



**Westleton 16 Longaford Way
Hutton Mount**

MEACOCK & JONES

A unique opportunity to acquire a very attractive extended, bright and spacious house situated in one of the most favoured positions within this exclusive private estate. Offered to the market with no onward chain, the house measures 3,498 square feet and stands on a very secluded and private plot. The house offers enormous scope to refurbish, improve and add value in a prime Hutton Mount location. Shenfield mainline railway station and Crossrail terminus, good local schools and amenities are all within walking distance.

Offers over £1,600,000



From beneath a feature decorative oak carved canopied entrance, solid oak arched double doors open to the:-

ENTRANCE HALL



A large and imposing entrance into this attractive family home. A turned oak spindled balustraded staircase rises to the first floor galleried landing and below this is a deep storage cupboard. Radiator. Coved cornice to ceiling. Doors open to:-

GROUND FLOOR SHOWER ROOM



A tastefully appointed contemporary style shower room comprising a walk-in wet room style shower with wall mounted controls. Close

coupled WC. Vanity wash hand basin with mixer tap and contrasting drawers below. Tiling to floor and to full ceiling height. Spotlights to ceiling. Extractor fan.

STUDY 9'11 x 8'2 (3.02m x 2.49m)



Conveniently situated at the front of the property, a window overlooks the deep front garden. Radiator. Coved cornice to ceiling. Fitted with a fine quality range of limed oak cupboards that run along an entire wall.

DRAWING ROOM 30' 4 x 14'10 (9.14m 1.22m x 4.52m)



A bright and spacious reception room drawing maximum light from a wide box window to the front elevation and sliding doors that open to the rear garden terrace. Two radiators. A central focal point is a floor to ceiling Yorkstone fireplace. Coved cornice to ceiling. A pair of opaque glazed doors lead from the sitting room to the dining room.

DINING ROOM 13'5 x 11'11 (4.09m x 3.63m)



A well proportioned room conveniently adjacent to the kitchen/breakfast room. A wide window overlooks the private garden to the rear of the property with radiator fitted below. Coved cornice to ceiling. Light contemporary style wood effect flooring.

KITCHEN/BREAKFAST ROOM 12'11 x 11'7 (3.94m x 3.53m)



A bright and spacious kitchen/breakfast room fitted with a range of limed oak units that comprise base cupboards, drawers and matching wall cabinets along three walls. A contrasting worktop incorporates a one and quarter bowl sink unit with mixer tap and tiled splashbacks. Integrated appliances to remain include a Bosch fan assisted split eye level oven and grill and De-Dietrich cooker with extractor unit above. Bosch dishwasher to remain. Integrated refrigerator to remain. Running

along one wall is a breakfast bar capable of seating five people. Wide window to the rear elevation. Opaque glazed door leads to the:-

UTILITY ROOM 13'10 x 6'6 (3.96m x 1.98m)

An excellent companion to the kitchen/breakfast room fitted with a continuation of the range of fine quality limed oak units that comprise base cupboards, drawers and matching wall cabinets. Stainless steel circular sink unit with mixer tap. Opaque glazed window faces the side elevation. A cupboard conceals the Potterton gas fired boiler. A pair of double doors open to useful storage cupboard. The utility room connects to the integral double garage and an inner hallway that leads to the extension/sitting room.

INNER HALL

The inner hall connects the utility room to a shower room and the sitting room. A double glazed door leads to the rear garden terrace. Furthermore, the inner hall provides access to the loft room which is situated on the first floor.

LOFT ROOM 19'7 x 11'10 (5.97m x 3.61m)

The loft room draws light via two skylight windows and has some restricted head height, owing to the sloping ceilings. Doors open to useful eaves storage.

SHOWER ROOM

There are two shower rooms on the ground floor level of this house. This shower room has been tastefully appointed with a tiled shower enclosure with feature vertical mosaic effect stripe. Close coupled WC. Vanity wash hand basin with mixer tap and cupboards below. Tiling to full ceiling height. Heated towel rail. Obscure glazed window to side elevation.

SITTING ROOM 23'7 x 17'11 (7.19m x 5.46m)



An excellent later addition to this large family home. A very versatile room currently used as a sitting room, though could provide an excellent games room or an extension to the original kitchen/breakfast room, if

required. Double glazed sliding patio doors open from three elevations into the rear garden. Spotlights to ceiling.

