



226 Hanging Hill Lane  
Hutton  
Price guide £1,275,000

**MEACOCK & JONES**

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## **226 Hanging Hill Lane, Hutton, , CM13 2QF**

A beautifully refurbished 2,417 square foot four bedroom detached property situated on an extensive 0.216 acre plot. A magnificent open plan kitchen/living/dining area is very much the hub of this large family home. It has underfloor heating, a vaulted ceiling with a glazed rear elevation, which affords panoramic and elevated views of the 150' landscaped garden to the rear.



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>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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