



Hall Green Lane, Hutton

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**Asking Price £1,425,000**

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)

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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)

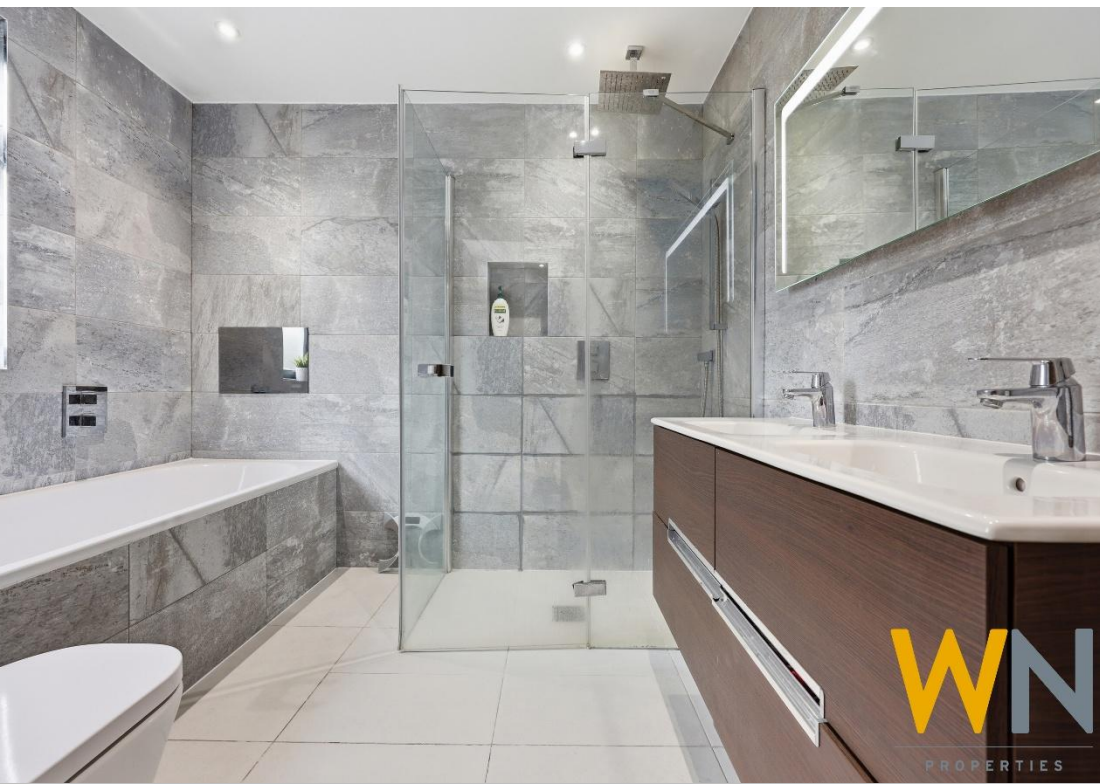
Bedroom 11' 6" x 9' 10" (3.50m x 2.99m)







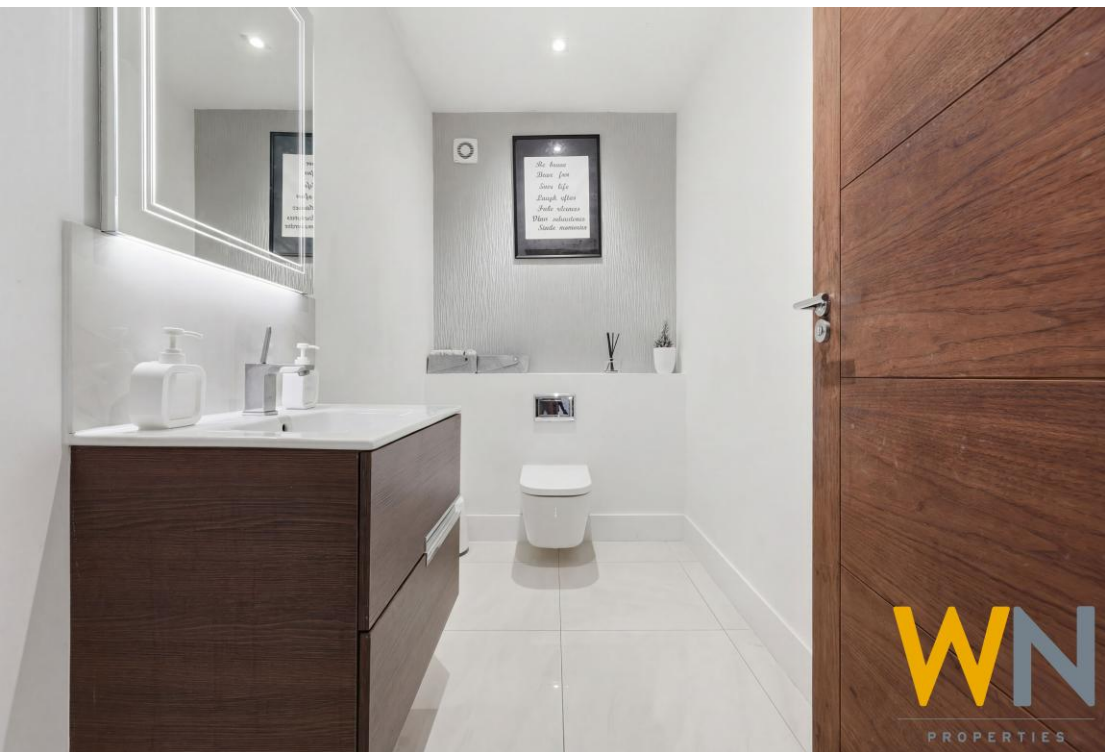
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