



**Wymans 10 Pinecroft
Hutton Mount**

MEACOCK & JONES

A delightful and very appealing property situated in mature, well planted south westerly gardens approaching a quarter acre. The location of the house is very quiet, with trees and shrubs on all sides. Offered to the market with no onward chain, the railway station and Broadway are just a very short walk away.

Offers over £1,250,000



Steps rise to a sheltered entrance from which a wood panelled front door with obscure glazed windows to the side. This opens to:-

Reception Hall



A spacious entrance into this attractive property. A turned painted white spindle balustraded staircase rises to the first floor landing, below which is a useful storage cupboard fitted with an automatic light. Coved cornice to ceiling. Radiator. Telephone point. Door to cloaks cupboard fitted with hanging rail, shelving and security alarm controls.

Ground Floor Shower Room

Comprises a tiled shower enclosure with bi-folding door and a wall mounted shower attachment with wall mounted controls. Pedestal wash hand basin and close coupled WC. Herringbone effect wood style vinyl flooring. Tiling to full ceiling height. Radiator and heated towel rail. Extractor fan. Obscure double glazed window to front elevation.

Dining Room 12'8 x 10' (3.86m x 3.05m)



A well proportioned reception room from which a double glazed leaded light bay window overlooks the screened garden to the front of the property. Coved cornice to ceiling. Radiator.

Lounge 17'10 x 12'8 (5.44m x 3.86m)



A bright and spacious reception room from which a pair of double glazed sliding patio doors open to the south westerly rear garden terrace. A central focal point is a feature brick fireplace with wooden mantel

that incorporates a gas coal effect fire. Ornate ceiling roses and coved cornice to ceiling. Two wall light points. Two radiators. A pair of multi-paned double doors connect the lounge to the family room.

Family Room 10'8 x 10'6 (3.25m x 3.20m)



A pair of double glazed patio doors open to the conservatory. Coved cornice to ceiling. Two radiators. Serving hatch to kitchen.

Conservatory 13'9 x 7'6 (4.19m x 2.29m)



Offering central views of the extensive south westerly garden to the rear. Double glazed doors open to the sun terrace. Tiling to floor. Radiator. Floor to ceiling windows provide panoramic views of the well tended garden.

Kitchen/Breakfast Room 15'3 x 10'8 (4.65m x 3.25m)



A well appointed kitchen/breakfast room fitted with a good quality range of limed oak units that comprise base cupboards, drawers and matching wall cabinets

along three walls. A marble effect rolled edge worktop incorporates a cooker with an extractor unit fitted above. Split eye level oven and grill. Recess for dishwasher and refrigerator. A peninsula has been fitted with a matching worktop with additional storage below. Radiator. Tiling to floor and partial tiling to walls with feature border. Double glazed windows face the rear and side elevations and an obscure double glazed door leads outside. Spotlights to ceiling. Door to:-

Utility Room 8'5 x 5'7 (2.57m x 1.70m)

Fitted with a range of units that comprise base cupboards and drawers, above which a wooden worktop incorporates a stainless steel single drainer sink unit with hot and cold water taps. To the adjacent wall is an additional worktop with space and plumbing below for domestic appliances and wall mounted cabinets fitted above. Continuation of tiling to floor. Radiator. Double glazed window to side elevation.

First Floor Landing

Light is drawn from a large double glazed Velux window overlooking Pinecroft. Access to loft storage. Door to deep airing cupboard fitted with hot water cylinder, slatted shelving and light, with wood effect flooring. Doors to:-

Bedroom One 14'10 x 12'8 (4.52m x 3.86m)



A large bedroom situated at the rear of the property from which a wide double glazed window overlooks the garden below. Radiator. Coved cornice to ceiling. Floor to ceiling built-in wardrobes provide extensive clothes storage with matching dressing table and drawers below in addition to a vanity wash hand basin with a marble effect top with cupboards and drawers below.

Bedroom Two 13' max x 12'8 (3.96m max x 3.86m)



A large bedroom from which a double glazed leded

light window faces the front elevation. Wardrobes provide extensive clothes storage. Radiator. Coved cornice to ceiling.

Bedroom Three 17' max x 8'7 (5.18m max x 2.62m)



A leaded light double glazed dormer window faces the front with radiator below. Additional double glazed Velux window to rear with radiator below. Floor to ceiling wardrobes provide useful clothes hanging and shelving space. Doors opens to practical eaves storage.

Family Bathroom

Comprises a panel enclosed bath with hand grips, mixer tap and hand-held shower attachment with bi-folding shower screen. Pedestal wash hand basin. Close coupled WC. Tiling to full ceiling height. Radiator with heated towel rail. Two obscure double glazed Velux windows face the rear elevation.

Rear Garden 77' x 66' (23.47m x 20.12m)

The rear garden is a particularly attractive feature. As previously mentioned, the garden has a south westerly elevation, so is in sunshine through virtually the entire day. Across the rear of the property is a paved terrace with an area sufficiently large to accommodate a garden dining table and chairs. Beyond is an extensive lawn bordered on all three

sides by a mature array of shrubs, plants and trees, providing privacy and seclusion from neighbouring properties. The rear garden has a depth of 77' and a width of 66'. In fact the entire plot measure 0.22 acre. A pathway extends from the detached double garage along the side boundary of the garden to the rear where a garden shed can be found and a separate path leads to a greenhouse. A pathway leads between the house and the garage to the front garden. Between the house and garage, steps descend to:

Air Raid Shelter 11' x 11' (3.35m x 3.35m)

This house has an external cellar, originally built as an air raid shelter. Accessed from the rear garden via concrete steps, it has a ceiling height of 7'4. The room benefits from light and power and was used by the previous owner as a workshop and storage space.

