



Longaford Way, Hutton

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PROPERTIES

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Hutton

Price Guide £2,500,000 -
£2,700,00

An exceptional and substantial five-bedroom detached residence set within approximately 0.49 acres, located in the highly sought-after private Hutton Mount Estate in Shenfield. This impressive family home offers spacious and well-balanced accommodation throughout. The ground floor features a superb open-plan kitchen with central island, seamlessly flowing into a bright orangery by David Salsbury enhanced by a large skylight. In addition, there are generously proportioned separate living and lounge areas, a ground floor W.C., utility room, and a dedicated office—ideal for modern family living and home working.

Upstairs, the first floor comprises five well-sized bedrooms, two family bathrooms, and two en-suite shower rooms. The principal suite is particularly impressive, accessed via dressing room and benefitting from both an en-suite shower room and an additional en-suite bathroom with twin sinks, creating a luxurious private retreat.

Externally, the property boasts a prominent frontage with dual-gated access leading to a shingled driveway providing ample parking for multiple vehicles. To the rear, a beautifully landscaped garden features a laid patio area,



perfect for outdoor entertaining. Further benefits include a detached double garage and a separate outbuilding with power, offering excellent additional storage or potential for a variety of uses. EPC C

An Anti-Money Laundering (AML) check is required for both buyers and sellers and is carried out through our legal partner at a fee of £65 per property, payable at the point of instruction. This service also includes access to a legal advice helpline, where qualified solicitors are available to support you with any queries throughout your moving process.

Lounge 17' 9" x 11' 4" (5.41m x 3.45m)

Living Room 16' 10" x 15' 9" (5.13m x 4.80m)

Sitting Room 15' 5" x 13' 1" (4.70m x 3.98m)

Dining Room 15' 3" x 21' 2" (4.64m x 6.45m)

Kitchen 22' 1" x 12' 4" (6.73m x 3.76m)

Utility room 15' 1" x 10' 5" (4.59m x 3.17m)

Study 10' 5" x 7' 5" (3.17m x 2.26m)

Bedroom 1 18' 1" x 14' 3" (5.51m x 4.34m)

Bedroom 2 16' 5" x 15' 7" (5.00m x 4.75m)

Bedroom 3 15' 4" x 12' 10" (4.67m x 3.91m)

Bedroom 4 21' 0" x 8' 0" (6.40m x 2.44m)

Garden Room 19' 0" x 11' 6" (5.79m x 3.50m)

Garage 18' 1" x 15' 1" (5.51m x 4.59m)







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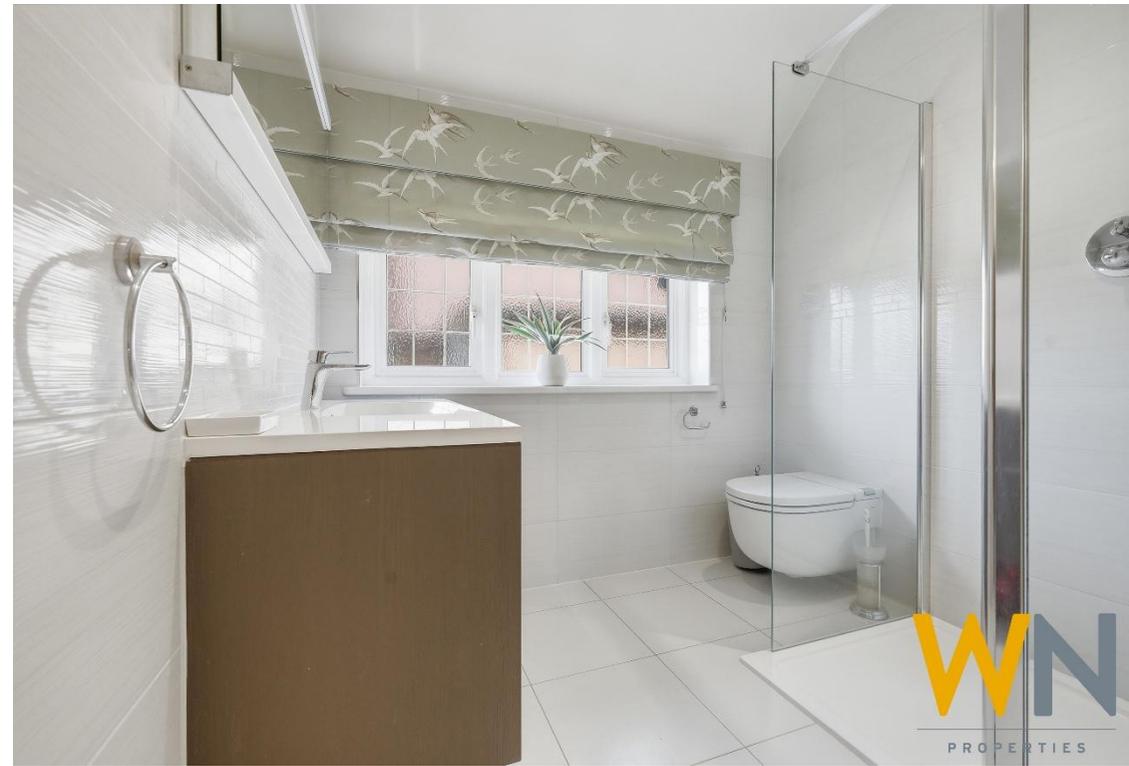
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) 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	
	75	78

