

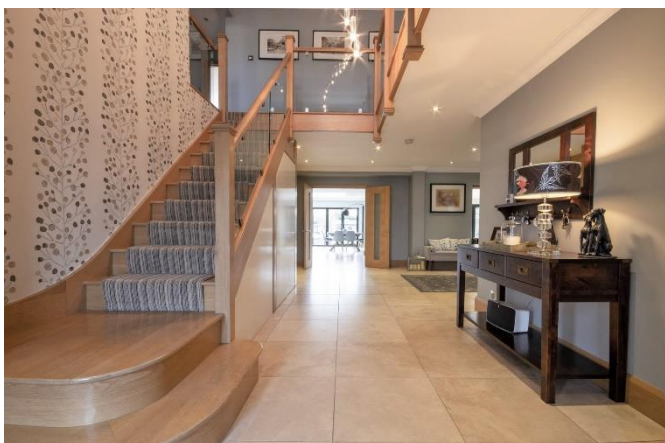


Bowhay, Hutton Mount

Bowhay Hutton Mount

£2,500,000

Beautifully presented and spacious throughout this impressive family house is situated in sought after quiet cul de sac location within one mile of Shenfield Broadway and station. Superb plot just under half an acre (STLS) with attractively landscaped gardens and useful multi purpose cabin to the rear. Stunning double height entrance hallway with generous storage, two reception rooms, study and superb open plan kitchen/family/dining room across the rear. Laundry room and ground floor cloakroom. Impressive first floor landing area with space for sofa/library area. Delightful master bedroom suite with french doors overlooking the garden, fitted dressing room and en-suite shower room. Bedroom two has Jack and Jill access to the luxurious family bathroom and Bedroom three enjoys an en-suite shower room and walk in wardrobe. Plus there is a further double bedroom. Shingle driveway provides parking for a large number of cars and leads to the large integrated garage. St Martins School is situated nearby (subject to acceptance).



Entrance Hallway 25' 8" max x 19' 0" max (7.82m x 5.79m)

Wide oak entrance door with chrome trim, and glazed side panels superb L shaped reception hallway open to first floor, oak stairs rising to first floor with glass balustrade and oak handrail. Well designed under stairs storage incorporating built in shoe cupboard with shelving and drawers, two built in coat cupboards, one with hanging rails, concealed door leads to integrated garage. Tiled flooring and doors to;

Sitting Room 20' 9" max x 17' 5" (6.32m x 5.30m)

Bright spacious room with bi-fold doors across the rear overlooking the superb rear garden. Recessed ceiling speakers, wall mounted contemporary style radiator. Feature glass fronted log effect fire, tiled flooring. Double doors to hallway.

Cloakroom

Vanity wash hand basin with mixer tap, wall mounted heated mirror, attractive part tiled walls, panel radiator with towel rail, tiled flooring. Door to: floating concealed cistern WC with wall mounted flush and built in shelving surround, part tiled walls and tiled flooring, extractor fan and window to side.

Lounge 20' 0" x 11' 4" to rear of storage (6.09m x 3.45m)

Window to front with fitted shutters, radiator, tiled flooring, superb built in storage incorporating space for media equipment, wall mounted TV point. Double doors to hallway.

Study 12' 10" x 9' 4" (3.91m x 2.84m)

Window to front with shutters, radiator, tiled flooring.

Kitchen/Family/Dining room 27' 4" > 23' 6" max x 22' 4" max (8.32m > 7.16m x 6.80m)

Undoubtedly the heart of this family home, pleasantly zoned areas including family room with wide bi-fold doors and lantern roof with electric openers above and contemporary style radiators. The dining area also has wide bi-fold doors and additional window to side. Kitchen area - Fitted with an extensive range of contemporary base, wall and drawer units with Okite quartz worksurface incorporating two stainless steel inset sinks with mixer tap and separate boiling water tap. Miele induction hob, double ovens, combination oven and warming drawer. Neff integrated fridge and dishwasher, open shelving and under cabinet lighting. Feature glass splashback to one wall and wide breakfast bar with space for stools below. There are additional storage cupboards with matching worksurface to side with Caple wine fridge. Recessed ceiling speaker and tiled flooring with underfloor heating. Double doors to hallway. Door to;

Laundry Room 15' 1" max x 5' 4" max (4.59m x 1.62m)

Continuation of attractive base and wall units and matching worksurface and upstand. Integrated NEFF fridge, double bowl sink with mixer tap, space for appliances, window to side with shutters. Part glazed door to side, window to rear and tiled flooring.

First Floor Landing 22' 2" max x 11' 2" max (6.75m x 3.40m)

Stunning galleried landing with continuation of oak handrail and glass balustrade, seating area with window and fitted shutters to front, built in storage cupboard with shelving. Doors to;

Master bedroom 18' 4" x 14' 5" (5.58m x 4.39m)

Superb suite with two windows to rear with fitted shutters and french doors with fitted shutters opening onto Juliet balcony with glazed screen, access to loft space and doors to;

Dressing Room 12' 0" to rear of wardrobes x 9' 9" to rear of wardrobes (3.65m x 2.97m)

Comprehensively fitted with shelving, drawers and hanging rails, window to rear with fitted shutters.



En-suite 11' 9" x 6' 3" (3.58m x 1.90m)

Suite comprising close coupled WC, Duravit vanity wash hand basin with drawer storage below, wall mounted mirror cabinet, walk in tiled shower cubicle with wall mounted controls, fixed rain water shower head, separate hand shower attachment, extractor light. Wide contemporary style towel warmer/radiator, attractive tiling to walls and floor with underfloor heating. Window to rear.

