



Hall Green Lane, Hutton

WN

PROPERTIES

WN

PROPERTIES

# Hall Green Lane Hutton

**Asking Price £1,600,000**

This impressive detached five bedroom family home occupies a highly desirable location and extends to approximately 4,220 sq ft, offering exceptional space and versatility for modern living. A generous and welcoming entrance hall sets an immediate tone of light and openness, leading through to a thoughtfully arranged layout of well-proportioned living spaces. To the rear, the heart of the home is an expansive open plan kitchen, breakfast and family room, perfectly designed for both everyday living and entertaining. This area is complemented by a separate utility and back kitchen, allowing practical use to be kept discreet while the main kitchen remains a refined and sociable space. The utility area also provides access to an additional reception room, plant room and integral garage, enhancing overall functionality. The ground floor further benefits from a superb range of reception rooms, including a spacious games room which connects via double doors to a large living room, offering flexibility between open plan and more private arrangements. A media room, further reception room, dedicated study and a conveniently located WC complete this level. On the first floor, a bright and spacious landing leads to a well-balanced arrangement of bedrooms. The principal bedroom features an en suite and direct access to a private balcony, creating a peaceful retreat. Several additional bedrooms also benefit from en suite facilities, alongside a well-appointed



family bathroom. The principal suite and two further bedrooms are enhanced by private staircases leading to the second floor, providing a unique extension of their living space. The second floor offers a distinctive and flexible addition to the home, with further rooms accessed directly from the principal bedroom and two additional bedrooms. These spaces are ideal for use as additional sleeping areas, dressing rooms or private retreats, including a substantial dressing room serving the principal suite. This thoughtful design provides both separation and continuity across the upper floors. Externally, the property continues to impress with a well-proportioned rear garden, mainly laid to lawn and complemented by a generous patio area ideal for outdoor dining and entertaining. To the front, a large driveway provides ample off-street parking for multiple vehicles. The individuality and thoughtful design of this home can only be fully appreciated upon viewing, where its scale, layout and versatility truly set it apart.

## Entrance Hall

### Cloakroom

Lounge 23' 5" x 12' 6" (7.13m x 3.81m)

Games Room 12' 10" x 12' 6" (3.91m x 3.81m)

Study 11' 6" x 7' 3" (3.50m x 2.21m)

Reception Room 11' 6" x 7' 10" (3.50m x 2.39m)

Kitchen/Breakfast/Family Room 30' 4" x 26' 5" (9.24m x 8.05m)

Media Room 11' 6" x 5' 3" (3.50m x 1.60m)

Utility/Galley Kitchen 13' 1" x 7' 7" (3.98m x 2.31m)

Reception Room 10' 6" x 7' 7" (3.20m x 2.31m)

Reception Room 10' 6" x 7' 7" (3.20m x 2.31m)

Garage 17' 8" x 7' 7" (5.38m x 2.31m)

### Plant Room

### First Floor Landing

Bedroom One 21' 6" x 13' 9" (6.55m x 4.19m)

En-suite 9' 0" x 7' 10" (2.74m x 2.39m)

### Balcony

Bedroom Two 15' 11" x 13' 9" (4.85m x 4.19m)

En-suite 6' 7" x 4' 11" (2.01m x 1.50m)

Bedroom Three 13' 9" x 12' 10" (4.19m x 3.91m)

En-Suite 6' 7" x 6' 3" (2.01m x 1.90m)

Bedroom Four 13' 1" x 9' 10" (3.98m x 2.99m)

Bedroom Five 13' 9" x 7' 10" (4.19m x 2.39m)

Bedroom Six 9' 0" x 8' 2" (2.74m x 2.49m)

Family Bathroom 6' 7" x 5' 7" (2.01m x 1.70m)

### Second Floor

Dressing Room 23' 0" x 14' 5" (7.01m x 4.39m)

Store 10' 10" x 9' 10" (3.30m x 2.99m)

