



Highgrove, Heronway, Hutton, Brentwood, Essex, CM13 2LX £4,000,000



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 breath taking 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 LOCATION**



Ground Floor

Reception Hall

9.1m x 7.3m (29' 10" x 23' 11")

Kitchen/Family Room

6.91m x 6.1m (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

7.2m 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

First Floor Galleried Landing

8m x 5.78m (26' 3" x 19' 0")

Master Bedroom 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")

Bedroom Two En-Suite

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

Bedroom Three

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

Bedroom Three En-Suite

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

Bedroom Three Dressing Room

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

Bedroom Four

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

Bedroom Four En-Suite

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

Bedroom Four Dressing Room

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

Second Floor

Second Floor Landing

Bedroom Six/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")

External

Gated Front Driveway

Rear Garden

Landscaped rear Westerly facing garden.

Garage

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

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.