



**Sheridans 14 Longaford Way  
Hutton Mount**

**MEACOCK & JONES**

\*Initial offers are invited in the region of £1,700,000 to £1,800,000\*

A substantial property situated on a spacious 0.469 acre plot, in a most favoured location on this desirable private estate. The rear garden measures 200' in depth and the house occupies a frontage of 73' to the road. This will present a unique opportunity to those looking to refurbish, enlarge and add value to a large family home in prime Hutton Mount location.

## Offers over £1,700,000



From beneath a sheltered canopied entrance steps rise to a pair of wood paneled painted double front doors that open to:-

### Reception Hall



An imposing entrance into the appealing family home. A double ceiling height that measures 16'10 very much adds to an impression of space upon entry. A feature oak carved staircase rises to the first floor galleried landing. Ornate coved cornice to ceiling. Three wall light points. Door to cloaks cupboard fitted with hanging rail and shelving. Window to side elevation. Door to:-

### Cloakroom

Comprises a close coupled WC, marble type wash hand basin with period style Leeroy Brooks taps. Tiling to full ceiling height. Obscure glazed window to front elevation. Heated towel rail.

### Drawing Room 23' x 15' (7.01m x 4.57m)



A bright and spacious room illuminated by six sash windows three of which face the front and rear elevations. A pair of double glazed french doors open to the rear garden terrace. A central focal point is a feature marble fireplace with ornate surround and marble hearth. Six wall light points. Double doors open to a useful under stairs storage space. A pair of double doors open to the:-

### Dining Room 16'8 max x 11'4 (5.08m max x 3.45m)



Conveniently situated between the drawing room and breakfast room. This formal dining room draws maximum light from a feature curved window overlooking the 200' deep garden to the rear of the property. Ornate coved cornice to ceiling. Decorative ceiling roses. Three wall light points.

### Kitchen/Breakfast Room 23'5" x 12'2" > 8'10 (7.14m x 3.71m > 2.69m)



The kitchen/breakfast room has been

comprehensively fitted with a fine quality range of units that comprise base cupboards, drawers and matching wall cabinets along three walls. A marble effect worktop incorporates a stainless steel double sink single drainer sink unit with mixer tap and freshwater drinking tap. Integrated appliances to remain include a four ring stainless steel gas hob with extractor unit fitted above. Miele split eye level double oven. Space for dishwasher and freestanding fridge-freezer. Recess for microwave oven. Tiling to floor and to full ceiling height within the kitchen area. Two sash windows face the front elevation. The dining room area of the kitchen overlooks the 200' private garden to the rear of the property. The dining area has been fitted with a wood block flooring. A pair of sliding patio doors provide access to the rear garden. Door to pantry fitted with automatic light and shelving. Tiling to floor.

**Utility Room 13'2" x 7'7" > 5'5 (4.01m x 2.31m > 1.65m)**



The utility room comprises a worktop that incorporates a stainless steel single drainer sink unit with mixer tap and tiled splashback with cupboard fitted below. Space for domestic appliances. Tiling to floor. Glazed door leads to the rear garden terrace. Door to garage and glazed door to:-

**Boot Room 5' x 4 (1.52m x 1.22m)**

Glazed door leads outside. Tiling to floor. Door to:-

**Second Cloakroom**

Comprises a WC and a Kohler wall mounted wash hand basin with mixer tap. heated towel rail. Tiling to floor. Obscure glazed window to side elevation.

**Games Room 20' x 16'10 (6.10m x 5.13m)**



An excellent room for entertaining. This room currently accommodates a pool table and piano though could make an excellent home gym or additional sitting room, if required. Sash windows face the rear elevation and a glazed door leads outside and wide sliding patio doors open to the rear garden terrace. Double doors open to a deep cupboard fitted with shelving. Beneath the carpet is a wood block flooring that runs throughout. Exposed brick wall.

**First Floor Galleried Landing**



The first floor galleried landing draws light from a pair of double glazed french doors fitted above the stairwell that open to a wrought iron Juliet style balcony to the front of the property that overlook and beautifully frame the blue cedar tree planted within the front garden. Coved cornice to ceiling. Access to loft storage space. Double doors to airing cupboard fitted with slatted shelving and automatic light. Door to:-

**Bedroom One 14'4 x 14'2 (4.37m x 4.32m)**



Three sash windows face the rear elevations. Two

wall light points. Floor to ceiling built-in wardrobes provide extensive clothes storage. Door to:-

### **En-suite Bathroom**

Comprises a tiled walk-in wet room style shower, a panel enclosed bath with hand-grips, Victorian style mixer tap and hand-held shower attachment. Close coupled WC. Bidet. Wash hand basin with mixer tap and cupboards below. Tiling to full ceiling height. Heated towel rail. Obscure glazed sash windows to front elevation.

