



**Hillwood House Hillwood Grove
Hutton Mount**

MEACOCK & JONES

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MEACOCK & JONES

This quite outstanding Edwardian residence is one of the finest houses on this exclusive private estate and is appointed to exceptionally high levels of quality and design. Occupying a 0.72 acre plot, this house contains approaching six thousand square feet of well planned accommodation arranged on three floors. The mainline railway station, M25 and M11 motorways are a short distance away.

Six bedrooms. Four bath/shower rooms. Humphrey Munson Kitchen. Three reception rooms. Cinema. Gymnasium. Swimming Pool. 0.72 Acre Plot.

Offers over £4,350,000









HILLWOOD HOUSE EST. 1913

APPROX INTERNAL FLOOR AREA
533 SQ M 5736 SQ FT

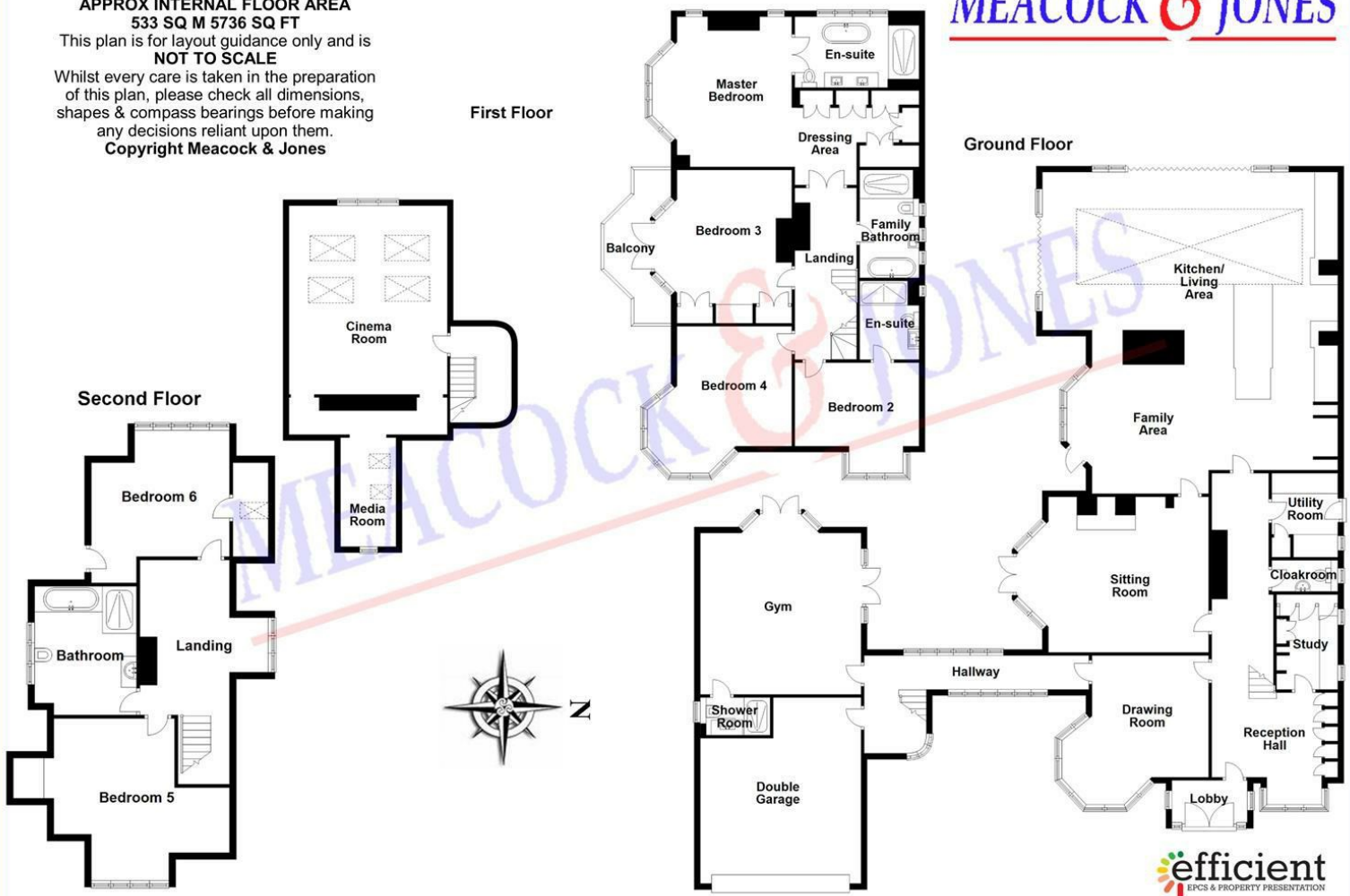
This plan is for layout guidance only and is
NOT TO SCALE

Whilst every care is taken in the preparation
of this plan, please check all dimensions,
shapes & compass bearings before making
any decisions reliant upon them.
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First Floor

Ground Floor

Second Floor



Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	