



**MEACOCK & JONES**

5 Bedrooms

House - Detached

Located in Hutton

**Guide Price**  
**£1,000,000-£1,100,000**



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01277 218485



# 1 Hedgerows Hutton

Brentwood | Essex | CM13 1QH



MEACOCK & JONES

\*\*\* Guide Price £1,000,000 - £1,100,000 \*\*\* A beautifully presented 5 bedroom detached family home located in a most pleasant private road 1.4 miles of Shenfield Mainline Railway Station, Crossrail and shopping Broadway. This substantial home offers an impressive 2,804 sq.ft of thoughtfully designed accommodation featuring generous proportions throughout. Ideally located in the sought after St. Martins School catchment area.

Accommodation comprises of a bright and spacious entrance with built-in storage. From here, doors lead to a good size family room and a versatile study both situated at the front of the property, ideal for modern family living or working from home. The ground floor also features a generously proportioned living room, with feature marble fireplace, which seamlessly flows into a conservatory. Adjacent is the kitchen/breakfast room, comprehensively fitted with an excellent range of shaker style units comprising base cupboards, drawers and matching wall cabinets, offering both style and practicality. Granite worktops, island unit and a dedicated space for informal dining enhances everyday functionality. Completing the ground floor accommodation is a formal dining room, ideal for hosting family meals or dinner parties and a convenient utility room with space and plumbing for domestic appliances.

From the first-floor galleried landing, there are five generously sized double bedrooms, all featuring built-in storage. Bedrooms one and two each benefit from their own en-suite shower rooms while a further luxuriously appointed family bathroom serves the remaining rooms on this floor.

The southwest rear garden features a composite deck leading to a patio, with low-maintenance astro-turf surrounded by mature shrubs, plants, trees and decorative shingle edging. The front features an additional garden area and a spacious block-paved driveway for 4-5 cars with potential to build a detached garage (subject to planning permission).





# 1 Hedgerows, Hutton, Brentwood

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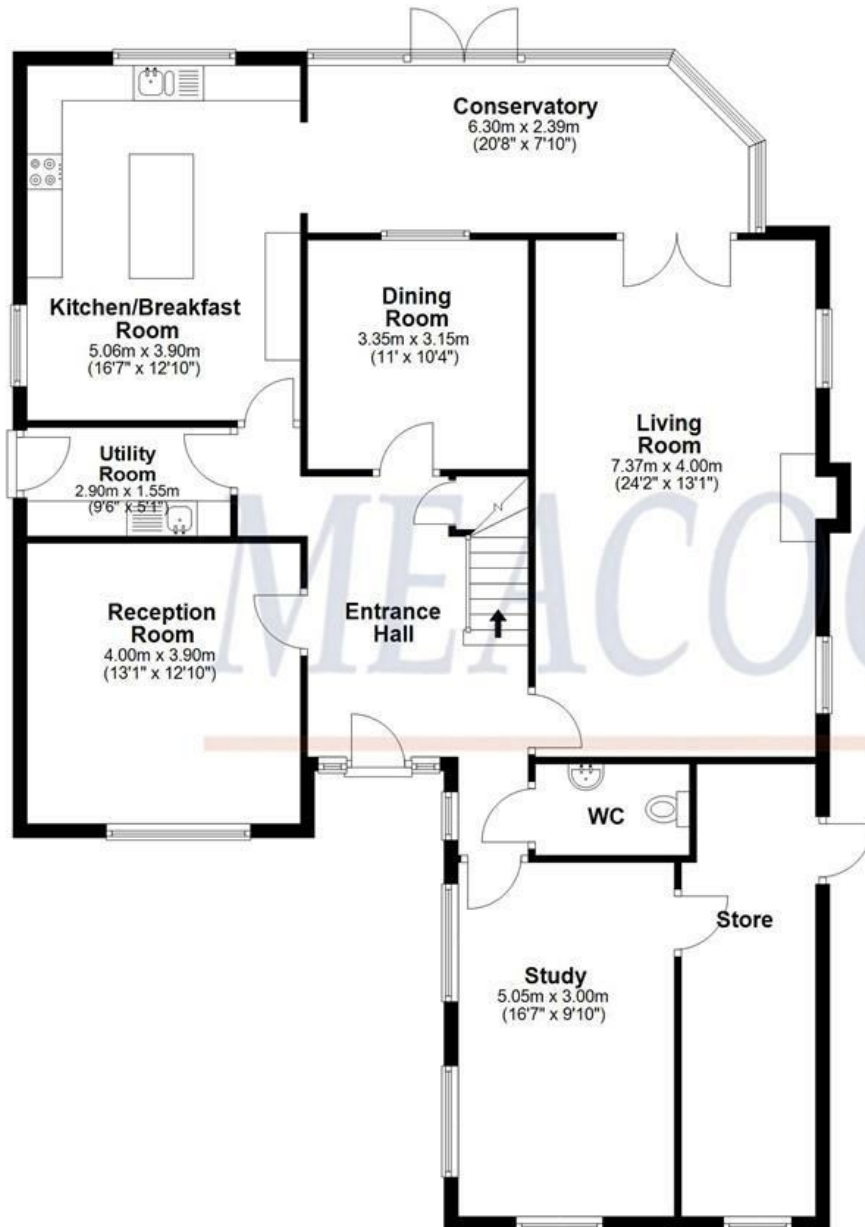
- Five Bedroom Detached Family Home
- Family Room
- Living Room
- Utility Room
- Southwest Rear Garden
- Two En-Suites
- Study
- Kitchen/Breakfast Room
- Conservatory
- 1.4 Miles from Shenfield Mainline Railway Station and Shopping Broadway



