



Ridgeway, Hutton Mount



# Ridgeway

## Hutton Mount

£1,650,000

A stunning detached family home situated within the exclusive residential estate of Hutton Mount, offering thoughtfully designed contemporary accommodation. The property is conveniently located near St. Martin's School (subject to acceptance) and is just 1.2 miles from Shenfield mainline railway station, which provides fast and frequent services to London, including the Elizabeth Line for convenient access to the West End and Heathrow Airport. The accommodation provides a spacious reception hall, a generous study/music room/office, lounge, and large open-plan kitchen/dining/family room, alongside a laundry room and an exercise room complete with a steam sauna and shower. For added convenience, there are two cloakrooms. The luxurious master bedroom suite features a fitted dressing room and en-suite bathroom,



while three additional bedrooms come with built-in wardrobes. The property also includes a second en-suite and a family bathroom with a separate shower. Externally, the gardens have been attractively landscaped for leisure and include a swimming pool with an electric cover and jet stream for exercise laps with terraced surround. The carriage driveway, with electric sliding gates, provides ample parking at the front, as well as access to an integral garage. EPC C.



**Reception Hall 16' 0" x 8' 4" (4.87m x 2.54m)**

Oak part glazed double entrance doors with glazed side panels. Built in double coat cupboard, stairs rising to first floor, glazed double doors to lounge and oak doors to;

**Cloakroom**

Two piece suite and ceramic tiled walls.

**Study/Music Room/Office 18' 0" x 11' 0" into bay > 8' 4" (5.48m x 3.35m > 2.44m)**

Splay bay window to front in addition to further window. Fitted cupboards

incorporating desktop, space for book shelves and oak flooring.

**Lounge 18' 5" x 13' 0" (5.61m x 3.96m)**

Dual aspect with window to front and two further windows to side, oak flooring and glazed bi-fold doors leading to kitchen/family room.

**Kitchen/Dining Room 21' 6" max x 19' 11" (6.55m x 6.07m)**

A very impressive room that leads into a spacious open plan family room area, with part vaulted ceiling and views via bi-fold doors over

the rear garden. Kitchen area; luxuriously appointed by Pure Kitchens with grey high gloss base and wall units, Corian work surfaces and stunning curved island which incorporates an induction hob, Elica chandelier style extractor, adjacent inset sink with Quooker rapid boiler tap and breakfast bar. Fitted appliances include American style fridge freezer, coffee maker, oven, microwave and steamer oven. Integrated dishwasher, tiled floor with underfloor heating. The kitchen extends into a dining area, with wood flooring and bi-fold doors to rear garden, door to exercise room and open plan access to;

**Family Room Area 21' 0" x 15' 9" (6.40m x 4.80m)**

Semi-vaulted ceiling, wood flooring, window overlooking the rear garden and adjacent french doors, glazed bi-fold doors to lounge.

**Exercise Room 12' 0" x 10' 7" (3.65m x 3.22m) plus depth of steamer cubicle**

Currently used as an exercise room, also ideal for a hobbies room, with French doors to garden, walk in steam sauna and shower with mosaic tiling, door to laundry and door to;

**Cloakroom**

Two piece suite and ceramic tiled walls.

**Laundry Room 19' 0" x 5' 9" (5.79m x 1.75m)**

Fitted with base and wall cupboards, space for appliances, tiled floor with underfloor heating, door to;

**Integral Garage 19' 0" x 11' 3" (5.79m x 3.43m)**

With electric up and over door and radiator.

**First Floor Landing**

Built in airing cupboard, windows to rear aspect and oak doors to;









**Master Bedroom** 17' 6" x 14' 9" (5.33m x 4.49m)

An impressive room with vaulted ceiling, sky light windows with electric blinds and dual aspect windows to front and rear, doors to en suite and dressing room.

