



WN

Ridgeway, Hutton Mount

WN
PROPERTIES

Ridgeway

Hutton Mount

Offers in Excess of £5,500,000

An outstanding, newly constructed, luxurious residence standing in 0.47 of an acre (STLS) located in the private and exclusive estate of Hutton Mount with its tree-lined roads and picturesque properties positioned close to Shenfield Broadway and mainline station providing a fast and frequent service to London including the Elizabeth Line. The property is one of the most substantial properties in the area with over 7800 square feet of accommodation that commences with a most magnificent hallway measuring 28'9" x 21'8" with a striking curved staircase leading to the upper floors and an open plan view through the kitchen/family room towards an outdoor heated swimming pool and landscaped gardens beyond. The traditional Palladium style elevations are enhanced by a stone portico entrance and mullion casements with Mumford & Wood sash windows and ultra-slim Edge 2.0 sliding black aluminium doors by ID Systems at the rear lead from the living room, family room and breakfast room areas into the garden. There's a lantern roof above an open plan breakfast area accessed from the kitchen which in turn leads to large laundry room and wine store. A large island unit with porcelain work surface separates the family area that has a feature raised glazed fronted log effect gas flame fire with television recess above and double doors to a lounge. A Control 4 lighting system provides 'all lights on' via a digital wall mounted tablet. From the hallway there is access to a study, cloakroom and additional reception room that would make an ideal



cinema room or formal dining room. A galleried landing with glass balustrade and curved wood handrail overlooks the hallway and accesses an open plan library room overlooking the rear with French doors to a Juliette balcony. An air conditioned master suite has a large walk-in wardrobe and luxuriously appointed en-suite with stunning, extremely large, porcelain tiling. Three further bedroom suites can be found on this level and a second floor galleried landing provides access to an additional two bedrooms with air conditioning and luxury en-suites. The rear garden enjoys a southerly aspect and is terraced around the pool area with a pathway leading to a brick built, cedar clad garden room with adjacent cloakroom that would make an ideal home gymnasium or home office. The property enjoys a luxurious specification throughout including, high ceilings, Control 4 lighting system, underfloor heating to the ground and first floor levels, air conditioning to the master and second floor bedrooms and Villeroy & Boch sanitary ware with Victoria & Albert bath to master bedroom.

Reception Hall 28' 9" x 21' 8" (8.76m x 6.60m)

A striking first impression to the property with views all the way through to the swimming pool and gardens beyond. Black panelled entrance door with glazed pannelled surround. Wide curved staircase with low level wall and uplights, glazed balustrade and curved wood bannister. Low level wall mounted uplights, floor uplights and two sash windows with recessed window sill mounted uplights. Open access to kitchen/family room and high level black pannelled doors. Porcelain tiled floor that continues into the cloakroom, and kitchen/family room.

Coat Room

Fitted coat cupboards and door to;

Cloakroom

Suspended back to wall WC and wide wash hand basin with drawers beneath. Part porcelain tiled walls and floor. Sash window to side.

Study 17' 5" x 9' 8" (5.30m x 2.94m)

Window to side.

Reception Room 20' 0" x 17' 3" (6.09m x 5.25m)

Ideal for use as a cinema or formal dining room. Two sash windows to front aspect. Recessed ceiling with LED flood lighting.

Lounge 23' 3" x 17' 4" narr. to 15' 8" (7.08m x 5.28m>4.77m)

A spacious and bright room with black ultra slim sliding glazed doors overlooking the garden. Stone fire surround. Sash window to side aspect and recessed ceiling with LED lighting.

Kitchen/Family Room 39' 8" narr. to 28' 4" x 23' 3" (12.08m> 8.65m x 7.08m)

Poggenpohl luxury German made kitchen comprising range of fitted cabinetry housing twin Miele ovens with matching steam oven and microwave. Integrated larder fridge and freezer either side. Siemens intergrated dishwasher, inset sink with Quooker tap set in porcelain work surface with mirrored splashback and wall cupboards above. Large island with breakfast bar, induction hob with zone venting and inset power bank. Pull out larder cupboard with adjacent matching cupboard with fitted shelving and drawers. Open plan access to breakfast area with lantern roof and ultra slim black aluminium glazed sliding doors to two aspects overlooking the pool and garden. Access from kitchen area to laundry room and wine store. The sitting/family room area is focused around a raised hearth with granite surface, log effect flame fire and chimney breast above and inset for television. Control 4 lighting system provides 'all lights on' via a digital wall mounted tablet. Glazed ultra slim black aluminium sliding doors overlooking the terrace and swimming pool.

