



Hampshire House Hutton Gate
Hutton Mount

MEACOCK & JONES

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An attractive Charles Church built house located in a quiet cul-de-sac position in the centre of this popular private estate, situated on a spacious south westerly plot. The house measures in excess of 3,000 square feet, though still offers good scope to enlarge on the first floor level, subject to the usual planning consents. The mainline railway station/Crossrail terminus, shopping Broadway and good local schools are just a short walk away at the foot of Mount Avenue.

Asking price £1,600,000



A pair of wood panelled doors opens to the -

LARGE ENTRANCE LOBBY

A good sized area 4.45m in width. Ceramic tiled floor. Enclosed radiator. From here a pair of bevel glass small paned doors open to the -

IMPOSING RECEPTION HALL 14'3" x 10'7" (4.34 x 3.22)

A very attractive area with a painted balustraded staircase with polished wood rails leading to the first floor galleried landing. Off a further corridor is a coat cupboard and further cupboard below stairs. Enclosed radiator. Superb decorative plaster coving to ceiling which is to be found throughout the house.

CLOAKROOM

Beautifully appointed with a Sottini suite comprising of a white close coupled WC. Bidet. Hand wash basin set in a marble type top with bespoke units with painted cupboards below with matching illuminated shelves above and a central mirror. A radiator is enclosed in a matching finish. Porcelanosa ceramic tiling to walls and floor.

STUDY 11'10 x 11'10 (3.61m x 3.61m)

A bright spacious room with 2 windows to the front elevation. Enclosed radiator.

DINING ROOM 20'0" x 12'1" (6.10 x 3.68)

Presently extensively fitted out with a range of fitness equipment (by negotiation). Enclosed radiator. Window to front elevation. A pair of paned bevel glazed doors opens to the Playroom.

GYM 18'9" x 11'7" (5.71 x 3.53)

Appointed to the same high quality as the rest of the house with an enclosed radiator and 3 windows to the rear overlooking the gardens. A pair of paned doors open to the conservatory.

CONSERVATORY 22'5" x 10'4" (6.83 x 3.15)

A large and very useful addition to the property with

windows across the entire rear elevation enjoying good views across the garden and to the centre of which is a pair of matching lead light doors. Amtico wood style flooring. 2 enclosed radiators. At the far end of this room a further pair of lead light doors opens to the -

KITCHEN 19'9" x 11'9" maximum width (6.02 x 3.58 maximum width)

An outstanding kitchen beautifully appointed by Hutton Kitchens. A range of Light Oak solid wood units containing numerous cupboards, drawers and matching wall cabinets and a matching dresser unit. The worktops are granite and fittings to remain include a white one and a half bowl porcelain sink unit. Waste disposal and built-in filter water system. Siemens integrated dishwasher. Siemens large halogen ceramic hob with extractor above. Siemens double oven. Siemens microwave oven. Covered radiator in a matching style. Tiling and concealed lighting behind worktops. Laminate wood flooring. Two thirds tiling to walls. An archway leads to a -

FAMILY ROOM 19'6" x 16'9" (5.95 x 5.10)

An excellent addition to the kitchen and frequently used by the family with 5 windows to the side and rear elevations with good views across the gardens. 2 enclosed radiators. Wood laminate flooring. This room opens into the kitchen.

LARDER AREA 8'11" x 4'6" (2.71 x 1.38)

Across all of one wall is a range of matching fitted cupboards containing a Miele integrated refrigerator. Miele integrated freezer. Further cupboards and drawers adjoining. Matching radiator. Wood laminate flooring. Door to garage.

UTILITY ROOM 10'7" x 6'3" (3.23 x 1.91)

Once again fitted with the same range of units as the kitchen and incorporating a white Butler sink with brass mixer taps and to either side beneath a granite worksurface is plumbing and space for 2 domestic

appliances. Enclosed radiator. Ceramic tiling to floor. Two thirds tiling to walls. Sliding patio double glazed door to the side plus front and rear access. A matching cupboard to one corner encloses the Gloworm wall mounted gas fired boiler providing heating and hot water in matching unit. An attractive stained glass window separates this room also from the kitchen.

