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Janmead Hutton

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PROPERTIES

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£1,495,000

Superbly presented detached house in sought after Hutton Burses area close to the private Hutton Mount estate. The current vendors have carried out extensive works and extensions to the property over the last four years and now offers luxurious family accommodation. Stunning kitchen/dining/family room with bifold doors to garden, three further reception rooms, laundry room and cloakroom. Four double bedrooms, two with en-suite shower rooms and family bathroom. Large south east facing rear garden and parking for numerous cars. St Martins School catchment (subject to acceptance). Shenfield station with the fast mainline link to London Liverpool Street and the newly opened Elizabeth line is within 0.9 miles. EPC C.



Entrance Porch

Attractive canopied entrance porch with solid oak front door with glazed side panels, tiled floor and glazed double doors to:

Entrance Hallway

Bright spacious entrance to the property with attractive tiled flooring, contemporary styled radiator, feature wood and glass balustrade staircase rising to first floor. Doors to:

Cloakroom 7' 8" x 5' 2" (2.34m x 1.57m)

Spacious room with two piece suite, part tiled walls with chrome effect edging. Tiled floor with underfloor heating, extractor fan and window to side.

Lounge 18' 10" x 11' 3" (5.74m x 3.43m)

Delightful room with deep bow window to front with fitted blinds, limestone fire surround and hearth with inset Stovax log burner. Wall mounted T.V. point and double doors leading to and overlooking the rear garden.

Family Room 16' 8" max x 12' 3" > 7' 9" (5.08m x 3.73m)

Wall mounted T.V. point, tiled floor with underfloor heating and window to front with fitted blinds.

Study/Playroom 11' 3" x 8' 8" (3.43m x 2.64m)

Currently used as a study by the sellers with window to side overlooking the garden.

Kitchen/Family/Dining Room 25' 7" x 18' 2" (7.79m x 5.53m)

Undoubtedly the heart of this delightful home with a luxurious kitchen area and spacious area for dining and relaxing enhanced by the Schuco bifold doors to two sides of the room. The kitchen area has a plentiful supply of base, wall and drawer storage complimented by a white quartz work surface and upstand. Inset butler sink with mixer tap incorporating a 'hot' tap. Integrated dishwasher, dual zone wine fridge and large fridge/freezer. The large island unit has further storage with space for stools to one side. Stoves range style gas cooker with vintage style mirrored splashback to remain with decorative mantel above. The part vaulted ceiling over the remainder of the room benefit from electrically controlled skylights which bring additional light into the large room. Further window to rear. Tiled floor with underfloor heating. Door to:

Laundry Room 11' 2" x 7' 10" (3.40m x 2.39m)

Matching storage cupboards and quartz work surface and upstand with stainless steel sink and draining board and space for two appliances. Space and plumbing for American style fridge freezer. Wall mounted comms cupboard with meter cupboard below which also houses separate fuse board for car charging point situated on the front of the property. Wall mounted Vaillant gas central heating boiler and floor standing Megaflo water tank. Tiled floor with underfloor heating. Glazed door to side.

First Floor Landing

Feature part vaulted ceiling with electrically controlled skylight window, access to loft hatch and doors to:



Bedroom One 17' 6" x 11' 2" (5.33m x 3.40m)

Spacious room with double doors to fitted walk-in wardrobe with hanging rails and shelving storage. Window to front with fitted blind. Door to:

En-suite

Luxuriously appointed with close coupled w.c., vanity wash hand basin with drawer storage. Walk in shower cubicle with fixed rainwater shower head and separate wall mounted hand shower attachment with convenient wall mounted controls. Extractor fan. Chrome towel warmer and attractive tiled walls and floor. Window to side.

Bedroom Two 16' 4" >9' x 15' 2" > 7' (4.97m x 4.62m)

Spacious double bedroom with window to rear.

Bedroom Three 14' 6" max x 13' 7" plus deep door recess (4.42m x 4.14m)

Window to front with fitted blinds and door to:

En-suite

Luxuriously appointed with close coupled w.c., vanity wash hand basin with storage, walk in shower with fixed rainwater shower head and separate hand shower attachment with convenient wall mounted controls. Chrome shaver point and towel warmer. Attractive tiling to walls and floor. Window to side.

Bedroom Four 14' 6" plus deep door recess x 11' 3" (4.42m x 3.43m)

Window to rear.

Family Bathroom

Well appointed with large vanity wash hand basin with storage below, close coupled w.c., large walk in shower with fixed rainwater shower head and separate hand shower attachment and wall mounted controls. Oval freestanding bath with wall mounted controls. Chrome shaver point. Heated towel rail. Attractive tiling to walls and floor. Extractor fan. Window to side.

Externally

Paved driveway for several cars with fencing and hedging to boundaries. Gated access to:

Rear Garden

Spacious garden with large terrace wrapping around two sides which leads to the lawned area with mature shrubs and trees to the boundaries. The garden is south east facing so enjoys the sunshine throughout the day. Two storage sheds to remain.










Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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APPROX INTERNAL FLOOR AREA
229 SQ M 2459 SQ FT

Ground Floor



First Floor



Every effort has been made to ensure the complete accuracy of these particulars, however they cannot be guaranteed. Always check before agreeing to purchase. This includes checking on the existence of relevant permissions, fixtures, fittings and appliances which have not been tested by WN Properties and there is no guarantee that they are in working order or fit for purpose. Photographs are for general information and it cannot be inferred that any items shown are included in the sale or within the ownership of the seller and therefore must be verified by your legal representative. No assumptions can be made from any description or image, relating to the type of construction, structural condition or the surroundings of the property. All measurements are approximate and any drawings/floorplans provided are for general guidance and are not to scale. WN Properties recommend ancillary service providers from time to time to assist you with your purchase. You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider may pay us a Referral Fee. The Referral Fee is separate from your obligation to pay your fees or commission.