



**Mansfield House Greenway**  
**Hutton Mount**  
**£3,250,000**

**MEACOCK & JONES**

## Mansfield House Greenway, Hutton Mount, Essex, CM13 2NP

An attractive and very spacious New England style house of considerable character, situated on one of the most popular roads on this exclusive private residential estate.

This appealing property is approached via a secure gated entrance and driveway offering ample guest parking. The bright and welcoming entrance hall gives access to all of the principal reception rooms which include a very large sitting room, dining room and open plan kitchen/dining/living area that leads into the garden room, with doors to the terrace. The beautiful kitchen/breakfast room has a central island with a wide range of wall and base mounted units and many integrated appliances. This is open to an informal dining and sitting area, perfect for modern family life. Additional ground floor accommodation includes a utility room, study and cloakroom. There is also internal access to the double garage.

To the first floor, the principal bedroom suite benefits from a dressing area, luxurious bathroom with a free standing bath tub and walk-in wet room style shower. There is a guest bedroom and two further bedrooms, both with ensuite facilities, on the first floor level. The second floor accommodates two additional spacious bedrooms, a shower room and a laundry room. The house has been fitted with underfloor heating, air conditioning and integrated audio technology.

The private and well screened rear gardens are a pleasant feature of the property. The main part of the garden is made up of a well tended area of lawn which is surrounded by a varied and attractive assortment of mature shrubs and flower beds. The well maintained westerly gardens have been designed carefully to provide a high degree of privacy and seclusion.

### Reception Hall

### Ground Floor Cloakroom

### Sitting Room



32' x 19' to 15'5" (9.75m x 5.79m to 4.70m)

### Dining Room



14'9" x 12'6" (4.50m x 3.81m)

### Study



11'6" x 8'6" (3.51m x 2.59m)

### Kitchen/Dining/Family Room



26'7" x 17'6" (8.10m x 5.33m)

### Garden Room

12'10" x 11'10" (3.91m x 3.61m)

### Utility Room



11' x 8'3" (3.35m x 2.51m)

### First Floor

### Bedroom One



19'9 x 12'4 (6.02m x 3.76m)

### Dressing Room



### En-Suite Bathroom



### Bedroom Two

16'6 x 12'9 (5.03m x 3.89m)

### En-Suite Two

### Bedroom Three

15' x 12'3 (4.57m x 3.73m)

### En-Suite Three

### Bedroom Four

18'10 x 12'4 (5.74m x 3.76m)

### Second Floor

15'7 x 12' (4.75m x 3.66m)

### Bedroom Five

15'7 x 12' (4.75m x 3.66m)

### Second Floor Laundry

### Bedroom Six

14'9 x 12' (4.50m x 3.66m)

### En-Suite Sower Room

### Exterior

### Rear Garden



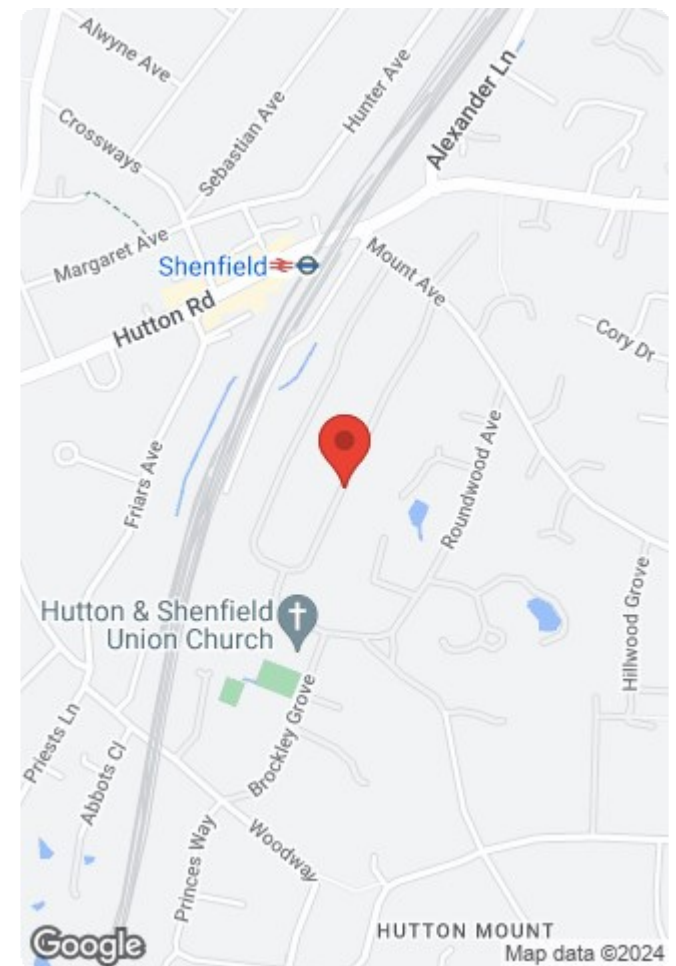
### Front Garden



### Garage

### Agent's 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

