



Ridgeway, Hutton Mount

Ridgeway

Hutton Mount

£1,695,000

Offering excellent potential for extension and modernisation, this well presented five bedroom family residence is superbly located in one of the most desirable roads on Hutton Mount that is convenient for easy access to St Martins School and only 0.9 miles to Shenfield mainline station for a fast and frequent service to London including the Elizabeth Line for the West End and Heathrow airport. The accommodation comprises; attractive reception hall leading to large lounge, dining room, study and cloakroom. The kitchen and utility room are in need of updating and the current owners have had plans drawn (not submitted at time of printing) to extend into a large open plan kitchen/family room. To the first



floor there are five bedrooms, en-suite shower room and a good size family bathroom with separate shower. The 0.25 acre plot (STLS) provides an in/out carriage driveway to the front and at the rear is a large 122' (37.48m) garden leading to a heated swimming pool area. EPC E.

Reception Hall

Spacious hallway with an oak staircase ascending to the first-floor galleried landing. Large understairs storage cupboard and a timber effect floor.

Cloakroom

Villeroy & Boch concealed cistern low level wc. Contemporary square hand basin with granite topped storage cupboard. Tiled walls and floor, extractor fan and chrome heated towel rail.

Study 10' 0" x 6' 8" (3.05m x 2.03m)

Window to the front aspect.

Lounge 28' 9" x 13' 10" max. (8.76m x 4.21m)

Dual aspect reception room with wide walk-in bay window to the front and French doors that open out onto a terrace and the rear garden. Brick built feature fireplace.

Dining Room/Sitting Room 20' 6" x 12' 6" (6.24m x 3.81m)

Large room for entertaining situated adjacent to the kitchen. Treble aspect windows providing views over the garden.

Kitchen 12' 10" x 10' 10" (3.91m x 3.30m)

Oak fronted cupboards including base and eye level with contrasting coloured work surfaces. Tiled floor, space for a breakfast table and window overlooking the rear garden. Integrated appliances include a Neff oven with grill, four ring gas hob with extractor hood above, integrated dishwasher and fridge. Stainless steel sink unit and tiled walls and floor. Door to utility room. NB. the current owners have had plans drawn (not submitted) to extend this room into a large kitchen/family room - available for inspection upon request.

Utility Room 13' 3" x 8' 2" (4.04m x 2.49m)

Continuation of the units, space and plumbing for washing machine, tumble dryer and additional upright fridge freezer if required. Double bowl stainless steel sink with a mixer tap and drainer to the side. Tiled walls and floor. Half glazed timber door providing access to a rear porch with open access to a side walkway to the gardens and door to cupboard that houses a gas boiler.

First Floor Landing

Part galleried landing with floor to ceiling window to the front. Access to insulated loft space. Airing cupboard housing the insulated hot water tank and shelving for linen.

Bedroom One 14' 8" x 10' 10" (4.47m x 3.30m) to rear of wardrobes.

Window to the rear providing a view of the garden and swimming pool. Range of fitted bedroom furniture. Door opening to:





En-suite Shower Room

Large walk in corner shower cubicle. Fully tiled with a power shower. Low level wc. Large vanity unit topped with granite with a wall mounted hand basin and storage cupboards below. Bidet. Feature chrome heated towel rail. Storage cupboard for linen and window to side.

Bedroom Two 14' 0" x 13' 6" (4.26m x 4.11m) to rear of wardrobes.

Window to the front and range of fitted furniture.

Bedroom Three 20' 6" x 12' 5" (6.24m x 3.78m) to rear of cupboards.

Window to the rear enjoying views of the garden. Range of built in bedroom furniture for storage.

Bedroom Four 13' 11" x 10' 8" (4.24m x 3.25m) to rear of cupboards.

Window to rear aspect and storage cupboards.

Bedroom Five 10' 0" x 6' 8" (3.05m x 2.03m)

Window to the front aspect.

Family Bathroom

Villeroy & Boch suite comprising large bath, walk in tiled shower cubicle with power shower. Low level wc, vanity unit featuring built in storage cupboards below and topped with a work surface and contemporary style basin. Window to the front and tiled walls. Heated towel rail.

Garage 15' 0" x 18' 8" (4.57m x 5.69m)

Electrically operated up and over door. Power and light and personal door to the rear lobby. Water softener and window to the side.

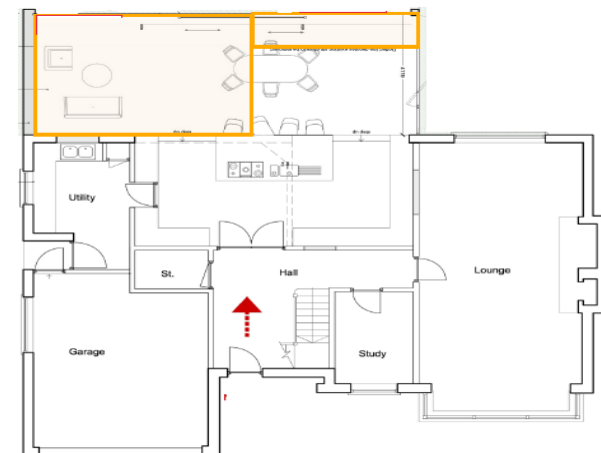
Externally

Approached via a wide pea-shingled in/out carriage driveway with mature hedges providing privacy. Across the rear of the house is a stone terrace which runs the full width of the property with two distinct terraced entertaining areas. Side access on both sides of the house connecting the front and rear gardens. The terrace leads to an large lawned garden flanked either side by a mature shrubbery and trees and two thirds of the way down

the garden is a swimming pool area with terrace surround. Timber outbuilding for the swimming pool filtration and heating system. Further greenhouse and timber shed.



Proposed rear kitchen/family room extension



Proposed Kitchen Extension









Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

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Ground Floor

First Floor

APPROX INTERNAL FLOOR AREA
241 SQ M 2598 SQ FT

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any errors or mis-statement. All parties must rely upon their own inspection.

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