



Inglewood Mount Avenue  
Hutton Mount

**MEACOCK & JONES**

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\*Initial offers are invited in the region of £2,250,000 to £2,350,000\*

A very fine late Victorian property situated on a magnificent plot that measures in excess of 0.4 acre, in one of the most popular and pleasant roads on Hutton Mount. The frontage to Mount Avenue measures 124' and the gardens are maintained in very good order. The accommodation is spacious, though there is still scope for enlargement and further improvement, if required. Shenfield mainline railway station is just a few minutes away on foot.

Five Bedrooms. Kitchen/breakfast room. Five reception rooms. Utility Room. Spacious 0.4 acre plot. Swimming Pool. Excellent location.

## Offers over £2,250,000



From beneath a sheltered entrance a wide solid oak painted front door with glazed panels to either side opens to the:-

### **ENTRANCE HALL**

This is a lovely spacious entrance into this period property with floor to ceiling fitted coat cupboards. Tiling to the floor. Coved cornice to ceiling with decorative ceiling roses. Radiator with ornamental cover. Door to:-

### **GROUND FLOOR CLOAKROOM**

An attractive cloakroom fitted with a low level Sanitan WC with wooden seat and period style Sanitan wash hand basin. Continuation of tiling to floor. Obscure glazed sash window to front elevation. Spotlights and coved cornice to ceiling.

### **DINING HALL 16' x 12'2 (4.88m x 3.71m)**

A lovely formal dining room drawing light from a sash window to the front elevation. Stairs rise to the first floor landing. Continuation of tiling from the reception hall. Coved cornice to ceiling. Decorative ceiling rose. Dado rail. Glazed doors opens to the drawing room.

### **DRAWING ROOM 18'4 x 15' (5.59m x 4.57m)**

A magnificent reception room drawing maximum light from four sash windows fitted to two elevations. A central focal point is a decorative wooden fire surround. Fitted cupboards, bookshelves and two window seats.

### **SITTING ROOM 18' x 16'6 into bay window (5.49m x 5.03m into bay window)**

A charming sitting room. An excellent feature is a wide bay window to the front elevation overlooking the secluded and attractively planted garden beyond. Two obscure glazed windows to the side elevation. Feature fireplace with marble inset and hearth. Coved cornice to ceiling. Two wall light points. Radiator with ornamental cover.

### **KITCHEN/BREAKFAST ROOM 31' x 12' (9.45m x 3.66m)**

A spacious room fitted with a light range of units which comprise base units, cupboards and drawers and complementing woodblock worktops above. Large Butler style sink unit with contemporary style mixer tap. Space for range cooker. Space for American style fridge/freezer. Wood effect flooring runs throughout. Integrated dishwasher to remain. Three period style radiators. Spotlights to ceiling. Coved cornice to ceiling. Glazed double doors open to the Billiard Room. Recess with cupboards. Glazed vaulted roof above the dining area of the room very much adds to a feeling of space and French doors open to the rear and front gardens. Additional doors to study and utility room.

### **UTILITY ROOM 10'2 x 7'2 (3.10m x 2.18m)**

This room has been fitted with a range of light coloured units which comprise base cupboards and matching wall cabinets along two walls. Contrasting woodblock worktop. One and a quarter bowl single drainer porcelain sink unit with mixer tap. Space and plumbing for domestic appliance. Heated ladder style towel rail. Spotlights to ceiling. Window to rear and stable style door leads outside. This opens to:-

### **CLOAKROOM TWO**

Conveniently situated for the swimming pool. Fitted with a close coupled WC. Pedestal wash hand basin with mixer tap and splashback. Spotlights to ceiling and heated ladder style towel rail.

### **FAMILY ROOM/STUDY 11'3 x 9'10 (3.43m x 3.00m)**

A good companion to the kitchen illuminated by french doors that open to the southerly garden terrace and a further window to the side. Period style radiator.

### **BILLIARD ROOM 22'3 x 16' (6.78m x 4.88m)**

This is a splendid triple aspect room currently used as a snooker room, but would also make an excellent children's playroom or additional sitting room, if

required. Wood effect flooring. Fitted cupboards to one end and adjacent boiler cupboard. French doors lead outside.

