



"Woodacre" The Glade
Hutton

MEACOCK & JONES

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A substantial, beautifully presented and superbly appointed family home situated in secluded grounds of 1.13 acre.

£3,750,000



Extending to approximately 5,425 square feet of internal accommodation, the property is set behind electronic gates on southerly grounds of 1.13 acre, offering a secure and very private location.

The inviting entrance hall gives access to the main reception rooms, including the triple aspect drawing room with feature log burner, study and formal dining room. The modern kitchen/breakfast room was fitted by Neptune and is the heart of the home and has extensive worktop space, modern integrated appliances, a pantry and a social island/breakfast bar. Wide hardwood bi-folding doors open to the magnificent southerly gardens and a large terrace surrounds the heated swimming pool, which is perfect for al fresco dining and outside entertaining. There is a separate utility room, boot room, two cloakrooms and integral access to the double garage, completing the accommodation on this floor.

On the first floor is the spacious main bedroom suite with a dressing room, en suite with dual sinks and panoramic views over the surrounding gardens. There are four further bedrooms, all of which benefit from en-suite facilities. The house has underfloor heating on both levels and benefits from a Control4 home automation system that operates the lighting, music and security systems throughout.

Externally the house is approached through remote controlled electronic gates via a secluded, large paved driveway that offers extensive off street parking. The beautiful, landscaped south facing gardens wrap around the property and are well screened from neighbouring properties by mature trees, hedges, shrubs and plants. The heated outdoor pool and patio seating area are a focal point within the garden and an outdoor kitchen and canopied external dining area provide the perfect space for garden parties. This is complemented by outbuildings that incorporate a games room/annex and art studio that

both benefit from a WC and underfloor heating. There is a separate plant room, in addition to a useful garden store.

Drawing Room 28' x 17'4 (8.53m x 5.28m)



Study 13'6 x 12' (4.11m x 3.66m)



Dining/Family Room 15' x 13'4 (4.57m x 4.06m)



Kitchen/Breakfast/Family Room 33'4 max x 17'2 to 14'1 (10.16m max x 5.23m to 4.29m)



Utility Room 16'2 x 7'4 (4.93m x 2.24m)

First Floor

Primary Bedroom Suite



Dressing Room 13'6 x 11'10 (4.11m x 3.61m)



Bedroom Two 18'2 x 15'4 (5.54m x 4.67m)



Bedroom Area 22'8 max x 17'4 max (6.91m max x 5.28m max)



En-Suite Bathroom



En-Suite Shower Room



Bedroom Three 13'6 max x 12'10 max (4.11m max x 3.91m max)



Bedroom Five 14'4 x 10'9 (4.37m x 3.28m)



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.

En-Suite Shower Room

Bedroom Four 15'6 x 9'7 (4.72m x 2.92m)



En-Suite Shower Room

Annex/Games Room 19'10 x 14' (6.05m x 4.27m)



En-Suite Shower Room

Art Studio 14'2 x 12'7 (4.32m x 3.84m)

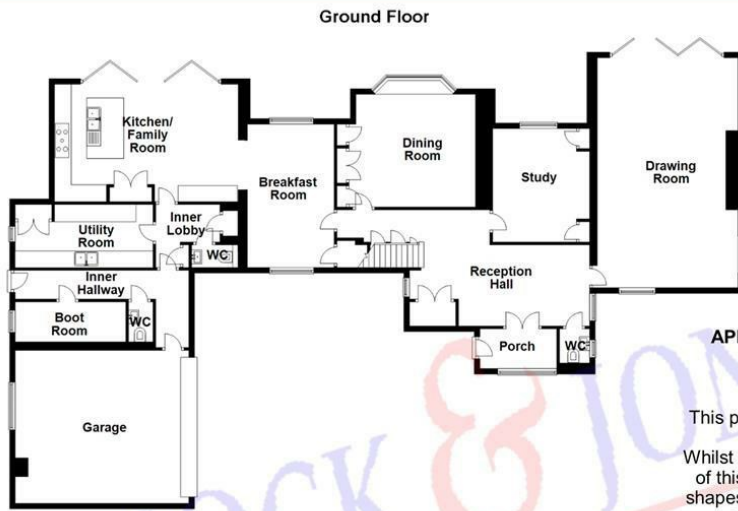
Plant Room 13'3 x 9'3 (4.04m x 2.82m)

Garage 19'6 x 18'4 (5.94m x 5.59m)

Agent's Note

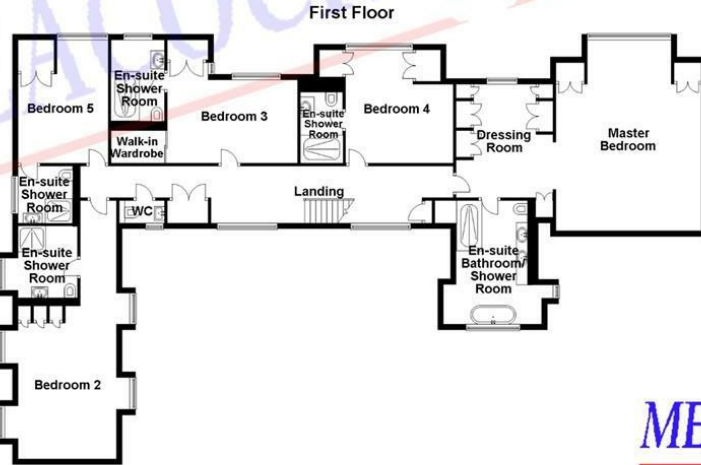






**APPROX INTERNAL FLOOR AREA
434 SQ M 4670 SQ FT
INCLUDING GARAGE**

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