



**Birches 15 Roundwood Grove
Hutton Mount**

MEACOCK & JONES

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A beautifully appointed extended house with lovely south facing gardens and situated in a most attractive mature semi-wooded turning within the centre of this very popular and desirable private estate. Offered to the market with no onward chain, this bright and spacious property is only a short walk from Shenfield mainline railway station, Shopping Broadway and good local schools.

£1,695,000



From beneath a sheltered entrance a wood panelled front door with obscure glazed insert opens to the:-

RECEPTION HALL

A delightful bright and spacious entrance into this appealing family home. A 16'10 double ceiling height adds to an immediate impression of space upon entry. A turned staircase rises to the first floor galleried landing and a wide window fitted above the stairwell draws light into this area. Coved cornice to ceiling. Two wall light points. A deep understairs cupboard provides extensive storage. Radiator with decorative cover. A feature original hardwood herringbone style floor runs throughout.

GROUND FLOOR CLOAKROOM

Comprising a close coupled WC. Wall mounted wash hand basin with tiled splashbacks. Continuation of hardwood herringbone floor from reception hall. Radiator. Aluminium framed obscure double glazed window to front elevation.

SITTING ROOM 22'1 x 13'10' (6.73m x 4.22m')



A most attractive and sunny reception room illuminated by aluminium framed double glazed windows fitted to three elevations. A pair of aluminium framed double glazed French doors with windows to

either side open to the rear garden terrace. Two radiators each with an ornamental cover. Coved cornice to ceiling. A central focal point is a feature marble fireplace. A pair of double doors connect the sitting room to the:-

DINING ROOM 15'9 x 11'5 (4.80m x 3.48m)



Also accessed from the reception hall, this well proportioned room is situated at the rear of the property from which a pair of aluminium framed double glazed French doors with windows to either side open to the southerly rear garden sun terrace. Radiator with decorative cover. Coved cornice to ceiling.

KITCHEN/BREAKFAST ROOM 23'10 max x 21'1 max (7.26m max x 6.43m max)



An excellent open plan kitchen/dining/living area and very much the hub of this family home. The kitchen area has been comprehensively fitted with a fine quality range of ivory coloured shaker style units that comprise base cupboards, drawers and matching wall cabinets along three walls. A long Corian worktop incorporates a one and a quarter bowl single drainer sink unit with mixer tap and food waste disposal unit with tasteful and colourful decorative handmade tiled splashbacks. A breakfast bar is capable of seating three people with ease. Integrated appliances to remain include Siemens induction hob with stainless steel extractor unit fitted above and matching decorative handmade tiled splashbacks. Integrated Miele dishwasher. Recess for American style fridge/freezer. Bosch double oven. Bosch microwave oven and single oven. A tasteful limestone tiled floor runs throughout. The dining and family area of the kitchen have a vaulted ceiling and wide aluminium framed double glazed windows provide panoramic views of the garden. A pair of aluminium framed double glazed French doors lead to the rear garden sun terrace. Two radiators. Spotlights to ceiling. TV aerial point. From the kitchen a glazed door opens to

an inner lobby which has a connecting door to the garage and an aluminium framed obscure double glazed door that leads outside. Door to:-

UTILITY ROOM 7'5 x 7' (2.26m x 2.13m)

An excellent companion to the kitchen/breakfast room fitted with the same range of ivory coloured Shaker style units as the kitchen. A wood effect roll edge worktop incorporates a Franke stainless steel single drainer sink unit with mixer tap and tiled splashbacks. Space and plumbing below for domestic appliances. Continuation of limestone tiled floor from kitchen/breakfast room. Spotlights to ceiling. Radiator. Aluminium framed obscure double glazed window to the side elevation. Water softener and boiler incorporated.

FIRST FLOOR LANDING



As previously mentioned, a wide aluminium framed double glazed window draws light into this galleried landing and provides attractive views of the landscaped front garden and the Grove beyond. Access to loft storage space. It is worth noting that plans have been drawn and previously approved to extend into the loft to create a second floor level of accommodation to provide two further large bedrooms and a shower room. Coved cornice to ceiling. Radiator. Glazed door to storage cupboard and another door opens to a deep cupboard.

BEDROOM ONE 13'9 x 13'3 (4.19m x 4.04m)



A large bedroom from which a wide aluminium framed double glazed window provides elevated views of the southerly garden. Running along an entire wall are a range of bespoke units comprising wardrobes and drawers that provide extensive clothes storage. Coved cornice to ceiling. Radiator. Door to:-

EN-SUITE SHOWER

Comprising a tiled shower enclosure with rainfall shower head and hand held shower attachment. Circular vanity wash hand basin with granite top mixer tap and cupboard below. Close coupled WC. Partial tiling to walls with feature decorative border. Heated towel rail. Wood effect flooring. Spotlights to ceiling. Shaver point. Heated mirror. Aluminium framed obscure double glazed windows to side elevation.

BEDROOM TWO 14' x 13'8 (4.27m x 4.17m)



Wide aluminium framed double glazed window to rear elevation with radiator below. Coved cornice to ceiling. Running along an entire wall are a range of floor to ceiling wardrobes with cupboards above providing excellent hanging and shelving space.

