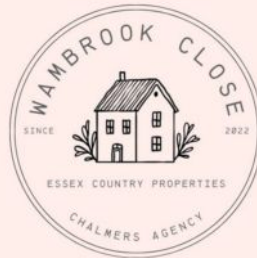




2 Wambrook Close, Hutton – CM13 2LR

Brentwood

Offers Over **£3,000,000**





2 Wambrook Close

Hutton, Brentwood

This beast of a house is full of WOW features to make the whole family happy - 9 seater cinema room, purpose built gym, outdoor garden room with bar area, artificial sports lawned area, fitted hot tub in a beautifully landscaped garden - 5,400 sq ft of accommodation within easy walking distance of Shenfield.

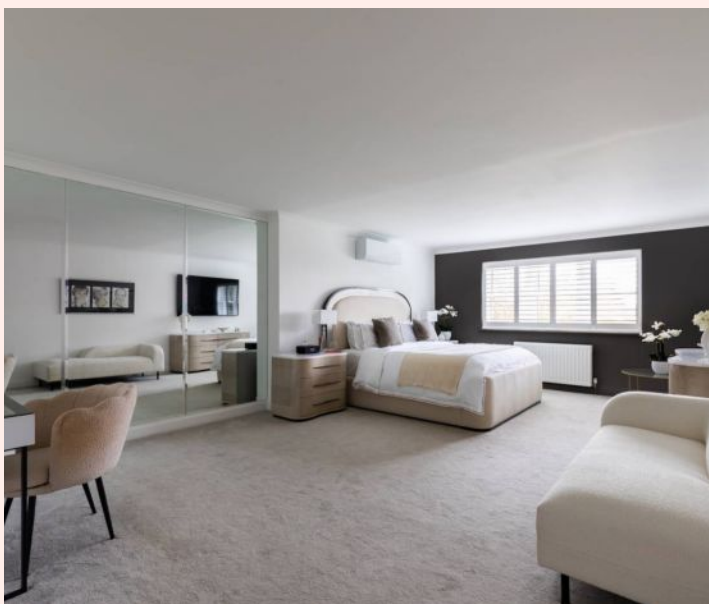
Council Tax band: H

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C

- 5,400 sq ft of living area
- Exclusive Hutton Mount Estate location
- WOW features include 9-seater cinema room & purpose built gym
- Stunning garden with multiple entertaining & relaxing areas
- Spacious family accommodation over three floors
- Purpose built outdoor room with fully fitted bar & sink area with LED light
- Four ensuites & three dressing room areas





Perfectly located for both private and public schools, as well as Shenfield Station, this spacious family home has been designed with WOW features in mind. Situated in a quiet cul-de-sac 2 Wambrook Close is an impressive property, approached through electric gates. The property has a new alarm security system controlled by mobile.

All rooms have shutters on the window, all bedrooms have air conditioning, there are five bedrooms, four with ensembles, several dressing rooms, along with family bathroom. The heating is controlled by Nest and there is a thermostat in every room. Two new boilers have been fitted and the property was extended in 2018.

Every room has generous proportions and lots of extra features – there is 5,400 sq ft of living accommodation.

The garden is stunning having been landscaped a couple of years ago. It has a large sunny patio for entertaining with built in hot tub, barbeque area, beautiful lawned area with full irrigation system. Entertaining for friends and family will be easy with the fully fitted bar area within the outdoor garden room – outside is a sports area for fun and games! There is a Lutron lighting system.

Although this is a large house where every member of the family will have plenty of space, it has a homely feel, with a definite emphasis on fun times.

Hutton Mount Private Estate is near to Shenfield Station, there is easy access to the A12 and ten minutes from the M25.





Garden

Stunning garden with many different areas for both entertaining and relaxing – large patio from the house, sitting areas, built in hot tub. Main lawn with landscaping and full irrigation system. The lower garden has artificial grass to allow for sports outside the garden room. Large shed for storage.

Outbuilding/Home Office/Bar

For work or play, space for both – bar area with kitchen workspace with fitted dishwasher and fridge.

Front Garden

Expansive driveway with grass area and landscaping.

DRIVEWAY

6 Parking Spaces

Parking for numerous vehicles, accessed through electric gates and intercom. Access to integral garage with electric door.

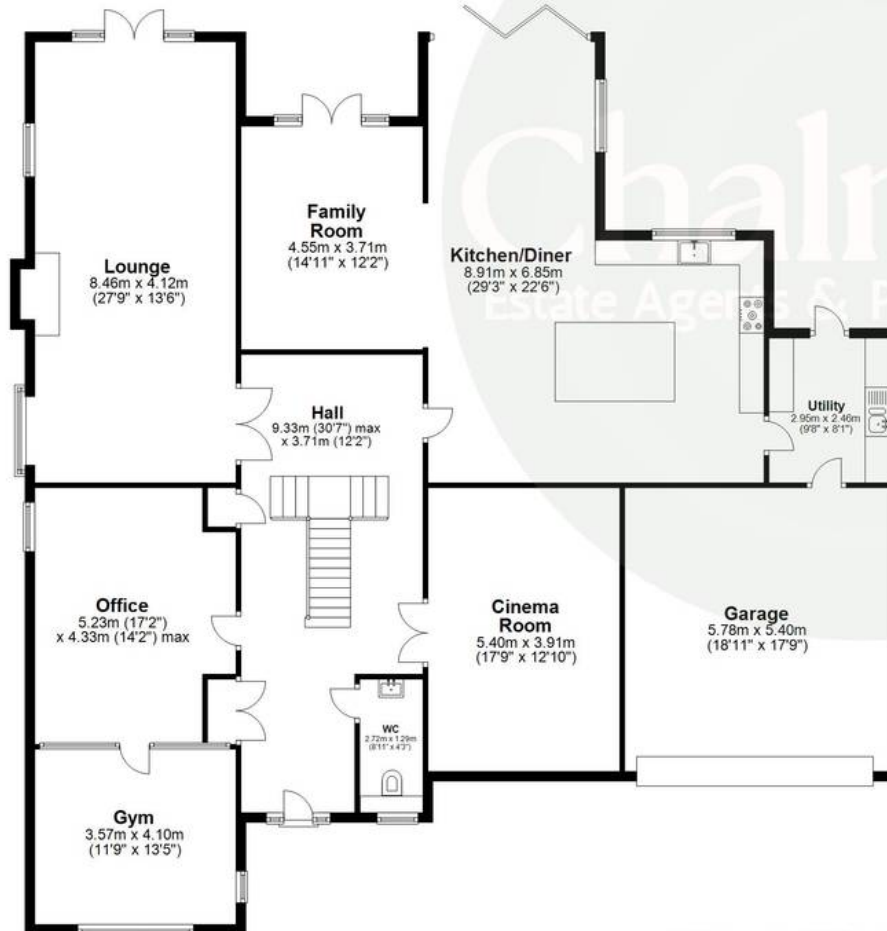
GARAGE

Single Garage



Garden Room

Ground Floor
Approx. 263.3 sq. metres (2834.3 sq. feet)



First Floor
Approx. 173.0 sq. metres (1862.6 sq. feet)



Second Floor
Approx. 72.0 sq. metres (775.0 sq. feet)



Total area: approx. 508.4 sq. metres (5471.9 sq. feet)
2, Wambrook Close, Hutton, Brentwood

