



7 Ashdon Close
Hutton

MEACOCK & JONES

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Pleasantly situated on the well regarded Hutton Poplars development, this beautifully presented and extensively improved and enlarged detached house provides bright, spacious and well balanced extended six bedroom family accommodation. This attractive contemporary style property measures 1,990 internal square feet with the benefit of a spacious South Westerly facing rear garden with a double garage and extensive off-street parking. The house is 0.6 miles from Shenfield Mainline railway station and falls within St. Martin's School catchment area.

£975,000



An obscure double glazed wood effect front door with leaded light inserts opens to:

Entrance Porch

A practical area within this property from which a pair of multi-pane doors open to:-

Entrance Hall

Wood strip flooring. A staircase rises to the first floor landing and this is illuminated by a featured arched obscure glazed window fitted to the rear. Coved cornice to ceiling. A door opens to a useful coats cupboard. Additional door to:-

Cloakroom

This has been fitted with a close coupled WC. Tiling to floor and part tiling to the walls with decorative border. Radiator. Spotlights to ceiling. Extractor fan. Wall mounted wash hand basin with contemporary style mixer tap.

Study 6'9 x 6'3 (2.06m x 1.91m)

This room has been fitted with double glazed windows to the front and side elevations. Radiator. Coved cornice to ceiling. Wood strip flooring.

Sitting Room 18'5 x 11'8 (5.61m x 3.56m)

This is a lovely bright and spacious room illuminated by windows fitted to three elevations. A pair of double glazed french doors lead to the rear garden sun terrace. Coved cornice to ceiling. Two radiators. A central feature to the room is a contemporary style gas fire.

Kitchen/Breakfast/Family Room 36'2 max x 14'6 max reducing to 8'6 (11.02m max x 4.42m max reducing to 2.59m)

This is an outstanding room in every respect and fitted with a high quality range of light gloss units that comprise base cupboards, drawers and matching wall cabinets fitted along three walls. To the centre is a feature island unit with a black granite top incorporating a sink unit with ribbed granite drainer

and mixer tap above. Integrated appliances include an oven, steam oven, microwave oven, refrigerator, freezer and dish washer. A long granite worktop incorporates a Bosch five ring gas hob fitted with an Elica contemporary style extractor hood fitted above. Tiling to floor with underfloor heating. The breakfast area draws maximum light from large pitched glazed roof with double glazed windows to the rear elevation and tall bi-folding doors that open to the rear garden sun terrace. The front end of this room comprises an informal seating area and is illuminated by a double glazed box window to the front elevation and an additional window to the side.

First Floor Landing

As previously mentioned, a feature obscure double glazed arch window is fitted above the stairwell.

Bedroom One 14'10 max x 10'6 max (4.52m max x 3.20m max)

This room has been fitted with two pairs of doors that open to provide built-in wardrobes that provide ample hanging and shelving space. Double glazed window to front elevation. Radiator. Coved cornice to ceiling. Woodstrip flooring. Door to:-

En-suite Bathroom

This bathroom has been fitted with a four piece suite that comprises a panel enclosed bath with mixer tap, wall mounted shower attachment and hand grips. Tiled shower enclosure, pedestal wash hand basin with mixer tap and tiled splashbacks and back to wall WC with concealed cistern. Tiling to floor and part tiling to walls. Radiator. Extractor fan. Obscure double glazed window to rear elevation.

Bedroom Two 12' x 8'3 (3.66m x 2.51m)

A lovely bedroom also situated at the front of the property. Double glazed window to the front elevation with radiator below. Coved cornice to ceiling. Wood strip flooring. Double doors open to built-in wardrobes providing hanging and shelving space.

Bedroom Three 12' x 7'7 reducing to 7' (3.66m x 2.31m reducing to 2.13m)

This is a very attractive double bedroom with a double glazed window to the rear aspect. Radiator. Coved cornice to ceiling. Woodstrip flooring.

Bedroom Four 8'9 x 8'1 (2.67m x 2.46m)

Double glazed window to the front elevation with radiator below. Coved cornice to ceiling. Woodstrip flooring.