BEDROOM THREE 15'1 x 10'7 (4.60m x 3.23m)



An large double bedroom from which two aluminium framed double glazed windows overlook the garden to the rear of the property. Radiator. Coved cornice to ceiling.

BEDROOM FOUR 11'3 x 8' (3.43m x 2.44m)



This bedroom currently serves as a useful study though could quite comfortably accommodate a double bed, if required. Aluminium framed double glazed window to the front elevation. Radiator. Coved cornice to ceiling.

FAMILY BATHROOM

Fitted with a suite that comprises a tiled shower enclosure with wall mounted controls. Panel enclosed bath with mixer tap and hand held shower attachment. Pedestal wash hand basin with mixer tap. Close coupled WC. Wood effect flooring. Radiator with heated towel rail. Aluminium framed obscured double glazed window to the front elevation. Spotlights to ceiling. Door to airing cupboard that incorporates the hot water cylinder with slatted shelving fitted above and cupboard over.

REAR GARDEN

The rear garden is a particularly attractive feature of the property and as previously mentioned, has a southerly elevation, so is in sunshine throughout the entire day. The rear garden measures approximately 72' in depth by 60' in width. Running across the rear of the property is an extensive natural stone terrace of an ideal size for outside entertaining and summer

barbeques. The remainder of the garden has been laid to a well tended lawn. The garden has been planted on all three boundaries with a mature array of shrubs, plants and trees which include an established acer, weeping silver birch, apple trees, feature peony, mature camelia and wisteria. Many of the plants are spring flowering, so provide much colour and interest, serving to create screening, while providing a most attractive garden environment. Outside lights and tap. Access to to the front of the house from either side of the property throughout a wooden gate. Garden shed to remain.

FRONT GARDEN

The front garden comprises a stone driveway that provides extensive off street parking. It has been beautifully planted with an early flowering cherry tree, two rose gardens and two mature rhododendrons. The remainder of the garden has been laid to lawn. Driveway to garage.

GARAGE 17'9 to 14'10 x 15'10 (5.41m to 4.52m x 4.83m)

A large garage with an electronically operated remote controlled up and over door. Power and light. Fusebox to wall. Connecting internal door to house.

ADDITIONAL INFORMATION

Plans have been drawn to extend into the loft area to create second floor accommodation which would comprise two bedrooms and a shower room and these can be inspected at the property.

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.





APPROX INTERNAL FLOOR AREA
226 SQ M 2429 SQ FT

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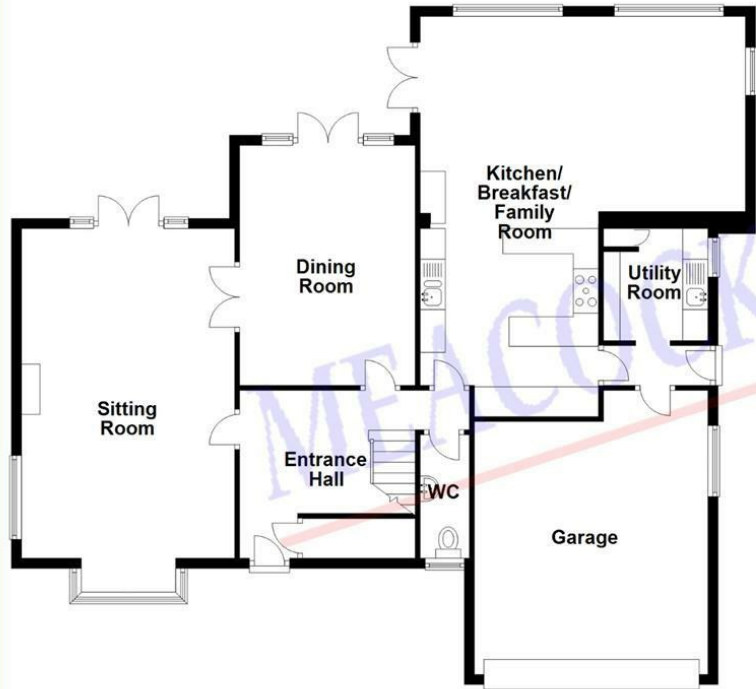
This plan is for layout guidance only and is
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shapes & compass bearings before making
any decisions reliant upon them.

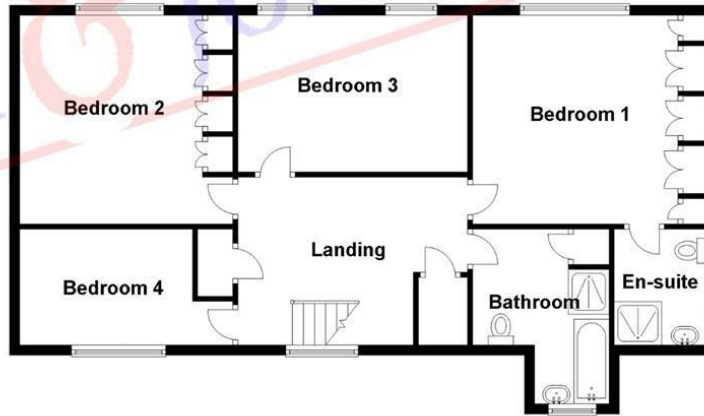
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Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	61
			74

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		EU Directive 2002/91/EC	