



**Half Acre 59 Heronway
Hutton Mount**

MEACOCK & JONES

106 Hutton Road, Shenfield, Essex, CM15 8NB

Tel: 01277 218485

Email: russell@meacockjones.co.uk

Web: www.meacockandjones.co.uk

MEACOCK & JONES

A superb spacious contemporary style house appointed throughout to the very highest of standards in beautifully tended grounds. In fact, this family home is situated on grounds that measure 0.4934 ACRE. This fine property is located on one of the most favoured roads within this private estate, only a short distance from Shenfield mainline railway, shopping Broadway and good local schools. The spacious open plan kitchen/family room and beautifully tended gardens will appeal to families.

£1,650,000



From beneath a sheltered entrance a feature oak contemporary style front door with tall frosted glazed panels to either side opens to:-

Reception Hall



A dramatic and imposing entrance into this contemporary style family home. A maximum vaulted ceiling height of 21'5" adds to an immediate impression of space upon entering. Light is drawn from a tall triangular window to the front elevation with two feature 15'8" frosted glazed panels to either side. Feature limestone tiled flooring throughout. Modern radiator. Wall light points. A turned oak suspended staircase with glass balustrade rises to the first floor galleried landing. Door to deep cloaks cupboard with connecting door to kitchen. This cupboard has a continuation of the limestone tiled flooring from the hallway and is fitted with extensive shelving and hanging space providing practical storage. Spotlights to ceiling. Door to:-

Sitting Room 19' x 13' (5.79m x 3.96m)



A well proportioned reception room. Running along one wall is housing for a home media centre. This is complemented by integrated Sonos speakers and a suspended ceiling with Rako lighting system incorporated. Continuation of limestone tiled floor. Radiator. Spotlights to ceiling. A large window overlooks the extensive frontage of the property.

Cloakroom

Fitted with a close coupled WC. Vanity wash hand basin with mixer tap and cupboard below. Limestone tiled floor. The walls are partially tiled with feature mosaic border. Extractor fan. Close coupled WC. Heated towel rail.

Open Plan Kitchen/Dining/Family Room 33'2" x 31'9" > 13' (10.11m x 9.68m > 3.96m)



A magnificent space in every respect and the perfect hub for family life.

Kitchen Area



The kitchen has been comprehensively fitted by David Barham with a fine quality range of units that comprise base cupboards, contrasting wood effect drawers and wall mounted cabinets with concealed downlighting along three walls. A long contrasting granite worktop incorporates a double bowl stainless steel Franke sink unit with mixer tap and Quooker hot water tap. Integrated appliances to remain include two Siemens ovens, inset Siemens microwave oven with Siemens plate warming drawer below. Siemens five ring gas hob with Siemens stainless steel extractor unit fitted above. Siemens integrated dishwasher to remain. The entire area to the rear of the property has been fitted with the continuation of the limestone tiled floor. Spotlights to ceiling. Two integrated refrigerators. Light is drawn into this area through a window to the front elevation, an obscure glazed door which leads to the rear garden and an obscure double glazed window to the side elevation. To the rear of the kitchen is a breakfast bar capable of seating two people with ease. Beyond is an extensive dining area ideal for evening entertaining and this is open to a large informal seating area.

Dining Area

The dining area provides attractive views of the extensive 171' deep gardens through tall bi-folding double glazed doors. Integrated Sonos speakers provide an ideal entertaining environment. Spotlights to ceiling with Rako lighting system incorporated. Radiator with bespoke ornamental cover. The sitting area is open to the:-

Conservatory 27'1 x 9'4 (8.26m x 2.84m)



A delightful addition to this property from which numerous large UPVC double glazed windows provide panoramic views of the mature and well tended garden to the rear. UPVC double glazed french doors open to the rear garden sun terrace. Continuation of limestone tiled floor. Two feature contemporary style radiators. Wall light points. From here a double glazed door leads to the:-

Home Office 13' max x 8' (3.96m max x 2.44m)

Wood strip flooring. Radiator. Windows to rear. An excellent space for those that work from home.

Utility Room 12'4 x 8'8 (3.76m x 2.64m)



An excellent companion to the kitchen/breakfast room. Fitted with a continuation of the David Barham furniture and this incorporates a tall Siemens freezer, a tall Siemens wine fridge and tall larder cupboard.

