



Lochard House
15 Roundwood Avenue | Hutton Mount | Brentwood | CM13 2ND

LOCHARD HOUSE





KEY FEATURES

Lochard House is a high quality detached home located in a peaceful plot in the heart of Hutton Mount. The house is the best of both worlds - the charm and quality of a classic and older residence combined with the benefits and infrastructure of a luxury modern home. Located within walking distance of Shenfield main line station including the Elizabeth Line.

The house is approached via electric gate to the in-and-out carriageway driveway which sweeps to the front door. The hallway welcomes visitors and provides access to the formal reception rooms, WC and through to the informal Kitchen/Dining/Family area and the utility and service areas beyond.

Upstairs on the first floor is the owners suite, comprising a spacious and air conditioned room which links to a large dressing room and through to an oversized bathroom with large shower and bath. Two further bedroom suites, a family bathroom and two further rooms (one currently used as a bedroom and the other as a dressing room) complete this floor. The second floor provides two further bedrooms and a shower room.

The gardens and grounds are a real feature to Lochard House. The rear garden has an extensive patio wrapping the rear of the home and connecting to the pool area. There is a large contemporary studio used as a Gym to the rear of the garden.

The property features a water irrigation system in the garden and an electric car charging unit by the garage.

Ideally located within walking distance of Shenfield main line station offering fast services into London Liverpool Street and services on the Elizabeth Line. Shenfield offers a parade of local shops, restaurants and bars offering a 'village' feel yet within easy access of some of the area's most sought-after schools in Brentwood, Chelmsford City Centre and of course easy access by train into central London.

- High Quality Luxury Home in the heart of the Hutton Mount Estate
- Total of 6 Bedrooms (3 Suites) with main suite benefitting from Dressing Room and Bathroom
- 4 Formal Reception rooms plus extensive Kitchen/Dining/Family area
- Luxury Kitchen with Gaggenau Appliances, Bora Induction Hob, Quooker Hot Water Tap etc
- Detached contemporary "Gym" building
- Large outdoor Swimming Pool
- Mature landscaped front and rear Gardens
- Carriageway Driveway with twin electric gates
- Modern Infrastructure (Underfloor heating to ground/first floors, twin boilers, pressurised water system, Garden Irrigation System)
- Garaging for 4 cars, electric charging point
- Within walking distance of Shenfield main line station including the Elizabeth Line



























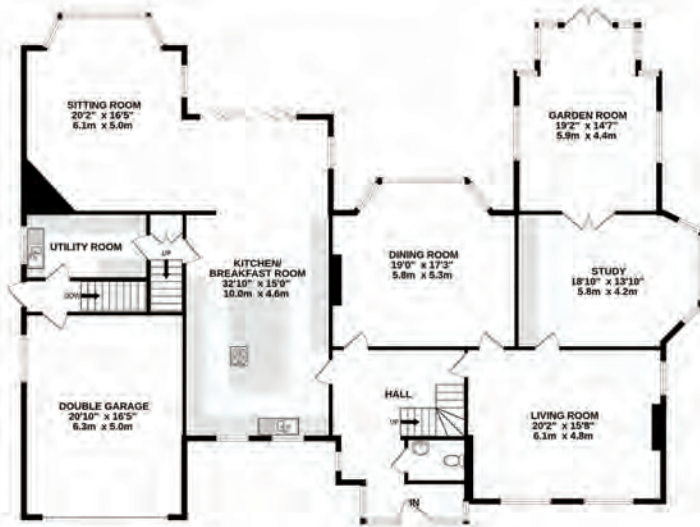




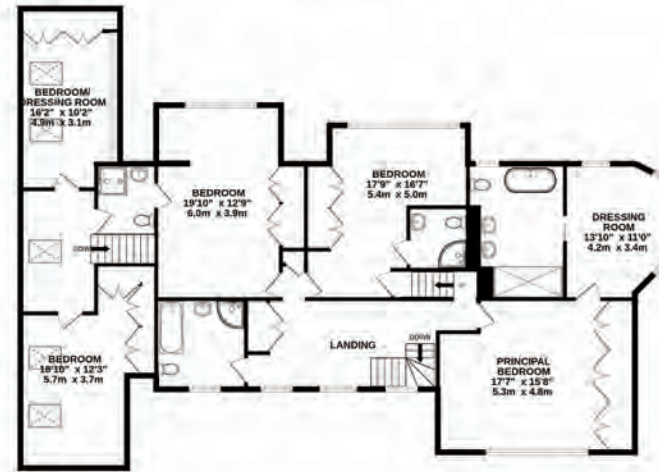




GROUND FLOOR
2663 sq.ft. (247.4 sq.m.) approx.



1ST FLOOR
1995 sq.ft. (185.3 sq.m.) approx.



2ND FLOOR
626 sq.ft. (58.2 sq.m.) approx.



BASEMENT
215 sq.ft. (19.9 sq.m.) approx.



DETACHED GARAGE
396 sq.ft. (36.8 sq.m.) approx.



OUTBUILDING
307 sq.ft. (28.5 sq.m.) approx.



TOTAL FLOOR AREA: 6202 sq.ft. (576.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Council Tax Band: G
Tenure: Freehold

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 58 D | 73 C |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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FOUNDATION

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