Front Garden

The front garden is screened from the road by tall hedgerow and comprises a tarmac driveway that provides spacious off-street parking. The remainder of the garden is laid to lawn with flowerbed borders. Access to double garage.

Double Garage 20' x 17'2 (6.10m x 5.23m)

The double garage has internal dimensions of 20' x 17'2. Accessed via twin up and over doors. The garage has been fitted with power and light. A window faces the rear elevation and a glazed door leads to the rear garden. There is additional storage with the rafters.

Agents Note

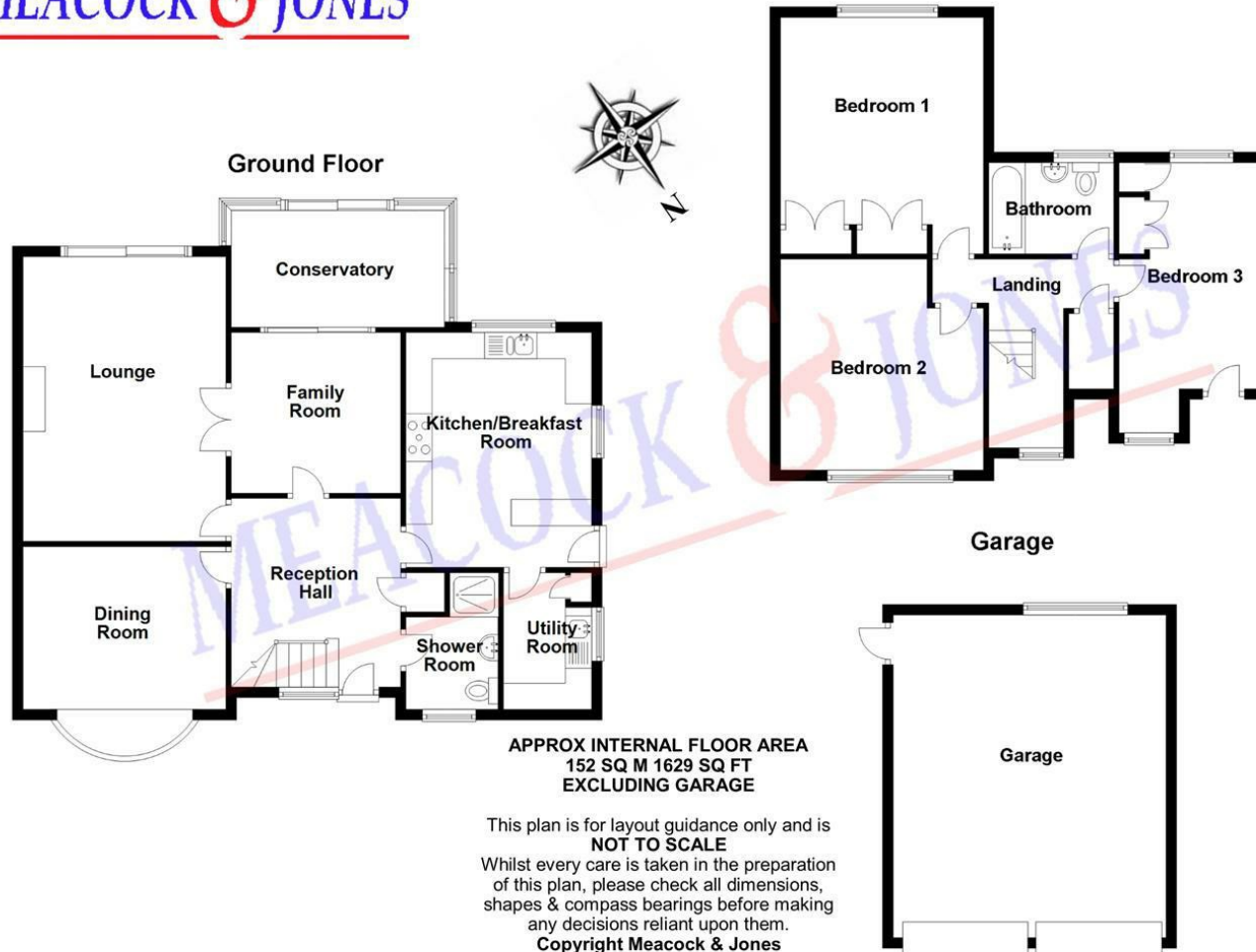
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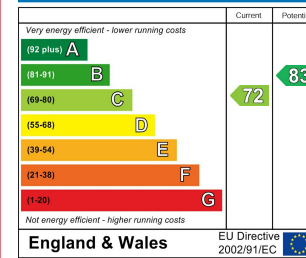
First Floor



APPROX INTERNAL FLOOR AREA
152 SQ M 1629 SQ FT
EXCLUDING GARAGE

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



Environmental Impact (CO₂) Rating