### **FIRST FLOOR LANDING**

This is a most attractive and broad landing area drawing light from a pair of wide french doors at the far end. In fact, there is potential from this landing, if required, subject to the usual planning consents, to create additional bedroom accommodation accessed from where the french doors are at present. Decorative ceiling rose. A staircase rises to the second floor level. Doors open to:-

### **BEDROOM ONE 14'4 x 13'5 to wardrobe fronts (4.37m x 4.09m to wardrobe fronts)**

A most appealing master bedroom suite. The bedroom area has been fitted with two sash windows overlooking the attractive garden beyond. Floor to ceiling wardrobe cupboards with glazed cupboards provide ample hanging and shelving space. Coved cornice to ceiling. Decorative ceiling rose. Two radiators. Door to:-

### **EN-SUITE SHOWER ROOM**

A luxuriously appointed en-suite which comprises "His & Hers" wash hand basins set within a marble top with cupboards beneath. Close coupled Sanitan WC. Sanitan bidet. Shower enclosure with mosaic effect tiling and feature circular window. Additional light is drawn from two velux windows. Shaver point. Mediterranean style tiling to the floor.

### **BEDROOM TWO 12'4 x 12'6 (3.76m x 3.81m)**

An attractive bedroom fitted with sash window to front elevation and dormer window to side. A fine quality range of fitted wardrobes offer practical storage space with dressing table adjacent and fitted bookshelves to other wall. Decorative ceiling rose.

### **BEDROOM THREE 11'8 x 11' (3.56m x 3.35m)**

This is a good sized bedroom with window to rear

and dormer window to side. Fitted wardrobe and book shelves.

### **FAMILY BATHROOM**

The family bathroom is a split level luxuriously appointed room fitted with a period style suite which comprises a corner claw foot bath. Tiled shower enclosure. Sanitan wash hand basin with mixer tap and Sanitan close coupled WC. Charcoal tiling to the floor and contrasting brick effect part tiling to walls and feature boarder. Spotlights to ceiling. Obscure glazed sash window to rear elevation. Shaver point. Extractor fan. Fitted linen cupboard.

### **SECOND FLOOR LANDING**

Eaves storage cupboard. Sash window to side. Doors open to:-

### **BEDROOM FOUR 14'6 x 9'8 plus door recess (4.42m x 2.95m plus door recess)**

A spacious bedroom with fitted wardrobes and dressing table. Double sash window to front aspect.

### **BEDROOM FIVE 10'8 x 10'7 (3.25m x 3.23m)**

A pleasant room with part sloping ceiling. Sash window overlooking the swimming pool in the rear garden. Fitted wardrobes to one wall.

### **SHOWER ROOM**

The shower room comprises a corner shower enclosure. Back to wall WC with concealed cistern and Heritage wash hand basin with period style mixer tap. Tiling to floor. Part tiling to walls. Door to eaves storage. Period style radiator. Double glazed velux window to side elevation. Spotlights to ceiling.

### **THE GARDENS**

The garden is a very attractive feature of this fine Victorian house and measures approximately 0.4 acre. As previously mentioned this property has a frontage to Mount Avenue of 124'. The gardens consist of many lawned areas interspersed with shrub and perennial borders and a number of established trees. A particular attraction is the

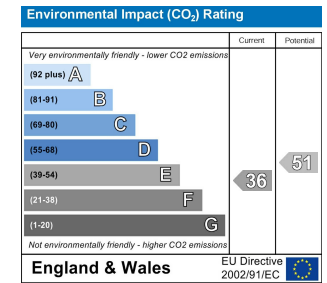
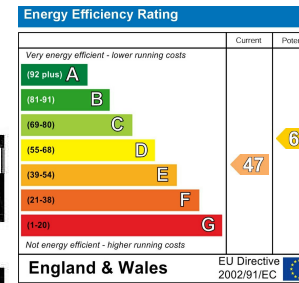
substantial very privately situated SWIMMING POOL all set in a raised paved surround bordered by shaped evergreens and lawn. Attached to the rear of the house is boiler/plant room with pool filter and water heater and this in turn leads to a sauna. The entire garden is screened by 7' evergreen hedging and is completely private from all sides. Across the southerly elevation of the house is a large paved sun terrace and this is in sunshine throughout the entire day. Brick piers with wrought iron electric gates open to a large shingle driveway capable of providing off street parking for a good many vehicles with ease. This leads to the double garage with pitched roof and electronically operated up and over door.







**Main House internal area 3,072 sq ft (285 sq m)**  
**Boiler Room & Sauna internal area 71 sq ft (7 sq m)**  
**Terrace external area = 266 sq ft (25 sq m)**  
**Total internal area 3,143 sq ft (292 sq m)**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.