



MEACOCK & JONES

**Vine Cottage Brindles Close  
Hutton**  
Offers in excess of £700,000

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Meacock and Jones are delighted to be offering for sale this large attractive four bedroomed property which was constructed in 2016 and is still under the NHBC certificate. The house is situated within an short walk of the highly sought after St. Martin's school along with local shops and services. The house is well positioned for local countryside walking, as well as being easily accessible to Shenfield's busy high street and railway station, with its fast links into London. Brentwood high street and the A12 is also within easy access. The property offers spacious family accommodation with an ensuite to the main bedroom and a stunning kitchen/breakfast/family room. Planning permission for further extension has been approved through Brentwood Borough Council. Planning ref. 20/01551/HHA.

- FOUR DOUBLE BEDROOMS
- DETACHED FAMILY HOME
- PLANNING PERMISSION GRANTED
- BEAUTIFULLY PRESENTED THROUGHOUT
- TWO BATHROOMS
- GARAGE & OFF STREET PARKING
- SHORT WALK TO ST MARTINS SCHOOL
- EASY ACCESS TO SHENFIELD STATION



### **Accommodation comprises:**

An open porch with outside light leads to the UPVC double glazed front door which opens to a:-

### **Spacious Hallway**

The hallway measures 15'5 in depth. Porcelain tiled flooring with underfloor heating which extends throughout the ground floor of the property. LED lighting to ceiling. A wood spindled staircase rises to the first floor landing. Useful storage solutions beneath the stairs.

### **Cloakroom 8'2 x 2'8 (2.49m x 0.81m)**

Continuation of porcelain flooring and underfloor heating. UPVC double glazed obscure window fitted to the front elevation. Fitted with a white suite comprising wall hung WC with concealed cistern. Hand wash basin. LED lights to ceiling. Extractor fan.

### **Lounge 18'6 into bay x 11'7 (5.64m into bay x 3.53m)**

A very spacious living room with a feature bay to the front elevation with window seat and built in storage. Continuation of porcelain flooring and underfloor heating. LED lighting and music system to ceiling.

### **Large Kitchen/Breakfast/Family Room 19'7 x 16'11 max (5.97m x 5.16m max)**

This bright room runs across the rear of the property. Continuation of porcelain flooring and underfloor heating. LED Lights to ceiling. Music system. Fitted with a range of modern white gloss units and black quartz worktops fitted above. AEG appliances which include an induction hob. Dual oven. Space for American style fridge/freezer. Built-in dishwasher. One and a half bowl sink with UPVC double glazed window over. Integrated wine rack. Island unit with quartz worktop. Space for bar stools. Bi folding doors open to the rear garden terrace.

### **Utility Area 9' x 4'9 (2.74m x 1.45m)**

Continuation of porcelain flooring with underfloor heating. Sink. A door leads out to the rear garden.

Additional UPVC double glazed window. Continuation of base and eye level white gloss units with laminate worktops. Space for washing machine. LED lights to ceiling. Access to the garage

### **First Floor Landing**

Access to loft space. UPVC double glazed window to the side elevation.

### **Bedroom One 12' x 11'1 (3.66m x 3.38m)**

A very good sized double bedroom. UPVC double glazed window to the rear elevation with radiator below. LED lighting to ceiling.

### **Ensuite Shower Room 8'5 x 3'3 (2.57m x 0.99m)**

Fitted with a white suite comprising a tiled walk-in shower. Wall hung coupled WC and wash hand basin. LED lights to ceiling. Extractor fan. Tiling to floor half tiling to walls. UPVC obscure double glazed window to the side elevation. Chromium heated towel rail.

### **Bedroom Two 12' x 9'7 max (3.66m x 2.92m max)**

UPVC double glazed window. to the front elevation with radiator below. LED lights to ceiling.

### **Bedroom Three 11'1 x 7'3 (3.38m x 2.21m)**

UPVC double glazed window to the rear elevation with radiator below. LED lights to ceiling.

### **Bedroom Four 9'8 x 7'4 (2.95m x 2.24m)**

Window to the front elevation with radiator beneath. Useful storage cupboard. LED lights to ceiling.

### **Family Bathroom**

Fully tiled to floor and walls with modern white and black tiles. Four piece white suite including bath and shower cubicle. UPVC obscure double glazed window to the side elevation.

### **Externally**

### **Rear Garden**

The rear garden is accessed by either the bi folding

doors from the kitchen/breakfast/family room or the UPVC double glazed personal door in the utility room. The secluded rear garden commences with a block paved patio area. Outside tap. Electric power point. Side access to the front garden.

