



Kingsley Road, Hutton

WN
PROPERTIES

Kingsley Road, Hutton

Offers in Excess of £1,500,000

Standing in an enviable 0.24 of an acre plot (STLS) this stunning bespoke designed family house spans an impressive 2958 sq.ft. (274.8 sq.m.) and is constructed by award winning, Wickford Development Company Ltd, voted NHBC best small builder in the UK from 2020 to 2023. The property is nestled in a tranquil location close to open countryside just one mile from Shenfield mainline Railway Station with its fast and frequent rail service to London, including the Elizabeth Line. This exceptional home showcases craftsmanship and quality with traditional building methods, generously proportioned rooms enhanced by high-quality fixtures and fittings. At the heart of the home is a beautiful Burbidge painted Oak shaker style kitchen, complete with Statuario Gold quartz worktops and splashbacks. It features state-of-the-art integrated Bosch appliances, including a Bertazzoni range cooker, along with a bespoke built-in cooker hood. A roof lantern illuminates the space and bifold doors open seamlessly to reveal the landscaped rear garden. To the ground floor, you will also find a spacious lounge, study utility room and cloakroom, along with ample storage, including dedicated M&E communications cupboards. An elegant oak staircase leads to the first-floor landing, where you will discover a luxurious master bedroom. This expansive room boasts a Juliet balcony overlooking the garden and a sizable ensuite shower room equipped with a walk-in shower and dual wash basins. The first floor accommodates three additional well-appointed bedrooms with bedroom two featuring its own en-suite shower room. Completing this level is a tastefully designed tiled family bathroom. External finishes



reflect thoughtful design choices, including porcelain tiling for the patio and pathways, along with a tegula block driveway. The Hormann garage door can be conveniently operated via remote control. The rear garden is private and unoverlooked, enriched with an array of trees and shrubs. It features a formal lawn that extends to a mature meadow garden, stretching over 60m (195 ft) from the kitchen's bifold doors to the maximum point. The high-quality finishes throughout include solid oak internal doors and intricate oak detailing to the staircase. The ground floor benefits from underfloor heating with temperature-controlled zones. Bathrooms and en-suites showcase Aqualisa shower controls paired with Roca sanitaryware, further enhanced by porcelain tiles and Tarkett linoleum flooring. The property is designed for contemporary living and is well-connected with Cat 6 data cabling throughout and a comprehensive security system, including 4K 8-megapixel cameras. A Myenergi Zappi electric vehicle charger adds to the modern conveniences, making this residence a perfect blend of luxury, functionality and security, accompanied by a 10-Year NHBC warranty. Local schools, including St Martins secondary school (subject to acceptance), are situated nearby. EPC energy rating B.

Entrance Hall

Cloakroom

Study 11' 1" x 9' 2" (3.38m x 2.79m)

Living Room 17' 3" x 15' 6" (5.25m x 4.72m)

Kitchen/Dining/Family Room 36' 1" x 19' 0" (10.99m x 5.79m)

Utility Room 9' 10" x 8' 10" (2.99m x 2.69m)

Garage 22' 8" x 12' 4" (6.90m x 3.76m)

First Floor Landing

Master Bedroom 21' 4" into door recess x 15' 9" (6.50m x 4.80m)

En-suite 8' 10" x 6' 5" (2.69m x 1.95m)

Bedroom Two 16' 8" x 15' 6" (5.08m x 4.72m) max.

En-suite 11' 10" into dormer x 6' 4" (3.60m x 1.93m)

Bedroom Three 17' 1" x 11' 1" (5.20m x 3.38m) max.

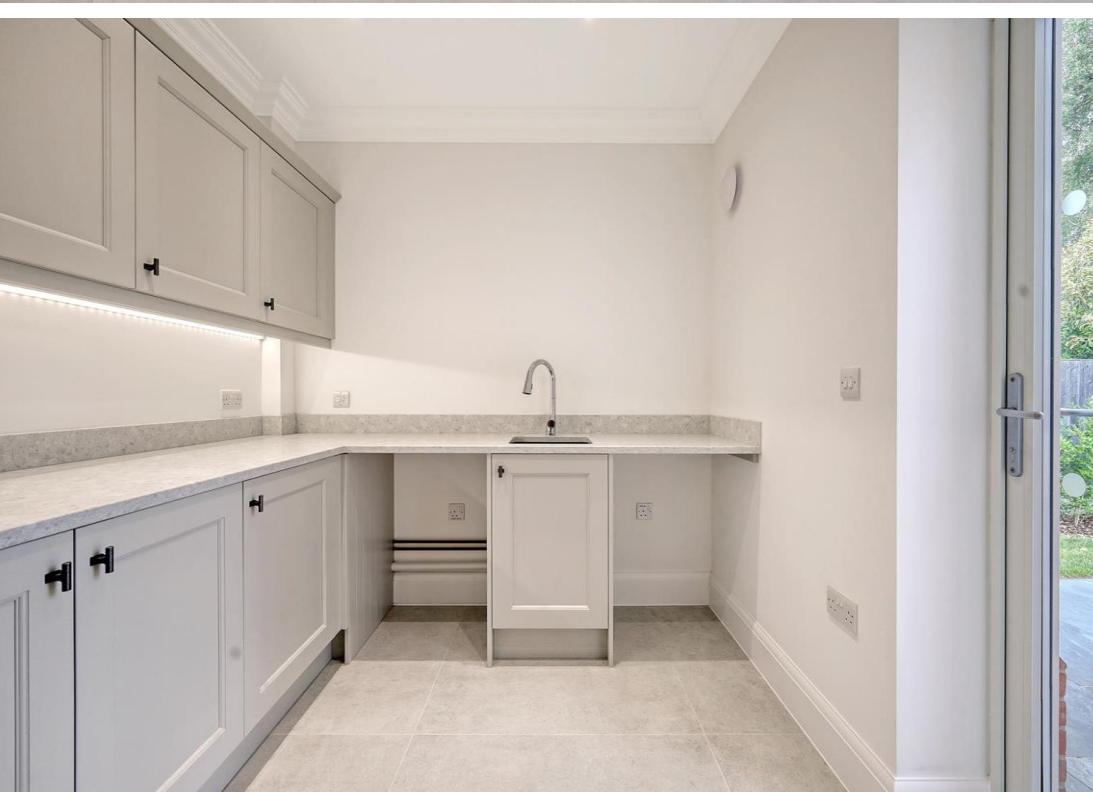
Bedroom Four 17' 1" into dormer x 10' 10" (5.20m x 3.30m)

