



7 Kilmington Close  
Hutton Mount  
£2,150,000

**MEACOCK & JONES**

## 7 Kilmington Close, Hutton Mount, Essex, CM13 2JZ

An excellent opportunity to acquire a substantial and discreetly positioned six double bedroom property, situated on a very large southerly plot of 0.402 acre. The rear garden measures 216' in depth and the house comprises 4,271 square feet of well proportioned family accommodation. The house is ideally located within easy reach of Brentwood and St. Martin's Schools. Shenfield mainline railway station and Crossrail terminus is just a short and pleasant walk through Hutton Mount away.

The double height reception hall makes an impactful first impression. This draws light from a feature tall window to the front elevation. A wide American oak staircase ascends to the first floor galleried landing.

The open plan modern kitchen/breakfast/family room is ideal for modern family life and this has been tastefully appointed with a classic Clive Christian style kitchen with granite worktops. A central island unit provides informal dining and light is drawn from a window to the front plus two sets of glazed doors that open to the very well screened southerly rear garden. The oak quick step flooring provides a warmth to the space, which can comfortably accommodate a dining table and informal living area.

Though the kitchen/breakfast room offers a hub to the house, this space is complemented by three very generously sized reception rooms. The sitting room and the dining/family room are also both situated at the rear of the house and benefit from views of the mature 216' rear garden. Glazed doors open to the rear garden sun terrace, to provide an ideal entertaining environment. The third reception room could serve to provide an ideally sized children's playroom or perhaps a home office, to suit those that work from home.

As previously mentioned, there are six spacious bedrooms

within the property. In fact, the primary bedroom suite includes a walk in wardrobe/dressing area, to complement the luxuriously appointed en-suite. Bedroom two is surprisingly large and this also has the benefit of an en-suite.

The rear garden is a particularly attractive feature. It has a maximum depth of 216' and a width of 60' In fact, the overall plot measures 0.402 acre. The rear garden faces due south, so is in sunshine throughout the entire day. Across the rear of the property is a sandstone terrace, of an ideal size for summer barbecues. The remainder of the garden is largely laid to an extensive lawn area, flanked on both sides by mature hedgerow and shrubbery, to provide maximum privacy and seclusion. To the rear of the garden is woodland, which provides an attractive backdrop to the property, as the seasons change. An appealing feature is a large timber chalet cabin with a pitched roof and verandah. This is in fact quite substantial, measuring 25'6 x 24' max. with a vaulted ceiling, first floor level (with restricted head height), plumbing and electricity. Our seller advises that this has been a perfect space for her teenage children to enjoy throughout their years of ownership.

The property is positioned discreetly from neighbouring properties behind tall and mature laurel hedgerow. The driveway is substantial and offers off street parking for many vehicles. Though the integral double garage now provides an ideal home gymnasium, it could accommodate two vehicles, if required.







