



MEACOCK & JONES

26 Hillwood Grove

£7,000 Per calendar month

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26 Hillwood Grove, Essex, CM13 2PD

A very large and beautifully appointed property of 5,250 square feet, arranged over three levels, built with luxurious proportions and interior designed throughout with exquisite style. Situated on a mature plot, the property is located in an ideal position, within the heart of this most exclusive private residential estate. Shenfield mainline railway station and Crossrail terminus are just a short walk away. The house is offered to the market with no onward chain and can be sold, as pictured, with all furnishings.

Wrought iron gates open to a large carriage driveway that provides spacious off street parking.

Upon entry, a bright and spacious hall accommodates a feature bespoke illuminated wine cellar. A solid oak flooring runs throughout with underfloor heating. The house has been fitted with an integrated Sonos audio system and lutron lighting.

The open plan kitchen/breakfast room is very much the hub of the ground floor level and incorporates a large island unit. Fitted with high quality Miele appliances, a Fisher & Paykal dishwasher and wine cooler, this kitchen provides the ideal solution to modern family living. There is an additional maid's kitchen situated on the lower ground floor, also fitted with Miele appliances, which would be ideal for an au pair. The well appointed utility room makes a perfect companion to the kitchen.

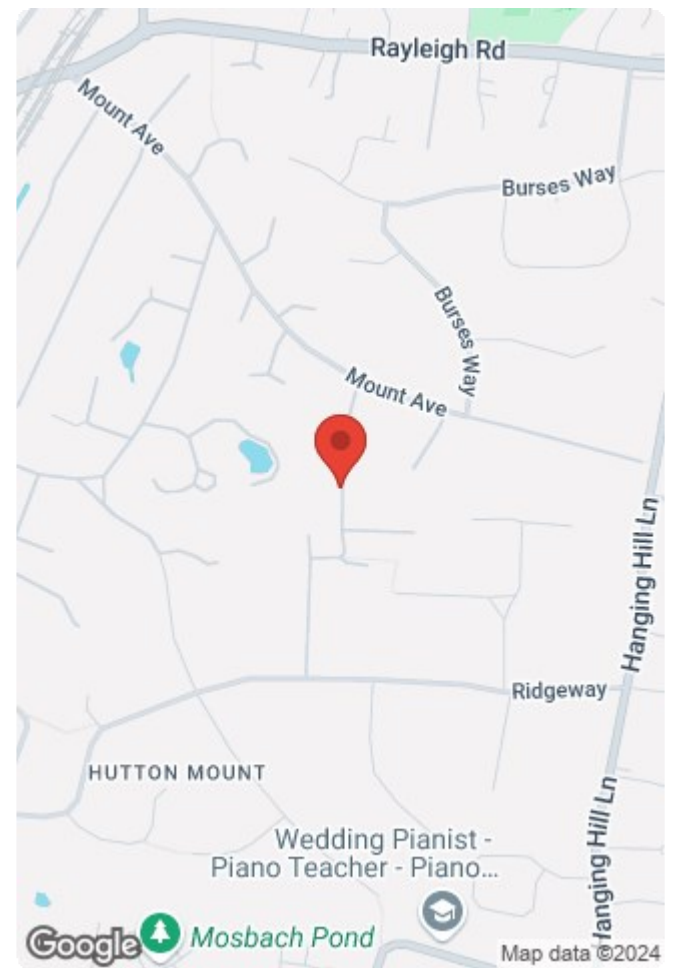
The lounge and dining room are of excellent proportions for formal entertaining and the home office has been fitted with bespoke cabinetry and provides a ideal space for those that work from home.

The leisure facilities are to be found on the lower ground floor and these include a home cinema and gymnasium which accommodates a PhysioTherm infrared cabin. As previously mentioned, there is a smaller kitchen fitted on

this floor and this is located beside a guest bedroom suite that incorporates an en-suite shower room and dressing room. Bi-folding doors draw light into the lower ground floor lounge and sitting room and open to the secluded rear garden.

To the first floor level there are five very good sized bedrooms and four bath/shower rooms, all luxuriously appointed. The primary bedroom suite is particularly large. The dressing area offers extensive clothes storage and the en-suite bathroom comprises twin wash hand basins, an oversized free standing oval shaped bath and shower enclosure.

Outside, the rear garden is a particularly attractive feature. Towards the rear boundary, there is a delightful view of mature trees that surround the plot. Beneath a pergola is a large terrace could comfortably accommodate large garden parties and summer barbecues.



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		

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		

