



**Merrymeet Hillwood Grove**  
**Hutton Mount**

**MEACOCK & JONES**



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**MEACOCK & JONES**

\*Initial offers are invited in the region of £1,500,000 to £1,600,000\*

Available for the first time since construction some sixty years ago, a most attractive neo Georgian style family house with an abundance of character and style throughout, situated on an extensive southerly 0.29 acre plot. Offered to the market with no onward chain, this will present an excellent opportunity to those looking to modernise and improve a period style property within substantial grounds on one of the most favoured roads of this private residential estate.

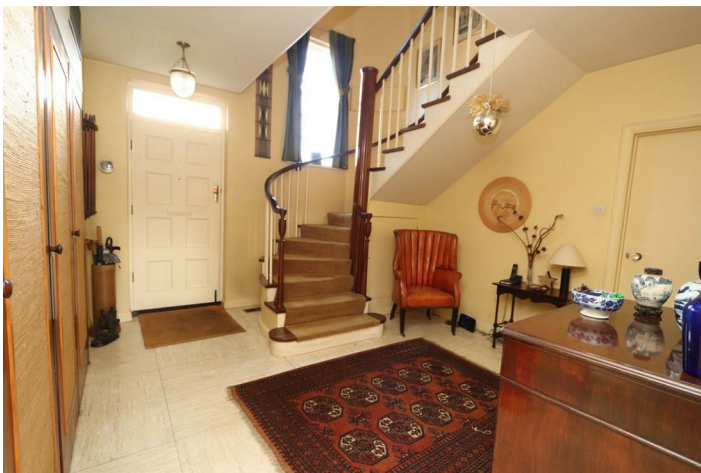
## Offers over £1,500,000





From beneath a sheltered entrance a wood panelled front door opens to:-

### Reception Hall



An imposing entrance into this attractive family home. A feature sweeping staircase rises to the first floor galleried landing. A sash window is fitted above the stairwell to the front elevation and draws light into this area. A built-in cloak cupboard provides extensive hanging and shelving space, fitted with automatic light. Door to:-

### Downstairs Cloakroom

Comprises a low level WC with concealed cistern and a wall mounted wash hand basin. Sash window to front elevation.

### Kitchen/Breakfast Room 16'0" x 13'3" > 12'9 (4.88m x 4.04m > 3.89m)



The kitchen has been fitted with a range of units that comprise base cupboards, drawers and matching wall cabinets along two walls. A contrasting light roll edge worktop incorporates a double bowl single drainer stainless steel sink unit with mixer tap. Space for freestanding fridge/freezer, dishwasher and cooking range with stainless steel extractor unit fitted above. Light is drawn from a sash window to the front elevation and a glazed door which leads to the rear garden, that draws the easterly morning light . The kitchen/breakfast room is conveniently located adjacent to the:-

### Dining Room 10'10 x 10'10 (3.30m x 3.30m)



A well proportioned dining room from which two sash windows face the rear elevation, overlooking the southerly surrounding gardens. A pair of double doors lead to the:-

### Drawing Room 19' x 13'10 (5.79m x 4.22m)



Accessed from the reception hall and dining room. A bright and spacious reception room drawing maximum light through three sash windows that face the southerly elevation and overlook the garden to the rear of the property. A central focal point is a cast iron fireplace with matching slate hearth. Double doors open to the:-



### Sitting/Family Room 19'8 x 10'4 (5.99m x 3.15m)



A sunny room illuminated on both the southerly and westerly elevations through sash windows that overlook the lawn and two pairs of French doors that open to the rear garden sun terrace. Bi-folding sliding shutter style doors open to a lobby area from which a door connects to the double garage.

### Art Studio / Possible Office 14'8 max x 11'3 max (4.47m max x 3.43m max)



The 'L'-shaped art room has a window to the rear elevation of the property in addition to a large skylight window. Butler style sink with tiled splashbacks. Tiling to the floor. A

versatile space, previously used as an art room though could provide a multitude of purposes.

### First Floor Galleried Landing



This galleried landing has two sash windows to the front elevation. Cove cornice to ceiling. Doors to:

### Bedroom One 16'5" > 15' x 12'3 max (5.00m > 4.57m x 3.73m max)



A bright bedroom fitted with four sash windows to the rear and side elevations. Running along one wall are a range of wardrobes that provide extensive hanging and shelving space. The bedroom is open to a dressing room area that provides additional clothes storage and from here a door opens to an:-

### En-suite Bathroom

Comprises a panelled enclosed bath with mixer tap and hand grips. Back to wall WC with concealed cistern and vanity wash hand basin with mixer tap and tiled splashbacks. Sash window to front elevation and two built-in cupboards.