Additional integrated refrigerator and freezer. A contrasting granite worktop incorporates a stainless steel double bowl Franke sink unit with mixer tap and granite upstand. Space and plumbing for domestic appliances. Continuation of limestone tiled floor. A large double glazed window faces the front elevation. Coved cornice to ceiling. Radiator.

First Floor Galleried Landing.



As previously mentioned, the entrance has a vaulted ceiling and the galleried landing overlooks the entrance below and from here there are elevated views of the frontage to this property and Heronway in the distance. Access to loft storage. Contemporary style radiator. Doors to:-

Master Bedroom 16'3 x 12' (4.95m x 3.66m)



A door leads from the landing to an inner hallway from which there two tall cupboards with featured coloured glass doors that are fitted with

slatted shelving. From here the bedroom opens to a well proportioned room with attractive views of the gardens to the rear through a wide UPVC double glazed window. Coved cornice to ceiling. Radiator. Door to:-

En-Suite Bathroom

Fitted with a neutral and modern white suite that comprises a panel enclosed bath with mixer tap, wall mounted shower attachment and glass shower screen. Vanity Roca wash hand basin with cupboards below. Roca closed coupled WC. White tiling to full ceiling height with feature contrasting metallic effect mosaic border and contrasting tiling to the floor. Spotlights to ceiling. Extractor fan.

Bedroom Two 17' x 13' (5.18m x 3.96m)



A large well proportioned room situated at the rear of the property. Running along an entire wall are a contemporary range of white gloss floor to ceiling wardrobes with contrasting black and white drawers to one side and cupboards over. These provide extensive storage. A wide double glazed window overlooks the garden to the rear. Radiator. Coved cornice to ceiling. Stainless steel circular bowl within a glass top with chromium mixer tap.

Bedroom Three 14'3" x 11'9" (4.34m x 3.58m)



A good sized bedroom fitted with a box window to the front elevation. Built-in study area with desk and drawers below. Cupboards above. Radiator. Double doors open to:-

En-Suite Shower Room

Containing a white tiled shower enclosure. White vanity wash hand basin with mixer tap and cupboards below. Back to wall WC with concealed cistern. Tiling to full ceiling height with feature border. Contrasting tiling to floor. Spotlight. Extractor fan. UPVC obscure double glazed window to side elevation. Heated towel rail.

Bedroom Four 13' x 8'8" (3.96m x 2.64m)



Large UPVC double glazed window to the front elevation. Radiator. Running along an entire wall are a range of sliding mirrored doors that provide ample hanging and shelving space.

Bedroom Five 11' x 10' (3.35m x 3.05m)



A good sized double bedroom situated at the rear of the property. Large double glazed window to the rear elevation. Radiator. White and coloured built in tall contemporary style wardrobes provide extensive storage with matching cupboards to the opposite wall.

Shower Room

A luxuriously appointed room fitted with a wide wet room style walk-in shower enclosure with wall mounted controls. Laufen wash hand basin with chromium mixer tap. Contrasting wall mounted storage unit comprising two drawers. The walls are partially tiled with feature border. Wood effect flooring. Heated towel rail. Shaver point. UPVC obscure double glazed window to the side elevation.

WC

This contains a close coupled WC. Laufen wall mounted wash hand basin with mixer tap. The walls are partially tiled with decorative border. Radiator. Wood effect flooring. UPVC obscure double glazed window to the side elevation.

Outside

Rear Garden



The property is situated on a plot that measures 0.4934 ACRE. In fact, the garden to the rear has a depth of 171' and at the widest point,

measures 121', which then narrows to 64'. Running across the rear of the property is an extensive paved terrace ideal for garden parties and summer barbecues. There is access via either side of the property to the front garden. The terrace has lighting inset with patio heaters. External Bose music speakers. Outside tap. From here there is an extensive lawn area that is bordered with well stocked flowerbeds that have been planted with a varied and interesting assortment of mature shrubs, plants and trees. This is a very private and well screened rear garden. To one side is a summerhouse measuring 16' x 13' internally, that is presently used as a games room though this area would make an excellent home gym or work space, if required. French doors with windows to side lead to the rear garden in addition to the side elevation. Heating, power and light connected. To the rear of the plot is a wild semi- wooded garden area. Within this area, there is also a children's play house on a concrete base in addition to a garden shed. The garden has architectural lighting and is beautifully illuminated at night.