Bedroom Two 16' 6" to rear of wardrobes x 12' 7" (5.03m x 3.83m)

Window to rear, built in wardrobes to one wall with hanging rails, shelving and drawer storage. Built in cupboard with shelving, door to hallway and door to Jack and Jill bathroom.

Bathroom 12' 8" max x 10' 9" max (3.86m x 3.27m)

Luxuriously appointed with floating concealed cistern WC, vanity wash hand basin with drawer storage below, wall mounted heated mirror, chrome towel warmer, large double ended bath with hand shower attachment, large walk in shower with fixed rainwater shower head, and separate shower attachment, wall mounted controls and inset shelf. Tiled walls with feature tiled panels, tiled flooring and underfloor heating, wall mounted contemporary style radiator, window to side. Door to hallway.

Bedroom Three 13' 7" x 12' 0" (4.14m x 3.65m)

Window to front with fitted shutters, radiator and doors to;

Walk in wardrobe

Fitted with a good range of shelving, hanging rails and drawers.

En-suite

Close coupled WC, vanity wash hand basin with storage and Hansgrohe mixer tap, heated mirror above. Tiled shower cubicle with sliding doors, fixed rainwater shower head, and separate hand shower attachment. Chrome towel warmer. Tiled walls and floor with underfloor heating. Window to front with fitted shutters.

Bedroom Four 16' 6" > 10' 9" x 11' 8" > 6' 7" (5.03m > 3.32m x 3.55m > 2.04m)

Spacious L shaped bedroom with window to front and fitted shutters, radiator.

Externally

Extensive parking area, space for numerous cars, shingle driveway and access to garage. Tall hedging to boundaries and side access to rear.

Rear Garden

Beautifully landscaped and commencing with a wide terrace suitable for entertaining, which leads to a large lawned area with attractively planted shrub beds, shingle pathway leads to the rear where there is multi-purpose cabin, such as a home office measuring 24' 9" x 19' 2" overall which has a kitchen area and cloakroom, adjacent double storage shed.

Garage 17' 7" x 16' 8" max (5.36m x 5.08m)

Cupboard housing wall mounted gas central heating boiler and pressurised water cylinder. Further storage currently used as drying area. Further built in storage cupboard, power and light connected, electric sectional door.



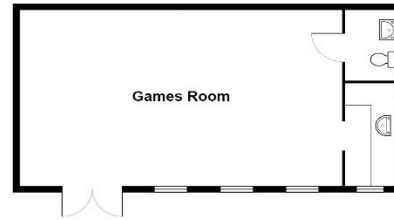












Games Room
Area: 67.59m²...728 ft²

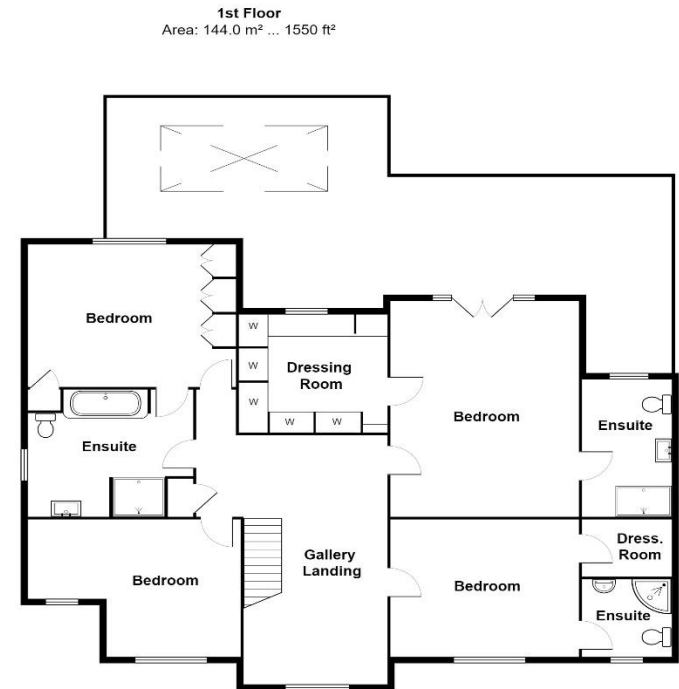
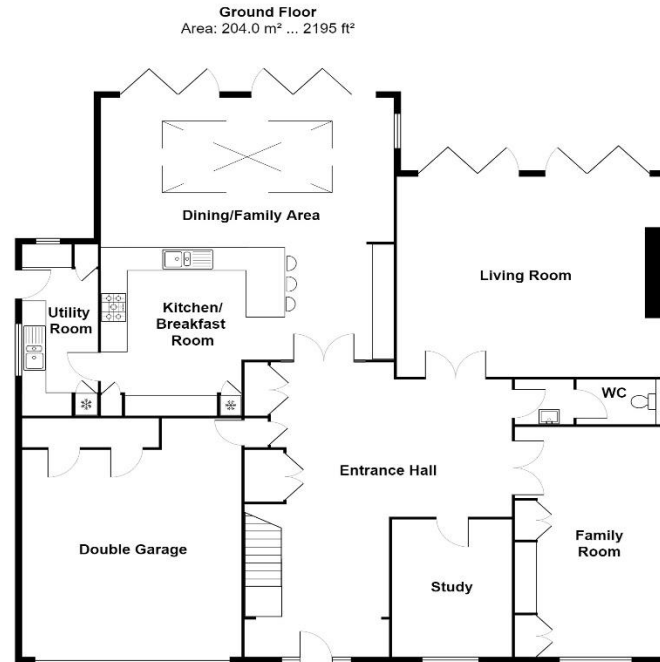


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EPC to follow

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Total Area: 389.2 m² ... 4190 ft²

Whilst every effort has been made to ensure accuracy, measurements of doors, windows and other items are approximate and no responsibility is taken for any error, omission or mis statement. This plan is for illustrative purposes and so only be used as such.

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