Bedroom 13' 11" x 10' 11" (4.24m x 3.32m)

Bedroom 11' 6" x 9' 10" (3.50m x 2.99m)







W N

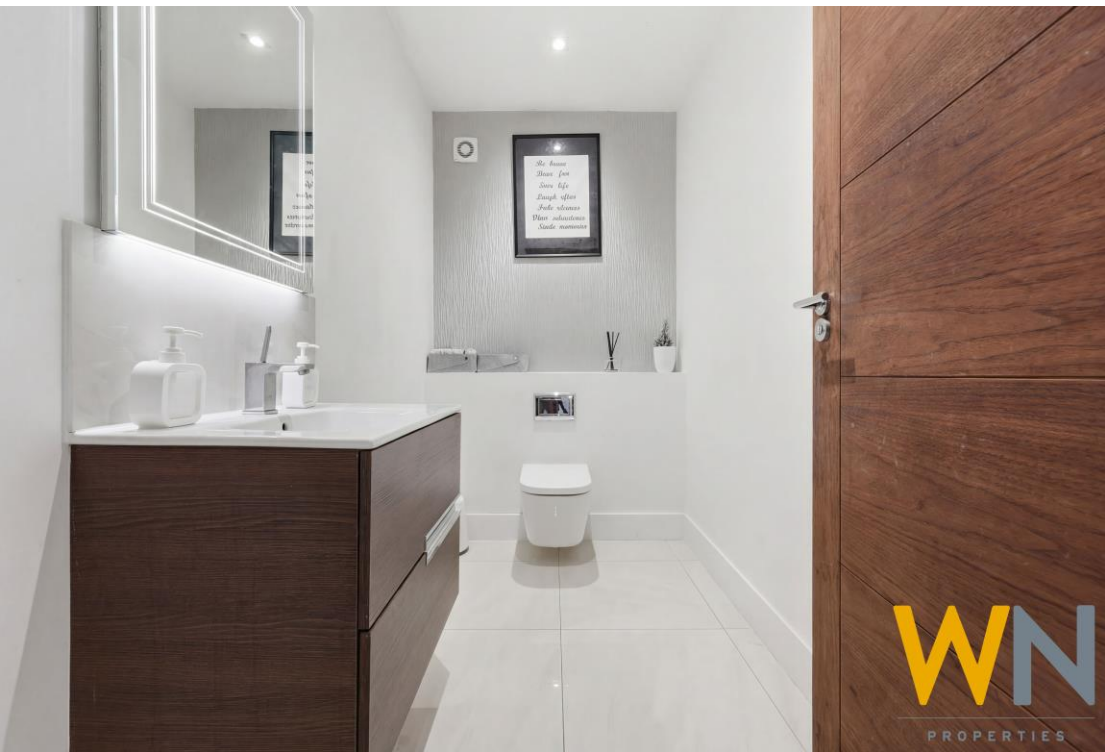
PROPERTIES





WNN

PROPERTIES



Council Tax Band F

148 Hutton Road  
Shenfield  
Essex CM15 8NL

01277 225191

admin@wnproperties.co.uk  
wnproperties.co.uk



Every effort has been made to ensure the complete accuracy of these particulars, however they cannot be guaranteed. Always check before agreeing to purchase. This includes checking on the existence of relevant permissions, services/utilities, fixtures, fittings and appliances which have not been tested by WN Properties and there is no guarantee that they are in working order or fit for purpose. Photographs are for general information and it cannot be inferred that any items shown are included in the sale or within the ownership of the seller and therefore must be verified by your legal representative. No assumptions can be made from any description or image, relating to the type of construction, structural condition or the surroundings of the property. All measurements are approximate and any drawings/floorplans provided are for general guidance and are not to scale. WN Properties recommend ancillary service providers from time to time to assist you with your purchase. You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider may pay us a Referral Fee. The Referral Fee is separate from your obligation to pay your fees or commission.