**Dressing Room** 10' 2" x 8' 8" (3.10m x 2.64m)

Fitted with hanging rails, shoe stands and drawers, window to front aspect and door to;

**En-suite** 10' 9" x 8' 6" (6.02m x 2.59m)

With access from the bedroom, bath and separate shower, WC and twin wash hand basins, chrome heated towel rail and underfloor heating.

**Bedroom Two** 17' 7" x 11' 4" > 9' (5.36m x 3.45m > 2.74m)

Two double built in wardrobes and door to;

**En-suite Shower**

Three piece suite, tiled walls, under floor heating and heated towel rail.

**Bedroom Three** 11' 10" x 10' 8" (3.60m x 3.25m)

Two double built in wardrobes with oak doors.

**Bedroom Four** 10' 3" x 9' 7" (3.12m x 2.92m)

Two double built in wardrobes with oak doors.

**Family Bathroom**

Bath and separate shower, two wash hand basins, WC, ceramic tiled walls and under floor heating.

**Externally**

Electric sliding gates provides access to a carriage driveway with flower and shrub borders, side access via a gate to the rear garden. The rear garden is attractively landscaped with lawn, established hedging and greenhouse. Adjacent heated swimming pool with jet stream for exercising and electric cover with paved terrace surround. To the side of the property is a timber constructed lean-to changing room measuring 9' 6" x 7' with door to front aspect.






















## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Council Tax Band G

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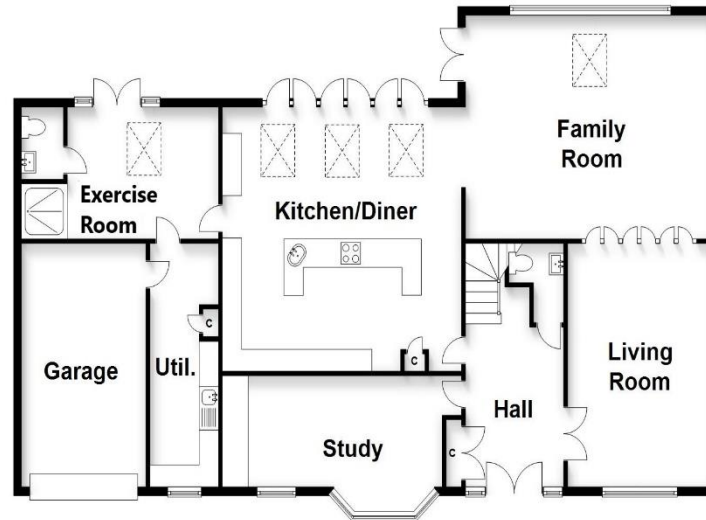
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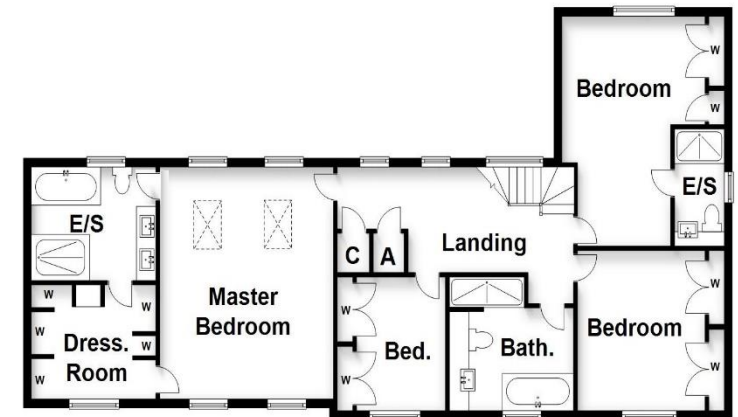
## Ground Floor

Approx. 169.7 sq. metres (1827.0 sq. feet)



## First Floor

Approx. 112.3 sq. metres (1208.7 sq. feet)



Total area: approx. 282.0 sq. metres (3035.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and any other items are approximate and no responsibility is taken for any error, omission or mis statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Plan produced using PlanUp.