Wine Store

Fitted wood painted wine racks with porcelain surface above.

Laundry Room

Matching fitted base and wall mounted cupboards with granite work surfaces incorporating additional integrated dishwasher and refridgerator. Space for washer and drier. Sash window and door to side aspect and porcelain tiled floor.

Galleried Landing

Impressive and spacious galleried landing with glazed balustrade that extends to the second floor via a matching wide curved staircase. Three sash windows to front aspect and open-plan access to;





Library *21' 8" x 10' 9" (6.60m x 3.27m)*

Two sash windows overlooking the rear garden and French doors to a Juliette balcony.

Master Bedroom *22' 8" narr. to 14'3" x 15' 8" (6.90m x 4.77m) plus door recess.*

Bright and spacious with two sash windows overlooking the rear garden, air conditioning and doors to en-suite bathroom and walk-in wardrobe (to be fitted by purchaser) measuring 8'3" x 7'10".

En-suite Bathroom *13' 2" x 12' 9" (4.01m x 3.88m) plus shower recess.*

Luxuriously appointed with large porcelain tiling and Victoria & Albert oval shaped floor standing bath with floor mounted mixer tap and hand shower. Twin Villeroy & Boch wash hand basins set in suspended drawer unit with wall mounted taps. Large recessed shower and back to wall WC. Chrome heated ladder towel rail and underfloor heating.

Bedroom Two *17' 3" x 12' 7" (5.25m x 3.83m) plus recess for wardrobes.*

Two sash windows to rear aspect, Recess for fitted wardrobes and door to;

En-suite Bathroom

Bath with wall mounted mixer tap, large recess shower with glazed door, wash hand basin set on suspended wall mounted cabinet with drawers beneath. WC and chrome heated towel rail. Porcelain tiled walls and floor with underfloor heating.

Bedroom Three *17' 4" x 10' 2" (5.28m x 3.10m)*

Two sash windows to front. Walk-in wardrobe area (to be fitted by purchaser) 8'5" x 7'3" and door to;

En-suite

Large shower recess, wash hand basin with drawer beneath, back to wall WC and chrome heated towel rail. Porcelain tiled walls and floor with underfloor heating. Window to side.

Bedroom Four

Two sash windows to front. Walk-in wardrobe area (to be fitted by purchaser) 8'4" x 6'7" and door to;

En-suite

Large shower recess, wash hand basin with drawer beneath, back to wall WC and chrome heated towel rail. Porcelain tiled walls and floor with underfloor heating. Window to side.

Second Floor Landing *31' 2" x 21' 8" (9.49m x 6.60m)*

Imposing galleried landing overlooming the main reception hall, two dormer windows to rear. Built in double width cupboard and built in media cupboard. Doors to; **Bedroom Five** *18' 3" x 14' 5" (5.56m x 4.39m) Sloping ceiling.* Triangular shaped window to rear, sky light window to ceiling. Air conditioning and access to;

Dressing Room *14' 5" x 7' 5" (4.39m x 2.26m)*

To be fitted by purchaser. Sloping ceiling with sky light window to side and door to;

En-suite Bathroom

Wash hand basin with circular window above and mirrored surround. Large shower, bath with two recessed illuminated display shelves above and WC. Porcelain tiled walls and floor with underfloor heating.

Bedroom Six *23' 5" x 14' 7" (7.13m x 4.44m) Plus further area with sloping ceilings 19' x 10'2"*

The main bedroom area has two sky light windows to side, air conditioning, door to en-suite and open plan access to a further area with lower sloping ceiling and triangular shaped window overlooking the rear.

En-suite Shower

Wash hand basin with circular window above and mirrored surround. Large shower with glazed enclosure and WC. Porcelain tiled walls and floor with underfloor heating.

Externally

Standing within 0.47 of an acre plot (STLS) with brick piers and electric sliding gates lead to a carriage driveway with recessed uplights and side access to the rear garden. The rear garden enjoys a southerly aspect and commences with a large paved terraced area with sunken heated swimming pool with pathway leading to a brick built garden room with cedar cladding and adjacent WC. The remainder of the garden is predominantly laid to lawn with established borders and garden stone gazebo at the rear.