FIRST FLOOR GALLERIED LANDING



A spacious galleried landing illuminated by a large window that faces the front, westerly elevation. Coved cornice to ceiling. Access to loft storage. Double doors open to an airing cupboard that incorporates the hot water cylinder with slatted shelving.

BEDROOM ONE 16'1 x 11'11 (4.90m x 3.63m)



A well proportioned bedroom situated at the rear of the property from which a wide window overlooks the garden below. Built-in mirrored wardrobes are fitted to either side of the bed recess with matching bedside drawers adjacent. Running along an entire wall is a wide limed oak dressing table fitted with excellent drawer storage below and mirror above. Spotlights and coved cornice to ceiling. Door to:-

DRESSING ROOM 11'4 x 6'8 (3.45m x 2.03m)

Fitted with a range of floor to ceiling limed oak wardrobes along three walls that offer extensive clothes storage. Spotlights to ceiling. Window to side. Door to:-

EN-SUITE BATHROOM



A large and well appointed en-suite fitted with a suite that comprises a spacious Duravit corner bath with wall mounted controls. Tiled shower enclosure. Duravit back to wall WC with concealed cistern. Duravit bidet. To the front wall are two Duravit vanity wash hand basins, each with mixer taps and useful cupboards fitted below. Tiling to full ceiling height with vertical borders. Heated towel rail. Shaver point. Spotlights to ceiling. Window to front elevation. Tiling to floor.

BEDROOM TWO 14'9 x 13'6 (4.50m x 4.11m)



Like bedroom one, this bedroom has been fitted with a fine quality range

of limed oak units that comprise floor to ceiling wardrobes with drawers inset and a glazed display unit to the opposite wall with cupboards below. Wide window to the front elevation with radiator beneath. Coved cornice and spotlights to ceiling.

BEDROOM THREE 14'9 max x 14'4 max (4.50m max x 4.37m max)



Like the other three bedrooms within this property all are very good sized double bedrooms. Window to rear elevation with radiator below. Coved cornice to ceiling. Fine quality wardrobes are fitted to one wall with shelving to either side.

BEDROOM FOUR 11'10 x 11'8 (3.61m x 3.56m)



A well proportioned bedroom from which a wide window provides elevated views of the garden to the rear. Radiator. Running along an entire wall are a range of wardrobes with cupboards below and dressing table inset with matching bedside units to the opposite wall. Spotlights and coved cornice to ceiling.

FAMILY BATHROOM

The family bathroom has been fitted with a suite that comprises a tiled shower enclosure with bi-folding screen and wall mounted controls. Panel enclosed bath with mixer tap, handgrips and hand held shower attachment. Back to wall WC with concealed cistern. Bidet. Vanity wash hand basin with mixer tap. Tiling to floor and to full ceiling height with feature border. Heated towel rail. Shaver point. Spotlights to ceiling. Opaque glazed window to the front elevation.

REAR GARDEN



The rear garden is a particularly attractive feature. It has a maximum depth of 76' and a width of 57', measured along the rear boundary. Running across the rear of the property is a paved terrace of an ideal size for table and chairs and outside entertaining. The remainder of the garden has been laid to lawn. The garden is bordered on all three boundaries by mature, tall hedgerow that provides privacy and screening from neighbouring properties. Outside light and tap. Access to garden shed to one side of the property and to the front garden via the northern side boundary of the property, through a wrought iron gate.

FRONT GARDEN



The property is accessed through electronically operated wrought iron gates with brick pillars that open to a large driveway that provides spacious off street parking. The house has a frontage to the road of 60'. The driveway is retained by brick edging. From here the remainder of the front garden has been laid to lawn and planted with flowerbed borders. Mature conifer trees provide seclusion from the road. Access to garage.

GARAGE 20'6 x 15'4 (6.25m x 4.67m)

The garage is accessed by an electronically operated remote controlled double oak doors and has been fitted with power and light. The garage accommodates the meters and fuse box. An opaque glazed door with window adjoining leads outside.