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Council Tax Band H

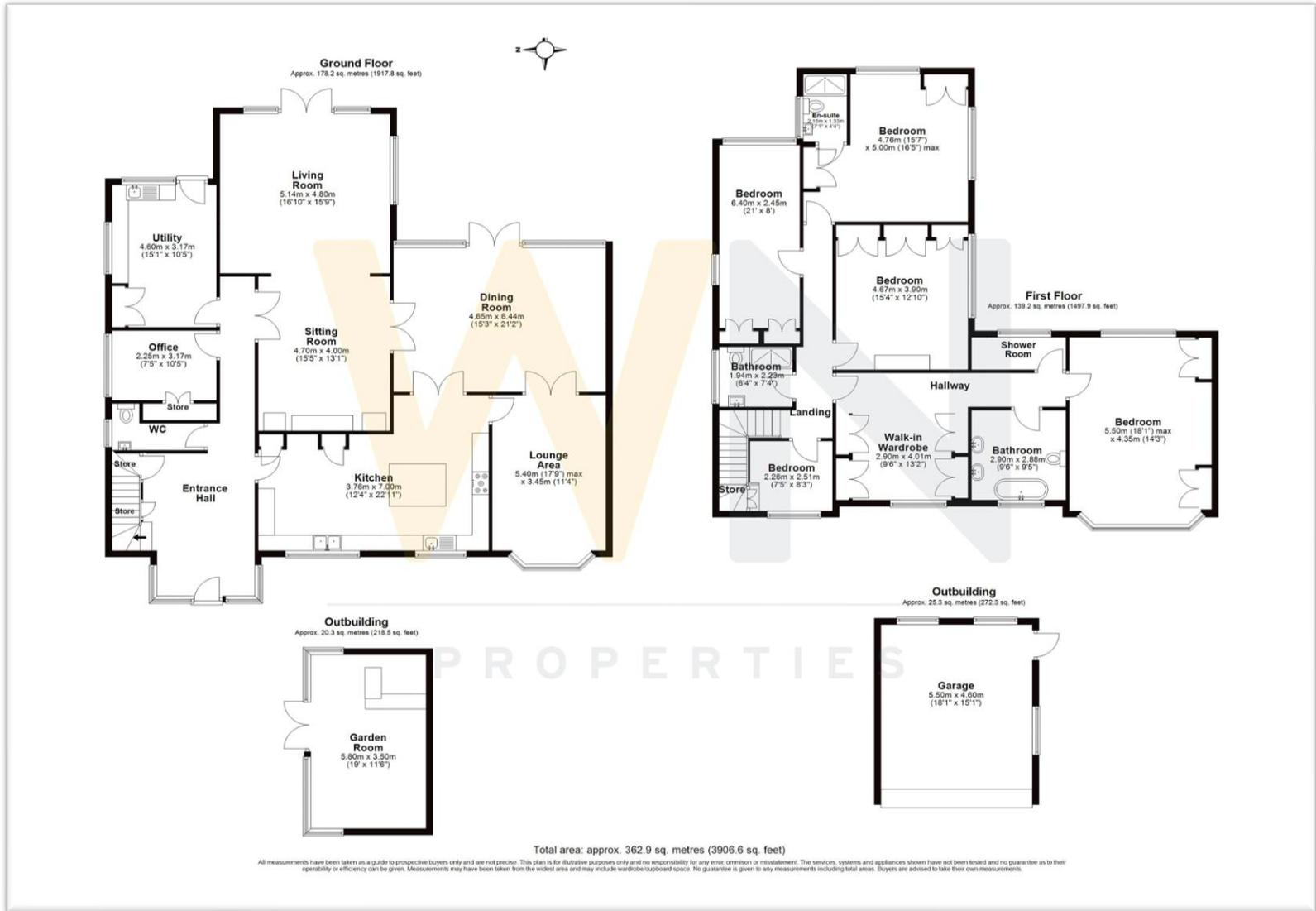
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