Family Bathroom

The family bathroom has been fitted with a panel enclosed bath with hand grips, mixer tap and wall mounted shower attachment. Back to wall WC with concealed cistern, pedestal wash hand basin with mixer tap and tiled splashbacks. Radiator. Tiling to floor and part tiling to walls. Extractor fan. Obscure double glazed window to rear elevation.

Second Floor Level

The second floor landing is a very spacious addition to this large family home and is illuminated by a double glazed window to the rear aspect offering elevated views of surrounding gardens on this popular development. Wood effect flooring. Doors to:-

Bedroom Five 15'4 x 9'5 with sloping ceilings (4.67m x 2.87m with sloping ceilings)

A lovely bright room illuminated by a double glazed window to the side elevation and two velux windows to the rear. A pair of painted doors open to provide storage and there are three additional doors that open to provide eaves storage space. Wood strip flooring.

Bedroom Six 9'5 x 9'2 with sloping ceiling plus recess for vel (2.87m x 2.79m with sloping ceiling plus recess for)

Continuation of wood strip flooring. Two double glazed velux windows fitted to the rear elevation. Door to practical eaves storage space. Double doors open to provide built-in wardrobe. Electric storage heater.

Second Family Bathroom

This room has been tastefully fitted with a modern bath with contemporary style mixer tap and hand-held shower attachment. Back to wall WC with concealed cistern and vanity wash hand basin with mixer tap and curved white gloss cupboard fitted below. Tiling to floor and part tiling to walls. Towel rail. Obscure double glazed window to the front elevation. Extractor fan.

Rear Garden

The garden is a most attractive feature, with the benefit of a south westerly elevation, so is in sunshine throughout the entire day. Running across the rear of the property is a quartz terrace of an ideal size for outside entertaining and this wraps around the property leading to a gate that opens to the front of the property. Additional gate to driveway and garage. To one corner there is a summerhouse. The internal dimensions of the summerhouse are 14' x 8'. This is a very versatile space fitted with power and light and three windows to two elevations. A glazed door leads to a small brick paved terrace surrounding the summer house. The remainder of the garden has been laid to lawn and planted with a varied and interesting assortment of apple, plum and cherry trees that provide an attractive garden setting. Outside power and light and tap.

Front garden

This property provides off street parking for four vehicles with ease and beyond is a double garage with sheltered carport in front.

Double Garage

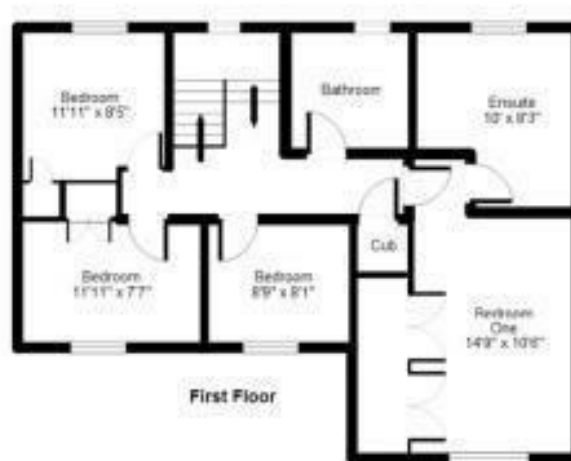
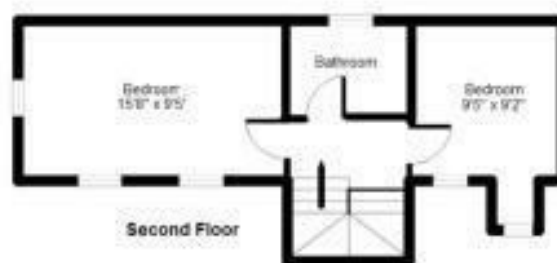
The internal dimensions are 17'4 x 17'4 and has been fitted with up and over doors. Power and light. Storage in the rafters.







Approx Gross Internal
Floor Area
1,990 sq ft (185 sq mts)



This plan is for room identification only and is not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	56	65
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	63
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	