### **Front Garden**

A block paved driveway leads to the front of the property and provides access to the large double length garage. Access to the rear garden. Parking for numerous vehicles

### **Large Garage 23'4 x 9'1 (7.11m x 2.77m)**

This room could quite easily be converted to provide additional living space, if required. Planning ref 20/01551 HHA. Details available from Brentwood Borough Council. Fitted with an electric up and over door. Vented system and Vailant boiler providing heating and hot water. Useful eaves storage. The remainder of the front garden has been laid to lawn. Attractive picket fencing.





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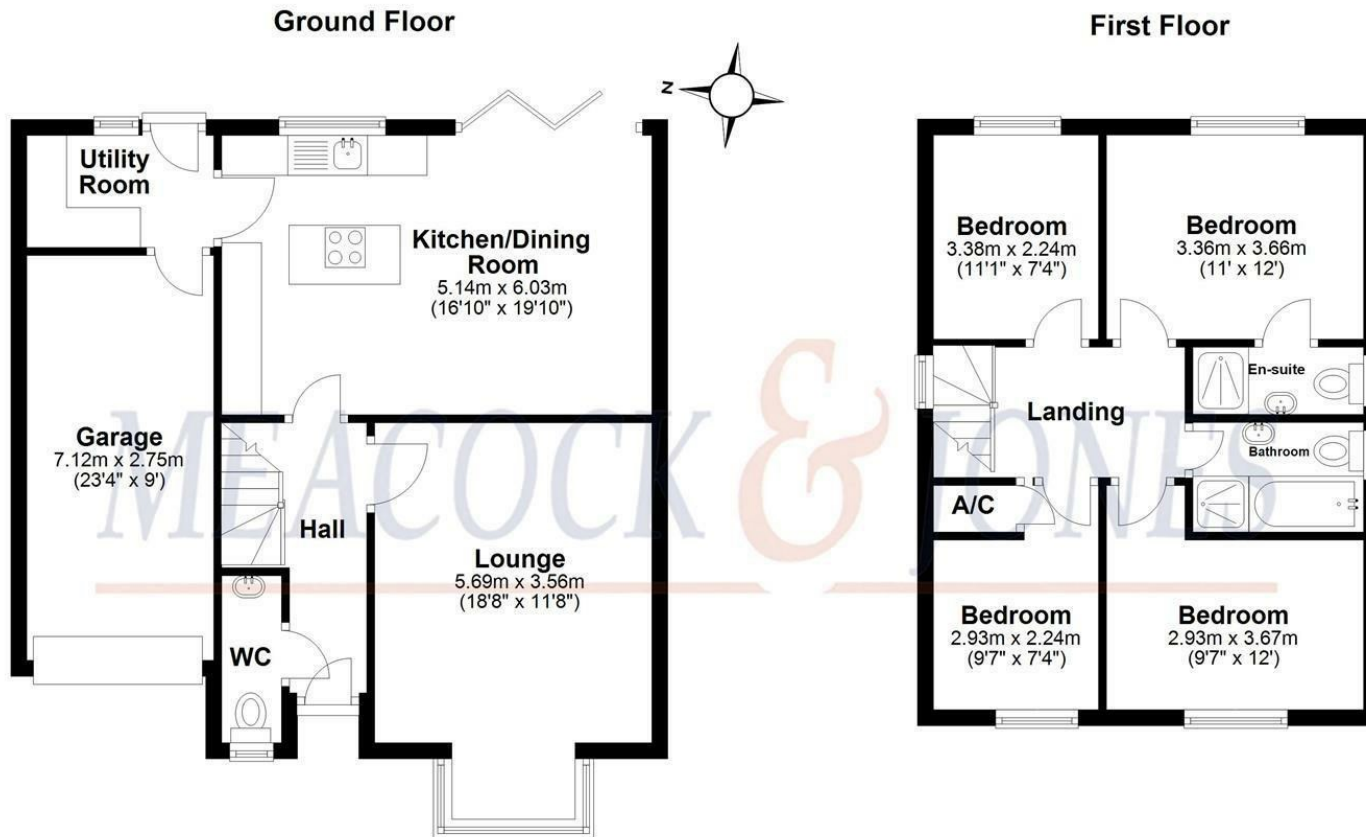


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Total area: approx. 1485.1 sq ft (137.96 sq m )

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.  
Plan produced using PlanUp.

**Brindles Close**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		94
(81-91) <b>B</b>		84
(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>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	