



Hillwood Grove, Hutton Mount

Hillwood Grove Hutton

Offers Over £4,350,000

Undoubtedly one of the finest residences in the Hutton Mount private estate, offering almost 6000 square foot of luxurious and beautifully presented family accommodation. Superb Humphrey Munson kitchen with stunning views over the beautifully landscaped garden and swimming pool. Underground spiral wine cellar, Wolf duel fuel range, pantry cupboards, Sub Zero fridge freezer, large island unit with Miele fridge. Dining area with lantern style roof. Sitting area with double sided inset flicker flame gas fire. Attractive sitting room with views over courtyard, study, separate lounge with stunning corner bay window, gym with mirrored wall and first floor cinema room with fitted projector and screen. Stunning master bedroom suite that is superbly fitted and commences with the dressing room area with high quality walnut and mirrored door wardrobes and luxurious bathroom with free standing bath and large walk-in shower. Three further bedrooms to the first floor, one with ensuite and further family bathroom. Two second floor bedrooms and luxurious bathroom. Overall the plot extends to 0.72 of an acre and has a delightful west facing aspect which is extensively landscaped with large terraces, attractive courtyard and in ground swimming pool. The remainder of the garden is laid to lawn and a carriage driveway with electric gates to the front of the property lead to a double width garage. No onward chain. EPC D.



Entrance Hallway 12' 7" x 12' 0" to front of cupboards (3.83m x 3.65m)
Beautiful bespoke built in storage cupboards.

Kitchen/Family Dining Room 33' 6" > 30' into bay x 32' 9" (10.20m x 9.97m)
Undoubtedly the heart of this fine home with clearly defined cooking, relaxing and dining areas all enjoying the superb gardens. Spiral wine cellar.

Laundry Room 9' 2" x 7' 2" (2.79m x 2.18m)

Ground Floor Cloakroom
Beautifully appointed with two piece Imperial suite.

Sitting Room 21' 0" x 17' 0" (6.40m x 5.18m)
Formal sitting room with doors to courtyard.

Study 9' 1" to front of storage x 6' 7" (2.77m x 2.01m)
Bespoke cabinets and desk with additional storage cupboards

Lounge 13' 2" x 12' 9" plus large corner bay (4.01m x 3.88m)
Superb room with stunning deep corner bay recess.

Gym 20' 0" x 17' 8" (6.09m x 5.38m)
Mirrored to one wall, door to shower room and doors to courtyard.

Shower Room
Beautifully appointed with contemporary suite.

Double Garage 17' 8" x 15' 8" plus recess (5.38m x 4.77m)

Cinema Room 21' 0" x 17' 9" (6.40m x 5.41m)
Ceiling mounted projector and wall mounted screen.

Media Room 12' 2" x 6' 7" (3.71m x 2.01m)
Possible conversion to bathroom if required.

Master Bedroom 17' 0" x 16' 2" into bay (5.18m x 4.92m)
Stunning room with dual aspect windows overlooking the fine gardens. Open-plan to:

Dressing Room 13' 6" x 10' 5" to rear of wardrobes (4.11m x 3.17m)
Superb walnut and mirrored door wardrobes to three walls providing generous hanging and storage space.

En-suite Bathroom 14' 3" x 7' 8" (4.34m x 2.34m)
Luxuriously appointed with an Imperial free standing bath, large shower with feature tiled wall. Twin wash hand basins with storage below and matching wall lights.



Bedroom 4 13' 9" x 9' 9" plus bay (4.19m x 2.97m)

A delightful guest bedroom, door to:

Ensuite Shower Room

Luxuriously appointed with large shower.

Bedroom 3 13' 2" x 12' 9" plus large corner bay (4.01m x 3.88m)

Another splendid double bedroom with large corner bay window recess.

Bedroom 2 15' 9" into bay x 14' 8" to front of wardrobes (4.80m x 4.47m)

Attractive wardrobes to one wall, balcony to side.

Second Floor Landing 21' 9" into stair recess x 12' 3" into bay (6.62m x 3.73m)

Spacious area with large eaves storage cupboard.

Bedroom 5 15' 7" into dormer x 11' 8" (4.75m x 3.55m)

Recessed desk area and dressing room area with sloping ceiling to one end.

Bedroom 6 14' 8" into dormer x 13' 6" (4.47m x 4.11m)

Useful built in cupboard with hanging rails.

Bathroom 10' 8" x 9' 1" (3.25m x 2.77m)

Luxuriously appointed with Imperial 'Art Deco' style suite and matching tiling.