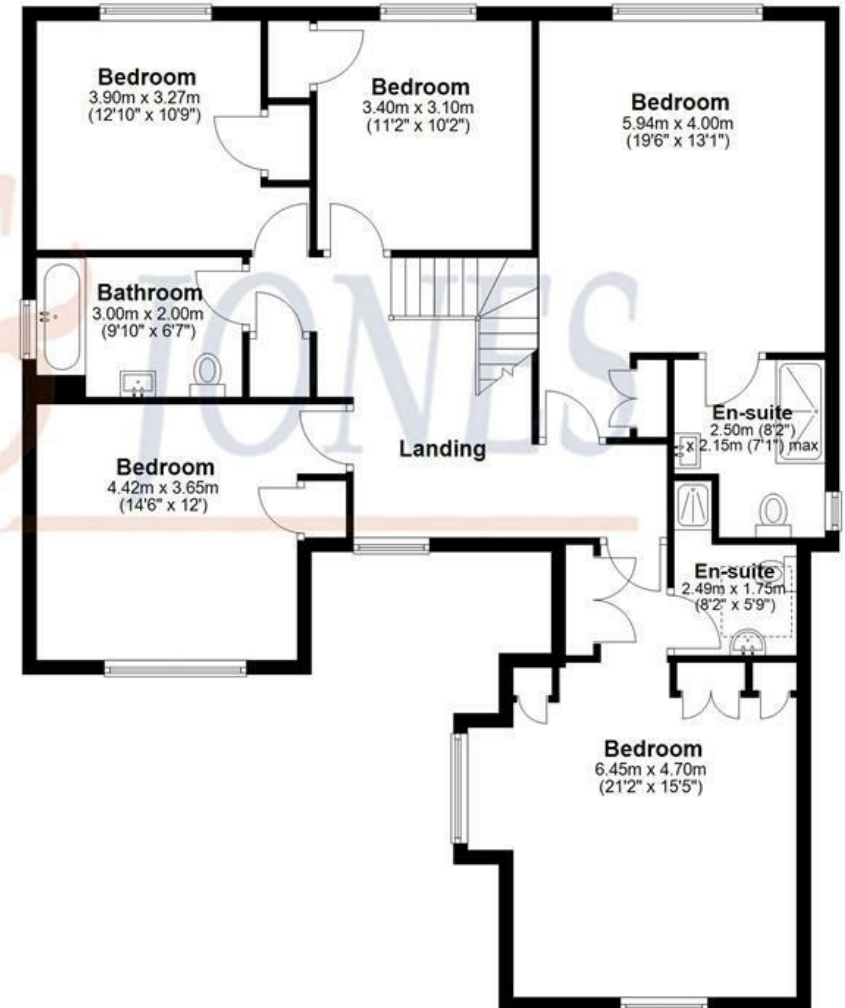




## Ground Floor



## First Floor



Total area: approx. 260.6 sq. metres (2804.8 sq. feet)

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.



### Accommodation Comprises of:-

Entrance Hall

WC

Study

16'7 x 9'10

Reception Room/Family Room

13'1 x 12'10

Living Room

24'2 x 13'1

Dining Room

11' x 10'4

Conservatory

20'8 x 7'10

Kitchen/Breakfast Room

16'7 x 12'10

Utility Room

9'6 x 5'1

First Floor Landing

Bedroom One

19'6 x 13'1

En-suite 8'2 x 7'1

Bedroom Two

21'2 x 15'5

En-suite

8'2 x 5'9

Bedroom Three

14'6 x 12'

Bedroom Four

12'10 x 10'9

Bedroom Five

11'2 x 10'2

Bathroom

9'10 x 6'7

Rear Garden

Front Garden

# MEACOCK & JONES

106 Hutton Road

Shenfield

Essex

CM15 8NB

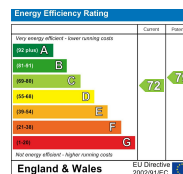
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**Council Tax Band: G**

**Local Authority: Brentwood Borough Council**



Whilst care has been exercised in the preparation of these particulars, statements about the property must not be relied upon as representations or statements of fact. Prospective purchasers must make and rely upon their own enquiries and those of their professional representatives. All measurements, areas and distances given are approximate. We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order. Any fixtures or fittings detailed in these particulars are not necessarily included in the sale price and Meacock & Jones and their staff accept no liability for any errors contained therein.

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