



**Hillwood House Hillwood Grove
Hutton Mount**

MEACOCK & JONES

106 Hutton Road, Shenfield, Essex, CM15 8NB

Tel: 01277 218485

Email: enquiries@meacockjones.co.uk

Web: www.meacockandjones.co.uk

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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







APPROX INTERNAL FLOOR AREA
533 SQ M 5736 SQ FT

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

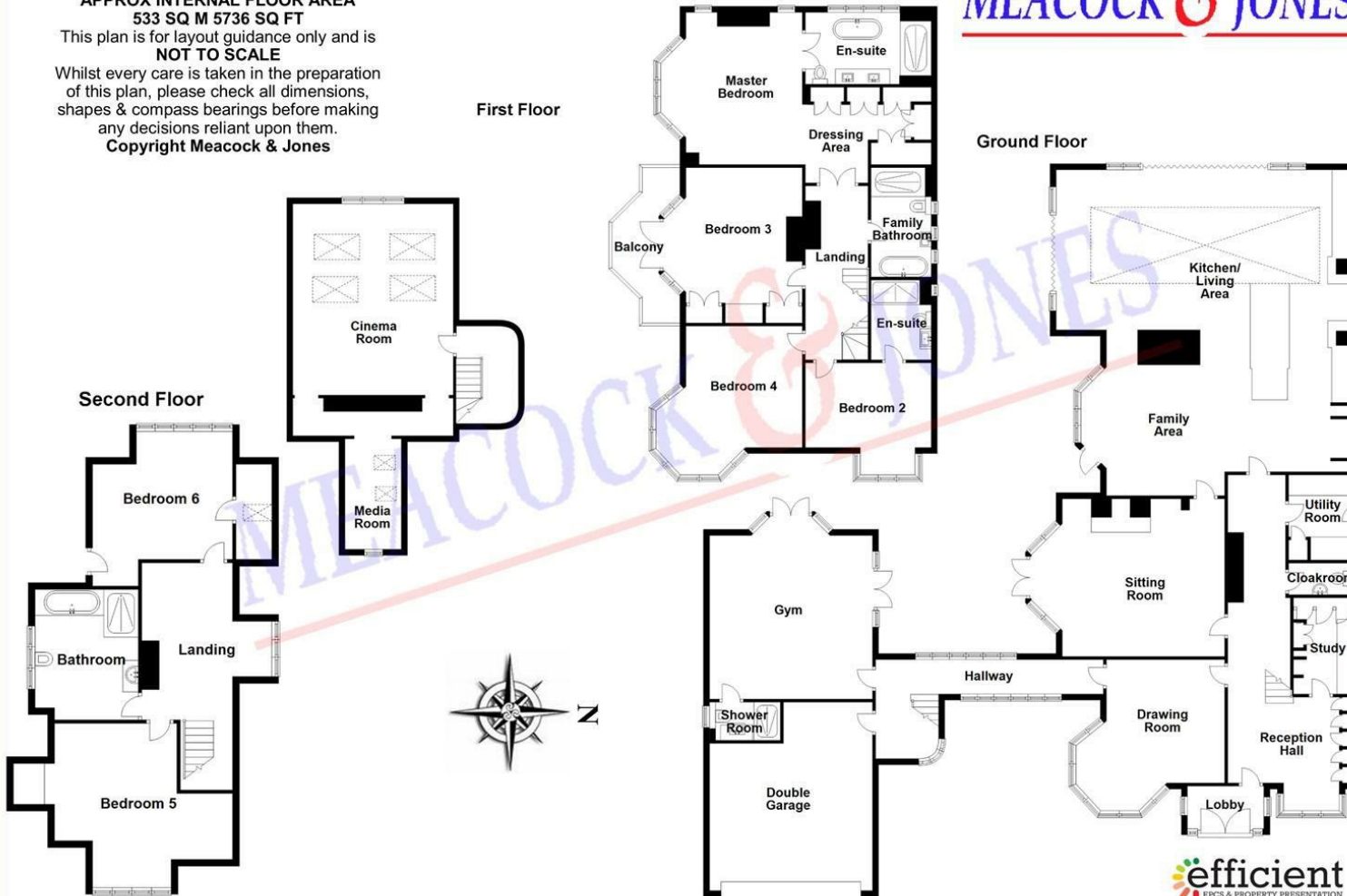
Whilst every care is taken in the preparation
of this plan, please check all dimensions,
shapes & compass bearings before making
any decisions reliant upon them.
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First Floor

Ground Floor

Second Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(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

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(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		
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efficient
 EPCS & PROPERTY PRESENTATION