



Hanging Hill Lane, Hutton, Brentwood, Essex, CM13 2HG

Guide Price £1,950,000



Available for the first time in many years this is a very attractive, well appointed 5 bedroom detached family home. It occupies a beautifully landscaped and maintained plot of approx. 1 acre (STLS). The property is located on the Hutton Mount borders and sits discretely behind extremely mature, well established hedges and is approached via a sweeping driveway with a central turning circle. Shenfield mainline station is within walking distance and road access to the A12, A127 and M25 is not far away. The property is well within the catchment area of St Martins school. Potential building plot for a detached second house STP.

- FIVE BEDROOM DETACHED HOUSE
- UTILITY ROOM
- FAMILY BATHROOM AND SHOWER
- BESPOKE KITCHEN AND OPEN PLAN DINING AREA
- BEAUTIFUL LANDSCAPED 1 ACRE PLOT (STLS)
- LARGE LOUNGE
- LARGE STUDY/HOME OFFICE
- ENSUITE TO MASTER BEDROOM
- SITTING ROOM
- DETACHED DOUBLE GARAGE



Ground Floor

Entrance Porch

From a covered entrance with a pitch tiled roof and a beautiful Wisteria the front door opens to the entrance lobby. A further door leads to the dining room.

Ground Floor Cloakroom

Comprising a low level WC, wash hand basin. Window to front elevation.

Dinning Room

6.42m x 3.82m (21' 1" x 12' 6") A bright spacious room which is open plan to the kitchen/breakfast room and draws light from a wide patio door to the rear providing access and views of the beautifully maintained patio and rear garden. The staircase leads from here to the first floor galleried landing.



Kitchen/Breakfast Room

5.02m x 4.13m (16' 6" x 13' 7") Fitted with a bespoke range of cupboards, drawers, and matching wall-mounted cabinets. Fully integrated appliances which include a Miele gas hob with extractor hood over, Double full sized Miele ovens, a Siemens dishwasher and granite counter tops.



Utility

1.71m x 3.11m (5' 7" x 10' 2") Work surface along one and a half sides. Window to the side and front elevations. Plumbing for washing machine and tumble drier.

Sitting Room

5.76m x 3.80m (18' 11" x 12' 6") A charming and very inviting room with a central fireplace featuring a gas fire. A wide window to the front elevation, doors to the home office/study and custom-made bookshelves.

Home Office / Study

4.27m x 4.15m (14' 0" x 13' 7") Located at the rear of the property with access and views to the rear garden and patio. A large study, ideal for working from home with fully fitted shelves and cupboards as well as a granite topped desk.



Lounge

7.30m x 5.76m (23' 11" x 18' 11") Another very impressive reception room, drawing light from wide windows to the front and side elevation and a pair of French doors to a covered terrace, patio and garden. A feature fireplace with a log burning fire. Fitted bookshelves and bespoke cabinetry.



First Floor

Galleried Landing

A bright landing with three windows to the front elevation.

Master Bedroom

4.67m x 4.90m (15' 4" x 16' 1") Located at the rear of the property with views of the uncovered garden. With windows to the side and rear elevation. To one wall a range of fitted wardrobes comprising six almost floor to ceiling doors.



En-Suite

Large wet room shower, wash hand basin, WC and window to the side elevation. Underfloor heating.



Bedroom Two



3.62m x 3.82m (11' 11" x 12' 6") Window to the rear, wash hand basin.

Bedroom Three

4.42m x 3.98m (14' 6" x 13' 1") Also at the rear of the property and benefitting from a wash hand basin.



Bedroom Four

4.55m x 3.55m (14' 11" x 11' 8") Windows to the front and side elevations.



Bedroom Five

4.64m x 2.64m (15' 3" x 8' 8") Window to front elevation and currently being used as a dressing room. Fitted out with ample hanging and shelf space.

Family Bathroom

Comprising a panelled bath with jacuzzi, a wet room shower with windows to the rear and side elevations and underfloor heating.



External

Double detached garage with power and light connected.
Summer house with power and light connected.
Greenhouse with power connected and two garden sheds.

Rear Garden



The overall plot of the property is approximately 1 acre (STLS) and has been thoughtfully landscaped and planted to enjoy it through the seasons. Running along the width of the property is a wide patio providing plenty of seating areas.



Rear Garden continued





Front Garden

The house is approached via a large sweeping driveway with a central turning circle, well stocked shrub and flowerbeds. Mature conifer trees to the front boundary hide the property effectively.



PROPERTY MISDESCRIPTIONS ACT 1991

The Agents not tested any apparatus, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Adviser. References to the Tenure of the property are based on information supplied by the Vendor. The agent has not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.