

**Janmead Hutton** 



# Janmead Hutton £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 ensuite 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  $\times$  12' 3" > 7' 9" (5.08m  $\times$  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.















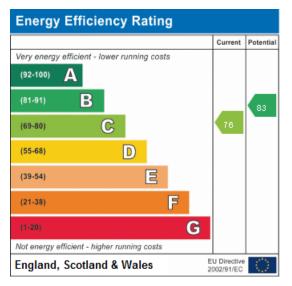












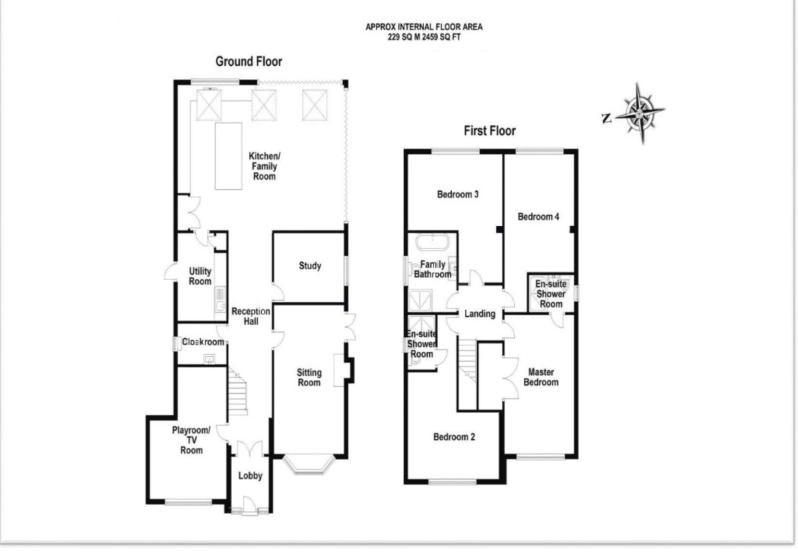
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