Swimming Pool

Decked and terraced surround situated adjacent to the courtyard.

Externally

Carriage style driveway with twin electric gates provides parking for numerous cars. The rear garden, as previously mentioned has a delightful west aspect ensuring sun throughout the afternoon and evening to enjoy the beautifully landscaped gardens and swimming pool.











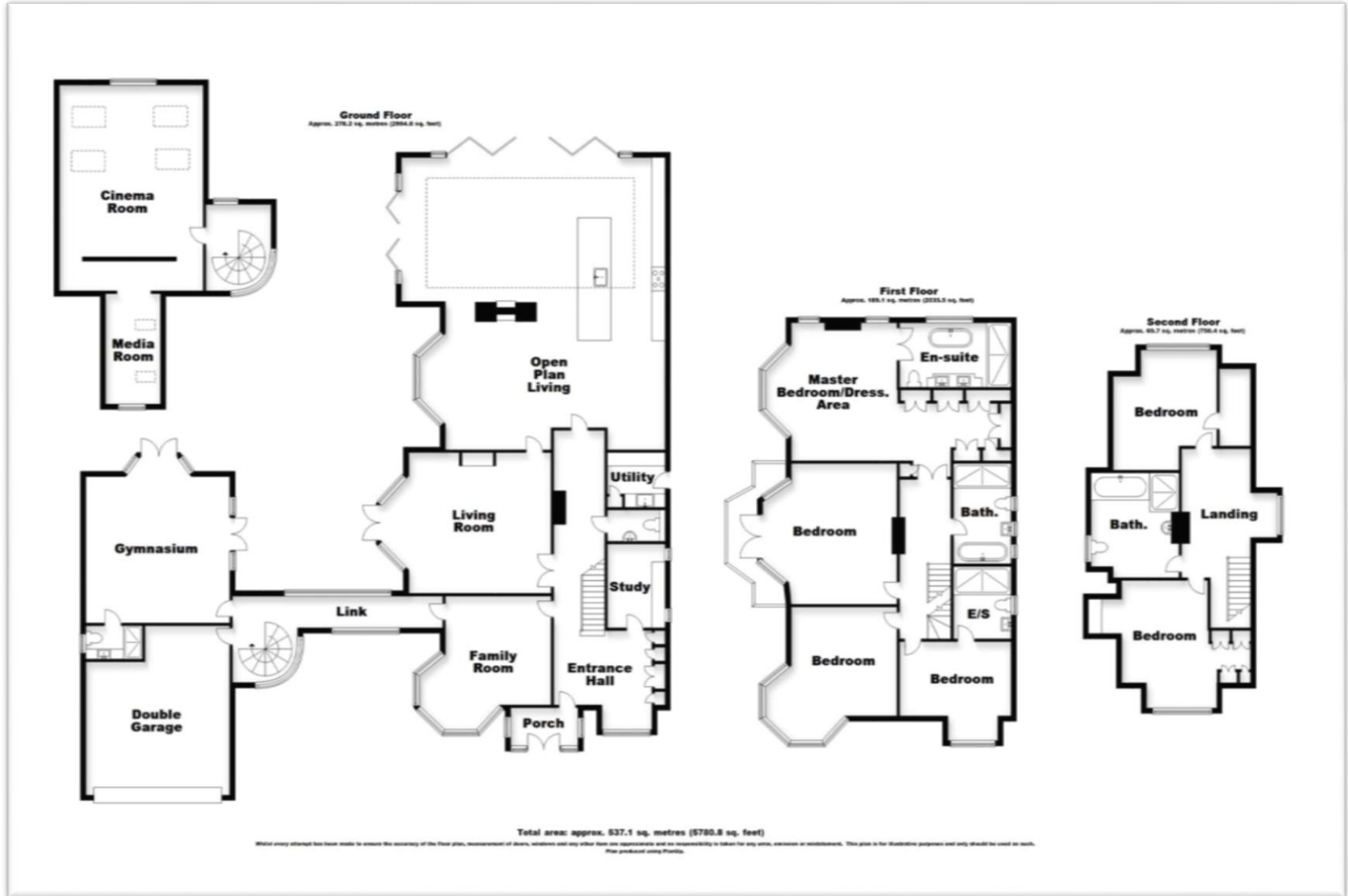
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	62	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Council Tax Band G

148 Hutton Road
Shenfield
Essex CM15 8NL
01277 225191

admin@wnproperties.co.uk
wnproperties.co.uk



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