### Bedroom Two 14' x 10' (4.27m x 3.05m)



Two sash windows overlook the southerly garden. Built-in wardrobes. Access to a substantial loft storage area.

### Bedroom Three 11'10 x 10'5 (3.61m x 3.18m)



Two sash windows to rear aspect. Built-in wardrobe with hanging rail and shelving space.



### Bedroom Four 12'10 x 7'8 (3.91m x 2.34m)



Window to rear elevation. Built-in wardrobe fitted with hanging rail and shelving.

### Laundry Room/Bedroom Five 12'6 x 7'2 (3.81m x 2.18m)



Though previously used as a first floor laundry room, this could quite easily be converted to an additional bedroom, if required. Space and plumbing for domestic appliances. Stainless steel single drainer sink unit with hot and cold water taps. Storage built to both walls with cupboards fitted above. Sash window to side elevation.

### Family Bathroom

Comprises a tiled shower enclosure with wall mounted controls. Vanity wash hand basin. Low level WC. Tiling to full ceiling height. Sash window to front elevation.

### The Grounds



As previously mentioned, this appealing neo Georgian style home stands in delightful, mature southerly grounds that measure 0.29 acre. The setting of this house is exceptionally attractive. A unique feature of this property is the secluded peaceful setting, bordered on all sides by established trees, shrubs and hedging, all helping to create an outstanding garden setting. The substantial landscaped gardens are located mostly the rear of the house, although there are private gardens also to the side of the property. The gardens consist of a very large lawn area bordered by colourful and varied shrub borders all complemented by established trees and hedging. Along the west side of the garden is a paved terrace which benefits from the afternoon and evening sun and leads to the main lawn. This property therefore enjoys one of the most delightful locations on Hutton Mount and viewers of the house will be very surprised and impressed by the uniqueness and privacy of the setting. Outside lights and taps.

### Front Garden

The front garden comprises a large private driveway that provides spacious off street parking. The surrounding

gardens are retained by a low level brick wall and accessed through a wrought iron gate. Access to garage.

### Double Garage 20'10 x 17'8 >16'2 (6.35m x 5.38m >4.93m)

The garage is accessed through solid wooden bi-folding doors. This is a large garage, fitted with power and light. Window to rear elevation and below this is a useful workbench. Doors open to coal shed and boiler room and to the far end a small lobby has been fitted with a door that opens to the rear garden terrace. From this lobby a glazed door opens to the art room.





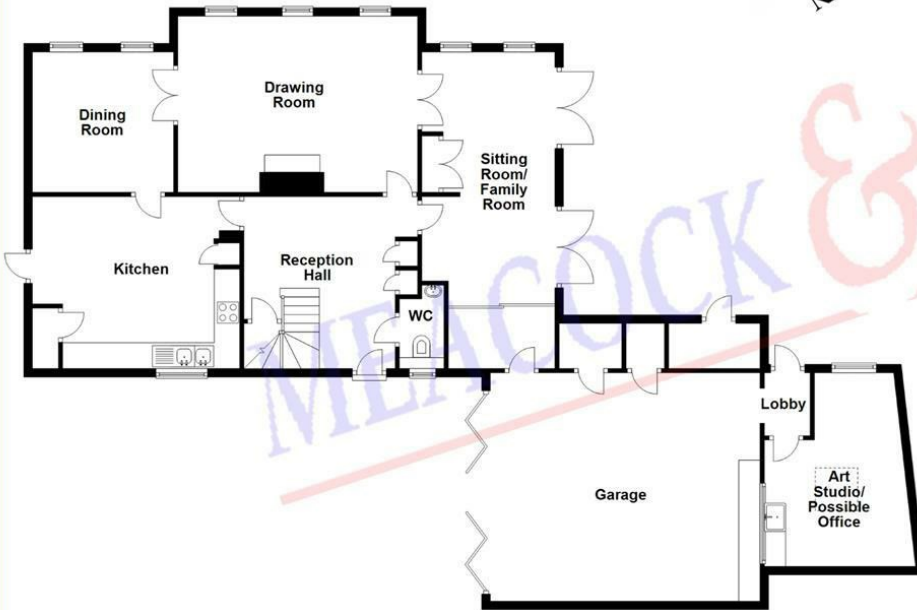








Ground Floor



First Floor



APPROX INTERNAL FLOOR AREA  
248 SQ M 2668 SQ FT  
INCLUDING GARAGE & ART STUDIO

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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### Energy Efficiency Rating

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

### Environmental Impact (CO<sub>2</sub>) Rating

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

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