Family Bathroom 10' 10" x 5' 11" (3.30m x 1.80m) max.















Energy Efficiency Rating

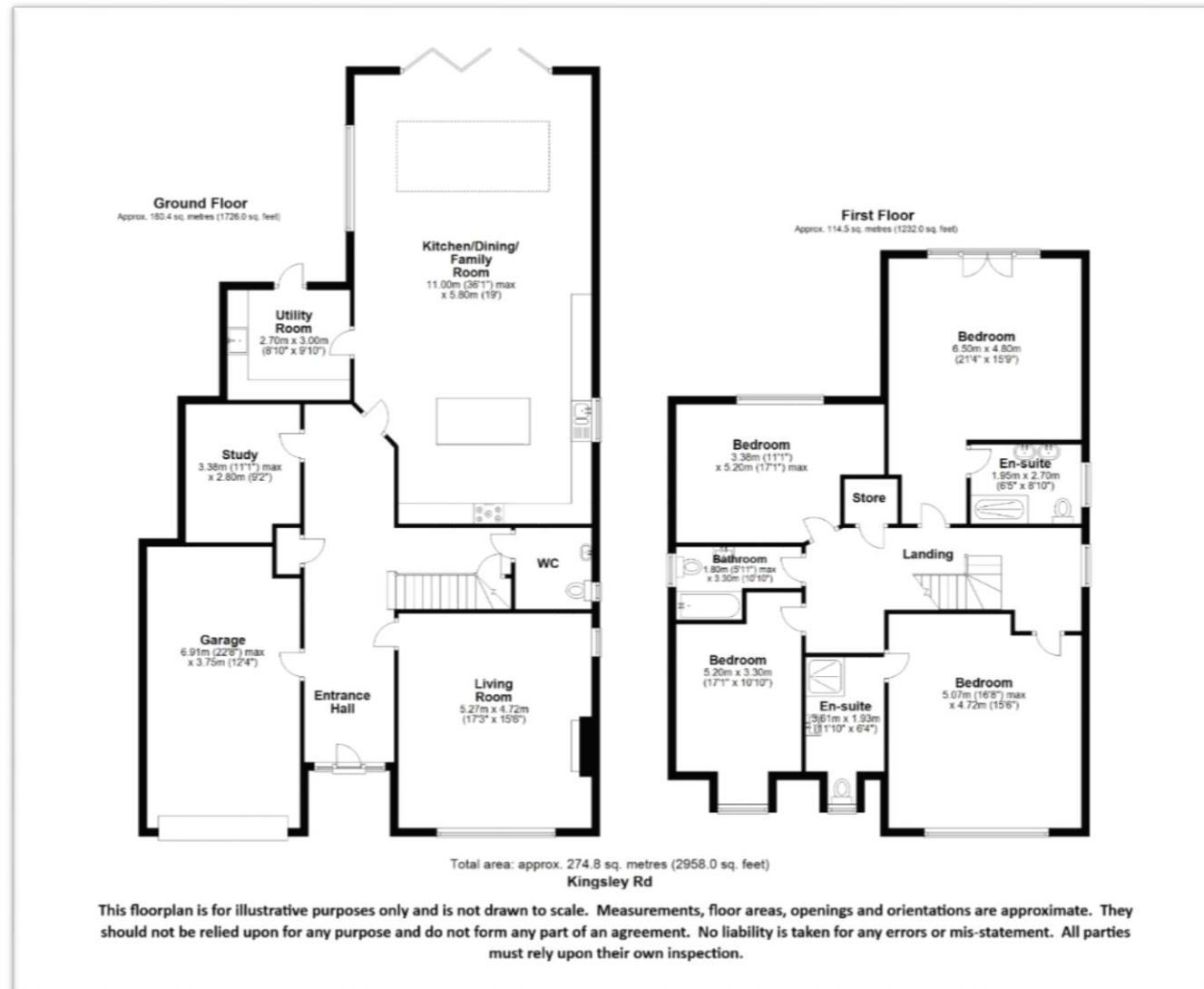
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	86	91
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

Council Tax Band G

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