Radiator. Wood effect flooring. Window to side elevation.

FIRST FLOOR LANDING

As previously mentioned, the first floor landing draws light from a sash window that has been fitted above the stairwell. Coved cornice to ceiling. Access to loft storage. Door to deep storage cupboard fitted with shelving and hanging rail. An additional door opens to a cupboard which accommodates the hot water cylinder with airing cupboard with slatted shelving fitted adjacent and additional cupboards over. Radiator with bespoke ornamental cover.

MASTER BEDROOM 16' x 12' (4.88m x 3.66m)

A most attractive dual elevation bedroom fitted with two sash windows facing the front elevation and a wide sash window to the side. Coved cornice to ceiling. Radiator with ornamental cover. Doors open to a walk in wardrobe and en-suite shower room.

WALK-IN WARDROBE 7'x 4' (2.13mx 1.22m)

Fitted with automatic light and hanging rail with shelving to provide extensive clothes storage.

EN-SUITE SHOWER ROOM

A luxuriously appointed en-suite fitted with a wide vanity wash hand basin with chromium mixer tap and cupboards below. Shower enclosure fitted with hand held shower attachment and wall mounted controls. Close coupled Pozzi Ginori WC. Wood panelling to walls. Spotlights to ceiling. Two wall light points. Heated towel rail. Window to side.

BEDROOM TWO 17'9 x 10'6 (5.41m x 3.20m)

A bright and spacious bedroom illuminated by a bay window to the southerly elevation with sash windows fitted to either side. Radiator with ornamental cover. Coved cornice to ceiling. Wood panelling to walls. Built-in wardrobes with cupboards above provide extensive hanging and shelving space.

BEDROOM THREE 11' x 11' (3.35m x 3.35m)

Another sunny bedroom fitted with two sash windows each overlooking the beautifully tended gardens below. Radiator with bespoke cover. Coved cornice to ceiling. Wood panelling to walls. Built-in wardrobe with hanging rail and shelving and additional cupboards fitted above.

BEDROOM FOUR 13'7 x 10'4 (4.14m x 3.15m)

This is also a dual elevation bedroom fitted with windows to the side and rear elevations. Coved cornice to ceiling. Radiator. Built-in wardrobe with hanging rail, shelving and cupboards above.

FAMILY BATHROOM

A tastefully appointed bathroom fitted with a large

panel enclosed bath with wall mounted shower attachment, glass shower screen and wall mounted controls. An inset television makes a delightful feature. Back to wall WC with concealed cistern. Vanity wash hand basin with wall mounted mixer taps and mosaic effect tiled splashbacks. Two wall light points. Spotlights to ceiling. Integrated audio system. Light wood effect flooring. Window to side elevation. Radiator with heated towel rail surrounding.

THE GROUNDS

The house is set behind a remote controlled electronically operated five bar timber gate that opens to a 60' deep driveway. The gardens are screened along all boundaries by mature hedgerow. In fact the gardens measure in excess of 0.5 acre. The formal gardens have been planted with an interesting array of mature shrubs, plants and trees, all serving to provide a most appealing garden setting. A terrace faces due south and is in sunshine throughout the entire day. A raised decking area surrounds the property and leads to a loggia along the western boundary and this provides an excellent space for summer barbecues and garden parties. Steps retained by railway sleepers rise to an additional garden area which provides an excellent place for children to play outside games. Within are two modern contemporary style outbuildings of timber construction fitted with double glazed bi folding doors and these stand on a raised timber decked area with inset lighting. A picket fence encloses the vegetable garden and nearby a bench provides a tranquil and peaceful place to sit. The driveway leads to the detached double garage. A pair of painted double doors opens to an outside garden store fitted with power and light and also accommodating the fuse box. An excellent space for the storage of bikes and garden equipment.

OUTBUILDING ONE 12'5 x 12'5 (3.78m x 3.78m)

This building presently accommodates a hot tub, which could be available by separate negotiation. Window to side. Extractor fan. Spotlights to ceiling.

OUTBUILDING TWO 15'9 x 12'5 (4.80m x 3.78m)

This is used as a family games room. Bi- folding doors lead to the raised deck area. Fitted with power and light.

DOUBLE GARAGE 21' x 16'4 (6.40m x 4.98m)

Fitted with a remote controlled electronically operated up and over door. Power and light and windows fitted to both side elevations.





GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating

Rating	Score Range	Notes
A	(92 plus)	Very energy efficient - lower running costs
B	(81-91)	
C	(69-80)	
D	(55-68)	
E	(39-54)	
F	(21-38)	
G	(1-20)	Not energy efficient - higher running costs

Current: [] Potential: []

EU Directive 2002/91/EC

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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Environmental Impact (CO₂) Rating

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		

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