LOUNGE 22'7" x 15'0" (6.88 x 4.57)

This room opens off the hall and is a fine well proportioned room with two windows to the rear elevation overlooking the conservatory with views through into the garden. 2 enclosed radiators. Fine Adam style painted fire surround with a Carrera marble slip and hearth, containing a coal effect electric fire. Deep Adam style ceiling frieze and two large plaster Adam style ceiling roses.

FIRST FLOOR

LANDING 13'10" x 10'8" (4.21 x 3.25)

Painted and polished wood balustrading surrounds the stairwell area and a wide 6 casement window opens to the front elevation allowing maximum light. Access to loft space, boarded, light and ladder. Decorative plaster coving and large ornate ceiling rose.

BEDROOM 1 20'0" x 12'1" (6.10 x 3.68)

Another very tastefully appointed room, containing an extensive range of Hammonds English Range fitted wardrobe furniture extending also to either side of a wide bed recess with chests of drawers and a dressing table to match. 2 covered radiators. Windows to the front and rear. From a corridor an archway leads to the -

EN-SUITE SHOWER ROOM

A large room with Porcelanosa tiles to ceiling height and containing a white close coupled WC. Bidet. Pedestal wash basin. Folding doors lead to a large

tiled double shower and steam enclosure with a double tiled seat. Amtico flooring. Across one wall is bespoke unit with shelving to either side of a central mirror and with concealed lighting above. Heated towel rail.

BEDROOM 2 14'11" x 10'4" (4.55 x 3.15)

Fitted wardrobes to either side of a bed recess with a dressing table to one side. Covered radiator. Window to rear elevation.

BEDROOM 3 14'11" x 11'8" (4.55 x 3.56)

Fitted with a similar range of cupboards and wardrobes to bedroom 2 plus a deep cushioned seat below a rear window with six drawers below. Covered radiator.

BEDROOM 4 12'11" x 9'11" (3.94 x 3.03)

Window to rear elevation. Enclosed radiator.

FAMILY BATHROOM 14'8" x 7'4" (4.47 x 2.24)

Luxuriously appointed with a raised white jacuzzi bath set in a bespoke marble type and tiled surround. Close coupled WC. Bidet. 2 hand wash basins set into a bespoke unit with attractive painted cupboards and drawers with 2 mirrors behind and glazed shelving to either side with concealed lighting above. The bath panelling and radiator cover are in a matching finish. Amtico flooring. Matching Porcelanosa wall tiles to ceiling height. Extractor fan. Obscure window to side.

REAR GARDEN

This is a very private well planted area completely screened along all sides and measuring 62' x 62'. The garden has been landscaped and consists of a large shaped central lawn bordered by brick pavior pathways which in turn are bordered by shrub beds. To one side of the garden is an attractive arbour with box hedging along one side and there is a large pavior terrace to a sunny corner of the garden. The garden faces South West and is in sunshine throughout most of the day and a brick pavior pathway leads alongside the property through a wooden gate into the front garden.

FRONT GARDEN

This area consists entirely of a pea shingle drive capable of parking several cars. Access to car port and double garage.

INTEGRAL DOUBLE GARAGE 18'6" x 15'5" (5.64 x 4.70)

Approached by an automatic wooden up and over door. Power. Light. Meters. Window to side. Access to good loft storage area and rear door to kitchen area.

AGENTS NOTE

Whilst care has been exercised in the preparation of these particulars, statements about the property must not be relied upon as representations or statements of fact. Prospective purchasers must make and rely upon their own enquiries and those of their professional representatives. All measurements, areas and distances given are approximate. We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order. Any fixtures or fittings detailed in these particulars are not necessarily included in the sale price and Meacock & Jones and their staff accept no liability for any errors contained therein.