Garden Room *16' 2" x 10' 5" (4.92m x 3.17m)*

Brick and cedar clad construction with bi-fold doors and tiled floor. Suitable for use as a home gym or office. Adjacent outside WC with wash hand basin and tiled floor.

Double Garage *19' 9" x 17' 2" (6.02m x 5.23m)*

Electric folding door. Hot water and heating system. Integral door to reception hall.









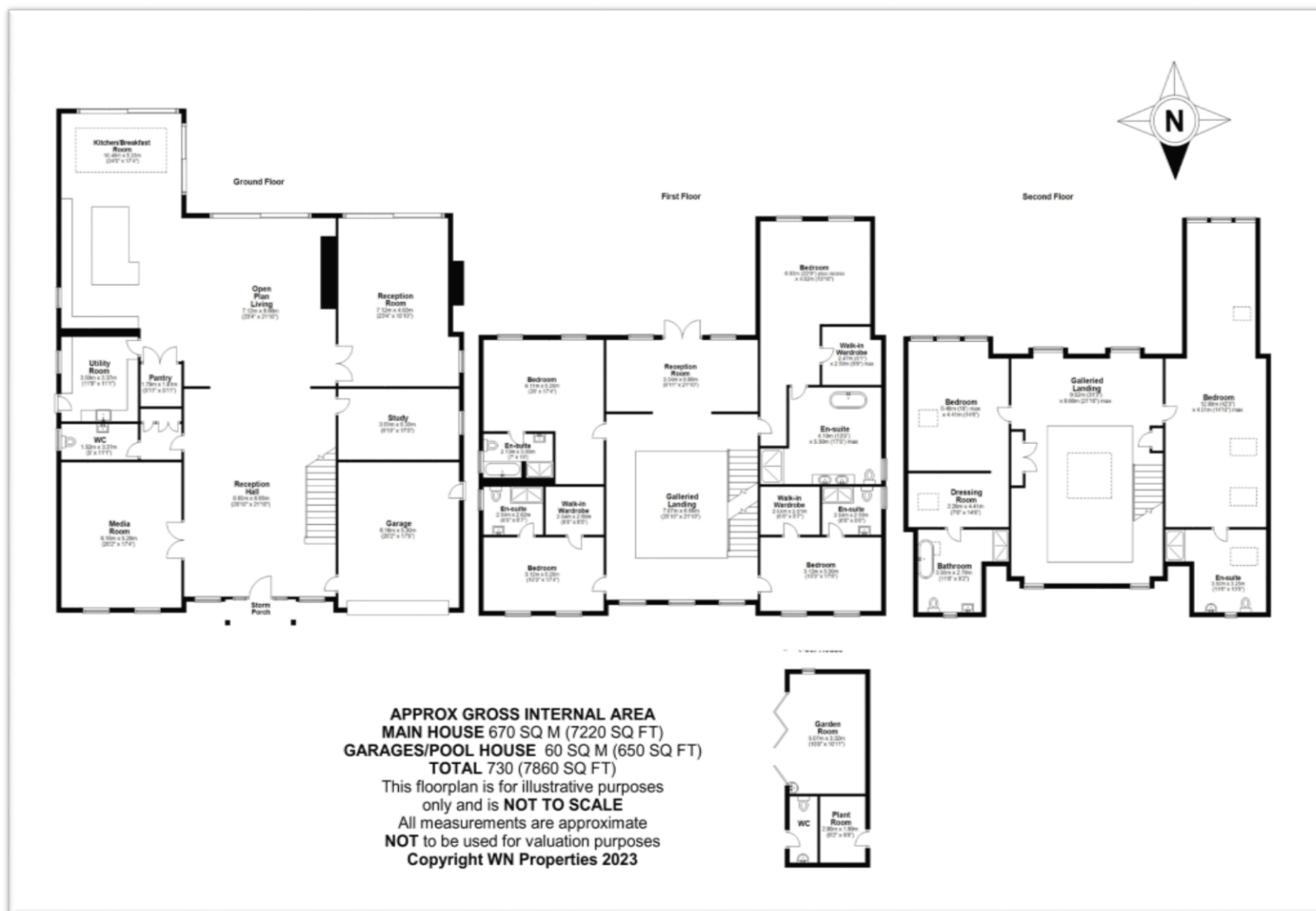


Council Tax Band (To be advised)

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