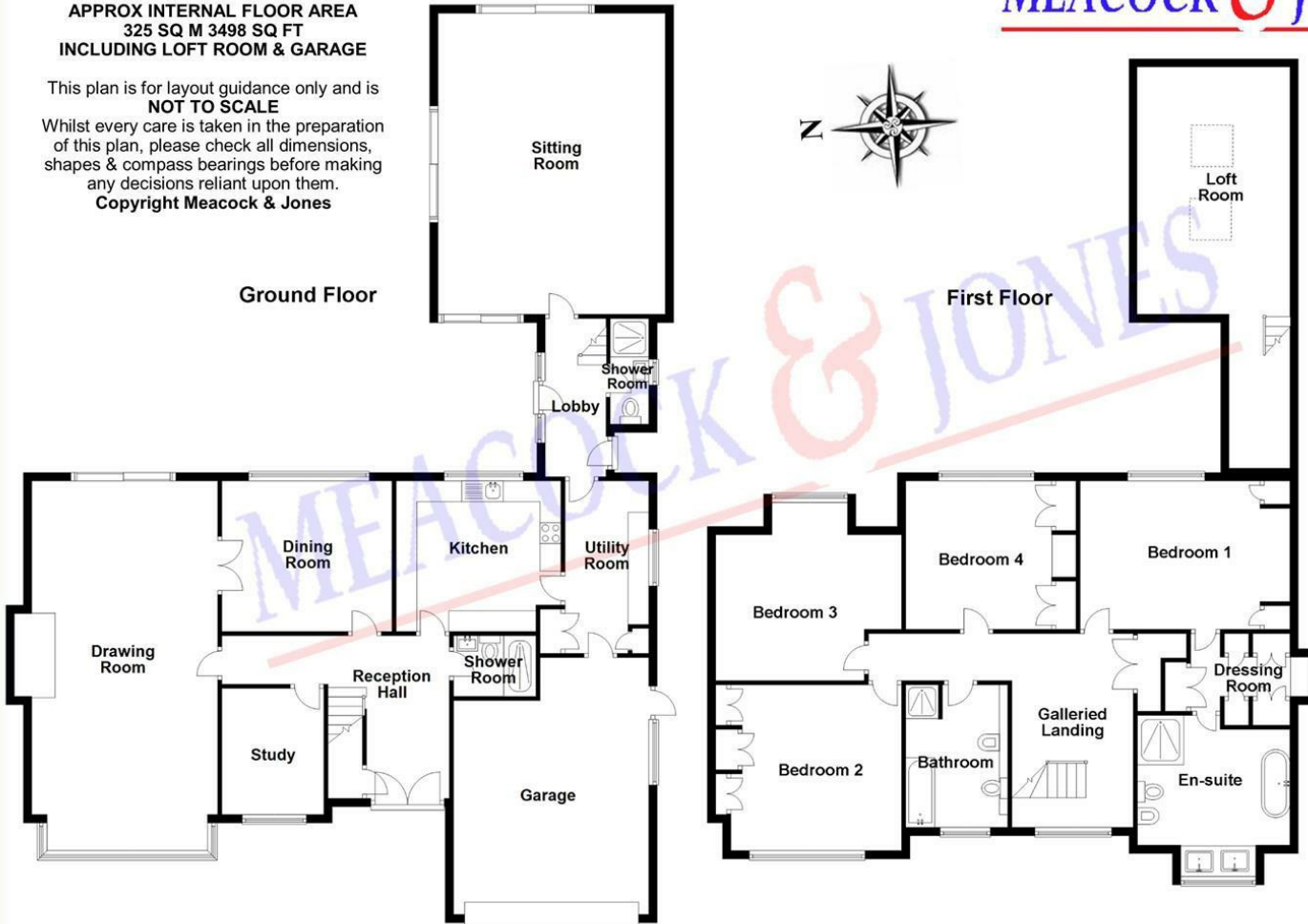
APPROX INTERNAL FLOOR AREA
325 SQ M 3498 SQ FT
INCLUDING LOFT ROOM & GARAGE

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,
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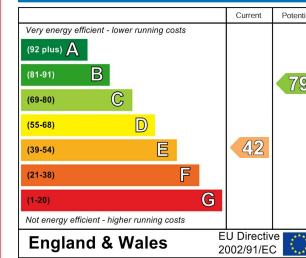


Ground Floor

First Floor



Energy Efficiency Rating



Environmental Impact (CO₂) Rating