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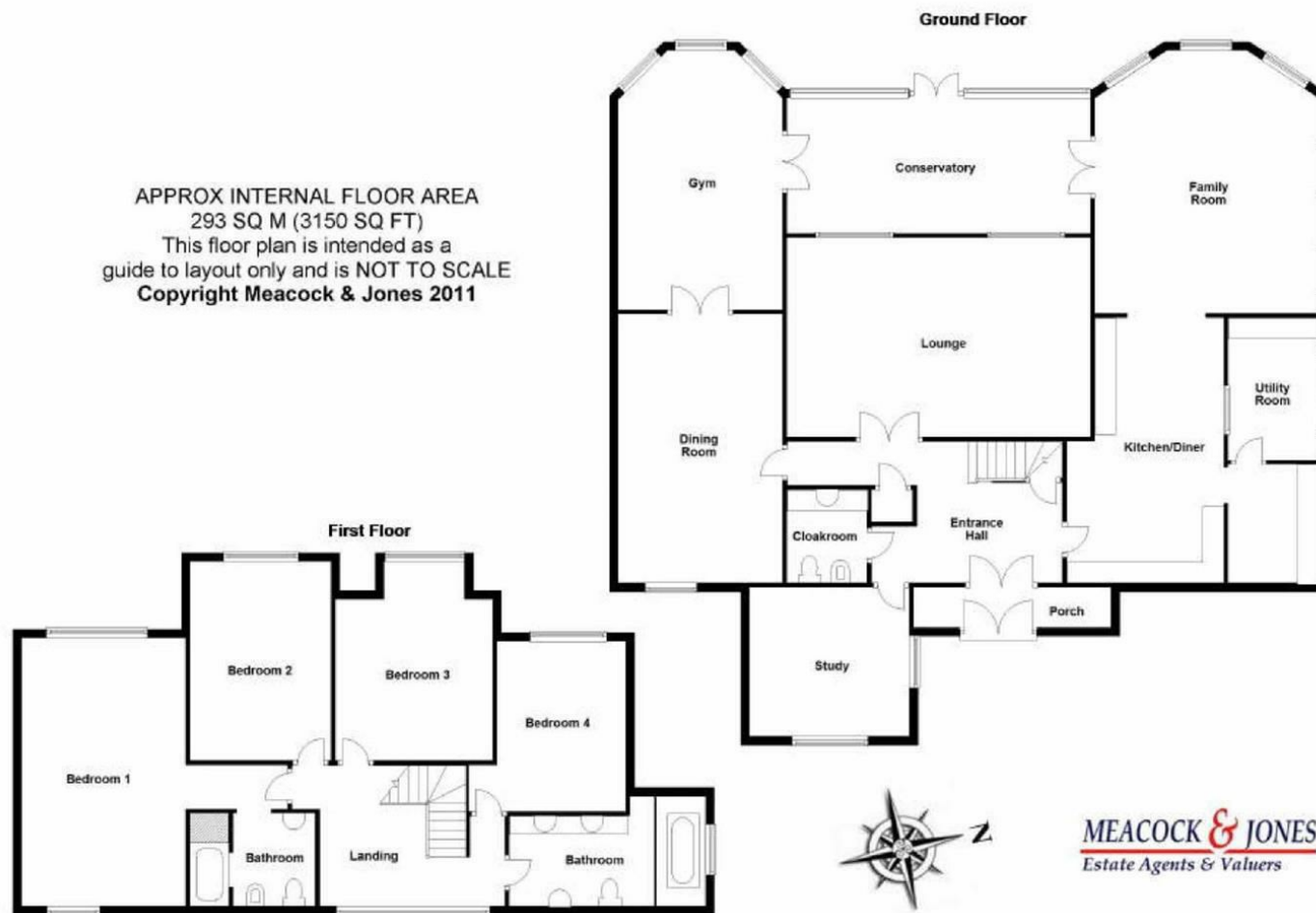
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	7
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) 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			
England & Wales		61	69
		EU Directive 2002/91/EC	