Front Garden



The property is set well back from Heronway, discreetly positioned, outside of public view. The front garden consists of an extensive block paved driveway capable of providing off street parking for a good many vehicles with ease. To one side there is a detached double garage

Detached double garage 22'5" x 22' (6.83m x 6.71m)

This double garage could quite comfortably park two large vehicles with ease. The garage has been fitted with a remote electronically controlled up and over door. Power, light and alarm fitted.

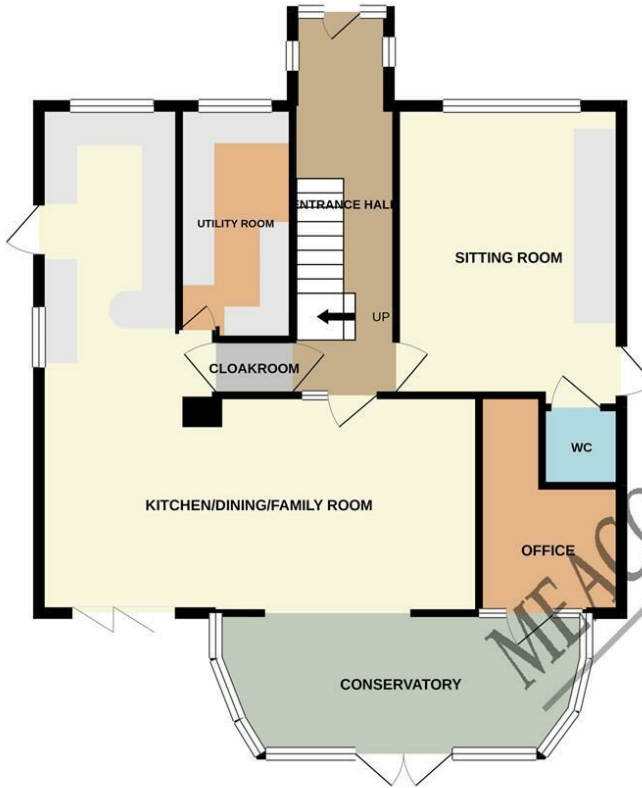
Agent's Note

EPC and floorplan to follow.

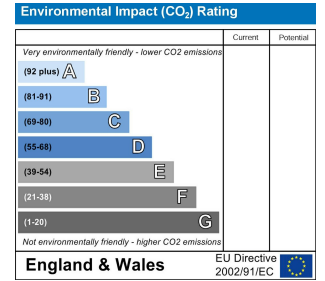
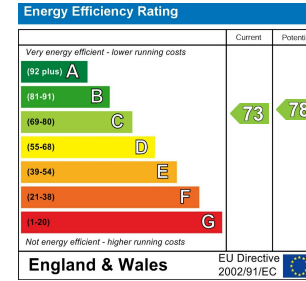
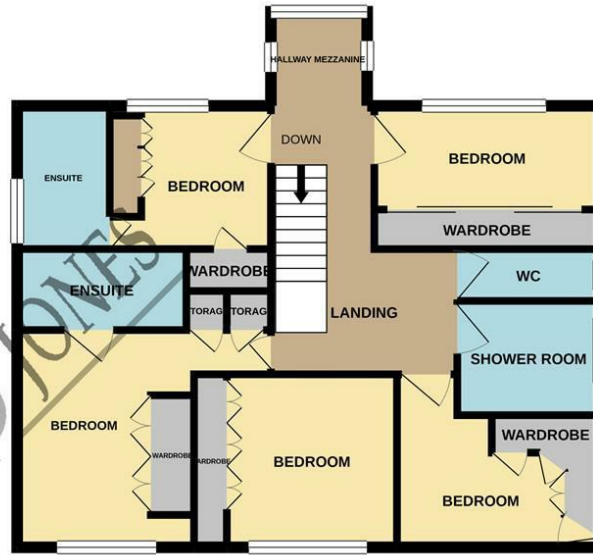




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix ©2021