### **Bedroom Two 15' x 10'7 (4.57m x 3.23m)**



Three sash windows face the rear aspect and overlook the 200' rear garden. Running along a wall are a range of floor to ceiling wardrobes that provide extensive hanging and shelving space. The bedroom incorporates a vanity wash hand basin with mixer tap and cupboards below and a tiled shower enclosure with wall mounted controls with an extractor fan fitted above. Coved cornice to ceiling. Wall light point.

### **Bedroom Three 15' x 10'8" > 8'9 (4.57m x 3.25m > 2.67m)**



Three sash windows face the front elevation. Coved cornice to ceiling and wall light point. Built-in wardrobe fitted with hanging rail and shelving. Vanity wash hand basin with mixer tap and cupboards below.

### **Bedroom Four 10'6 x 10' (3.20m x 3.05m)**

Sash window to rear elevation provide elevated views of the garden. Floor to ceiling wardrobe cupboards fitted with hanging rail and shelving. Vanity wash hand basin with mixer tap and cupboards below. Coved cornice to ceiling. Wall light point.

### **Family Bathroom**

Comprises a panel enclosed bath with mixer tap and wall mounted shower attachment. Wall mounted wash hand basin with mixer tap and close coupled WC. Art deco tiling to full ceiling height. Heated towel rail. Obscure glazed window to front elevation.

### **Rear Garden**

The rear garden is a particularly attractive feature it has a depth of 200' and a width of 70'. Running across the rear of the property is an extensive paved terrace ideal for outside entertaining. Beyond the terrace is a well stocked flowerbed planted with a

varied and interesting assortment of roses that provides colour and interest. From beneath a pergola a step rises to a extensive well tended lawn that is bordered on both side boundaries by mature evergreen hedgerow. To the far end of the property is an outside swimming pool inset within the garden terrace retained by a low level brick wall. Adjacent is a summerhouse with windows fitted to the rear and side elevations. Behind this is the pool pump house that accommodates the workings for the swimming pool. The garden shed is situated to the side of the property and there is access to the front garden through a wrought iron gate. Outside light and tap.

### **Front Garden**

The property occupies a broad frontage to Longaford Way that measures 73' in width. The front garden comprises a large sweeping crazy paved driveway that provides spacious off street parking for multiple vehicles. To the centre is a semi-circular lawn and a feature mature blue cedar tree makes a primary focal point. Tall hedgerow screens the property from neighbouring properties. Access to garage.

### **Garage**

Internal dimensions of 20'4 x 16'3 max. The garage is accessed through a wide remote controlled electronically operated up and over door. Tiling to floor. Window to side elevation. Fuse box to wall. The garage accommodates the Air Force warm air heating system.

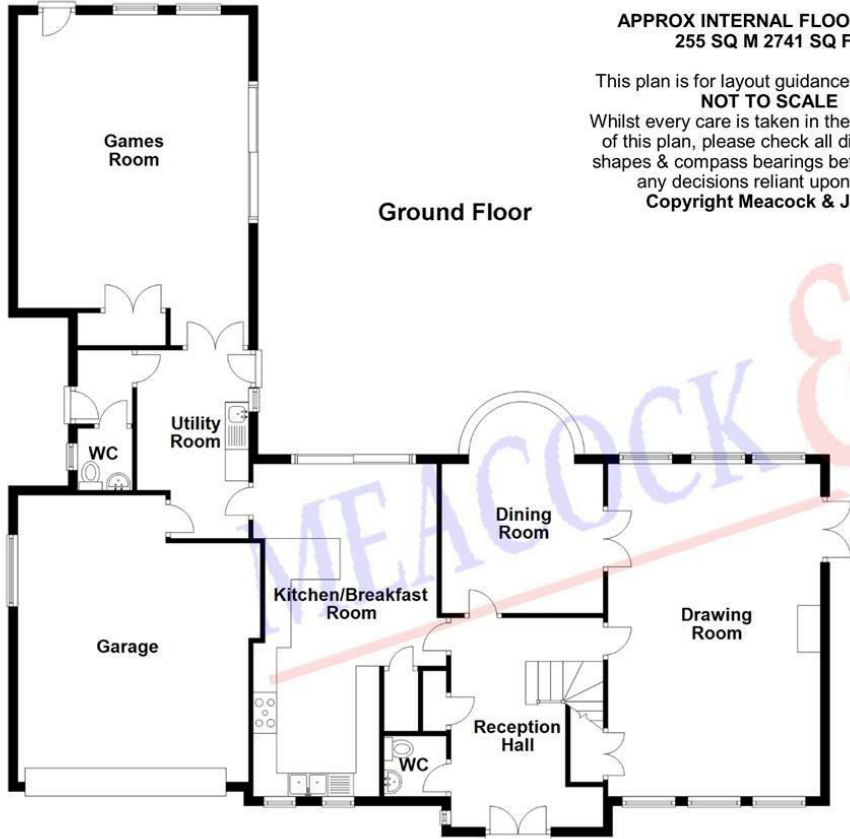




APPROX INTERNAL FLOOR AREA  
255 SQ M 2741 SQ FT

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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Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		45	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	