



## The Highgrove, Heronway, Hutton, Brentwood, Essex, CM13 2LX OIEO £3,500,000



The Highgrove is an exceptional family residence located in one of the most sought after Private Estates in Essex. The property has been appointed to the very highest standards throughout, with considerable thought and planning being given to the character of each room and the beautifully maintained gated grounds the property sits in. The breathtaking entrance hall with its grand sweeping staircase is without doubt a very impressive central feature. The appeal of Hutton Mount is enduring due to its tree lined private roads and its proximity to Sheffield's Main & Elizabeth Line Stations, and its vibrant High Street with its many boutique shops and independent restaurants.

- **FOUR BEDROOMS WITH EN-SUITES**
- **DRAWING ROOM**
- **FAMILY ROOM**
- **SOUTH WESTERLY SPACIOUS PLOT**
- **CLIVE CHRISTIAN FITTINGS THROUGHOUT**
- **DINING ROOM**
- **CINEMA / GAMES ROOM**
- **EXCELLENT CONDITION**

## Ground Floor

### Reception Hall

9.10m x 7.30m (29' 10" x 23' 11")

### Kitchen / Family Room

6.91m x 6.10m (22' 8" x 20' 0")

### Utility Room

3.76m x 1.74m (12' 4" x 5' 9")

### Dining Room

5.94m x 4.75m (19' 6" x 15' 7")

### Sitting Room

7.20m x 6.06m (23' 7" x 19' 11")

### Snug

5.49m x 3.82m (18' 0" x 12' 6")

### Cloakroom

2.52m x 1.74m (8' 3" x 5' 9")

## First Floor

### Galleried Landing

8.00m x 5.78m (26' 3" x 19' 0")

### Master Suite with Balcony

6.69m x 5.04m (21' 11" x 16' 6")

### Master En-Suite

5.21m x 3.25m (17' 1" x 10' 8")

### Master Dressing Room

5.16m x 4.08m (16' 11" x 13' 5")

### Bedroom Two

5.01m x 3.32m (16' 5" x 10' 11")

### En-Suite

2.49m x 1.76m (8' 2" x 5' 9")

### Bedroom Three

5.24m x 3.21m (17' 2" x 10' 6")

### En-Suite

2.52m x 1.74m (8' 3" x 5' 9")

### Dressing Room

2.54m x 1.73m (8' 4" x 5' 8")

### Bedroom Four

4.97m x 3.48m (16' 4" x 11' 5")

### En-Suite

2.47m x 2.05m (8' 1" x 6' 9")

### Dressing Room

2.14m x 2.06m (7' 0" x 6' 9")

## Second Floor

### Landing

### Bedroom Five / Games Room / Cinema Room

9.35m x 7.04m (30' 8" x 23' 1")

### Playroom / Study

6.08m x 2.23m (19' 11" x 7' 4")

### Exterior

### Gated Front Driveway

### Rear Garden

### Garage

5.76m x 5.69m (18' 11" x 18' 8")

### Floorplan

