



MEACOCK & JONES

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5 Bedrooms
House - Detached
Located in Hutton

£1,600,000



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enquiries@meacockjones.co.uk

www.meacockjones.co.uk

01277 218485

16 Silver Birches Hutton

Brentwood | Essex | CM13 2JG



An outstanding opportunity to acquire this substantial and beautifully presented, contemporary style five bedroom, five bath/shower room, detached family residence, occupying an impressive south-westerly facing plot of approximately 0.245 acres, within a quiet and highly sought-after cul-de-sac, just 0.7 miles from Shenfield mainline railway station and shopping Broadway.

The property falls within the highly regarded St. Martin's School catchment area, making it ideal for families seeking excellent schooling combined with fast commuter links to London via the Elizabeth Line and mainline services.

Extending to a total of approximately 2,900 sq ft of accommodation including the detached garden outbuilding, the property offers spacious and versatile family living, complemented by high quality contemporary finishes, generous bedroom accommodation and excellent entertaining space.



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16 Silver Birches

£1,600,000 Freehold

- Five bedroom detached family home
- Generous 0.245 acre south-westerly plot
- Within St. Martin's School catchment area
- Gym / multi-purpose room
- Detached garden studio with shower room and air conditioning
- Approximately 2,900 sq ft of accommodation
- 0.7 miles to Shenfield Station (Elizabeth Line & fast London services)
- Magnificent open-plan kitchen / dining / family room
- Five Bath/Shower Rooms
- Driveway parking for multiple vehicles & Integral Garage





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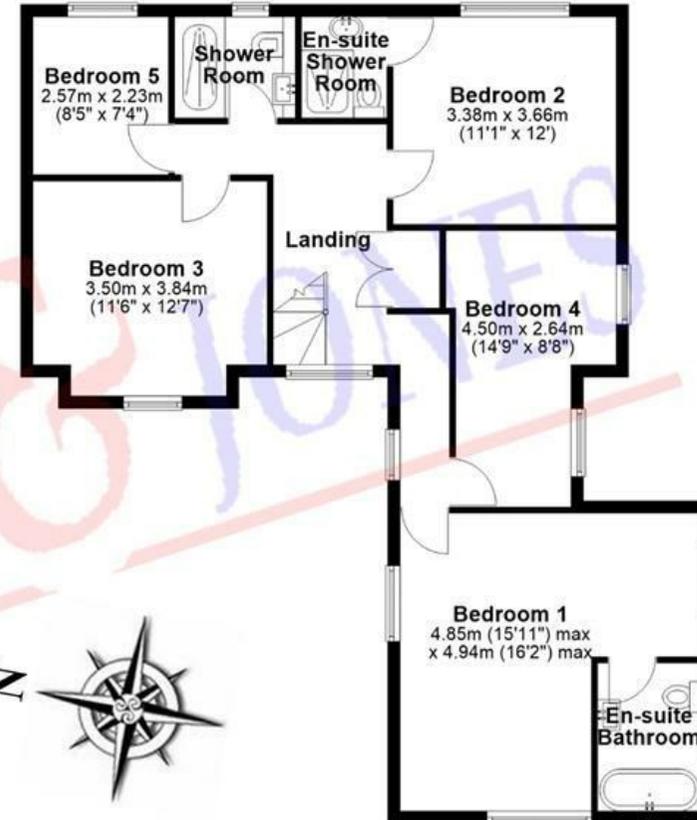


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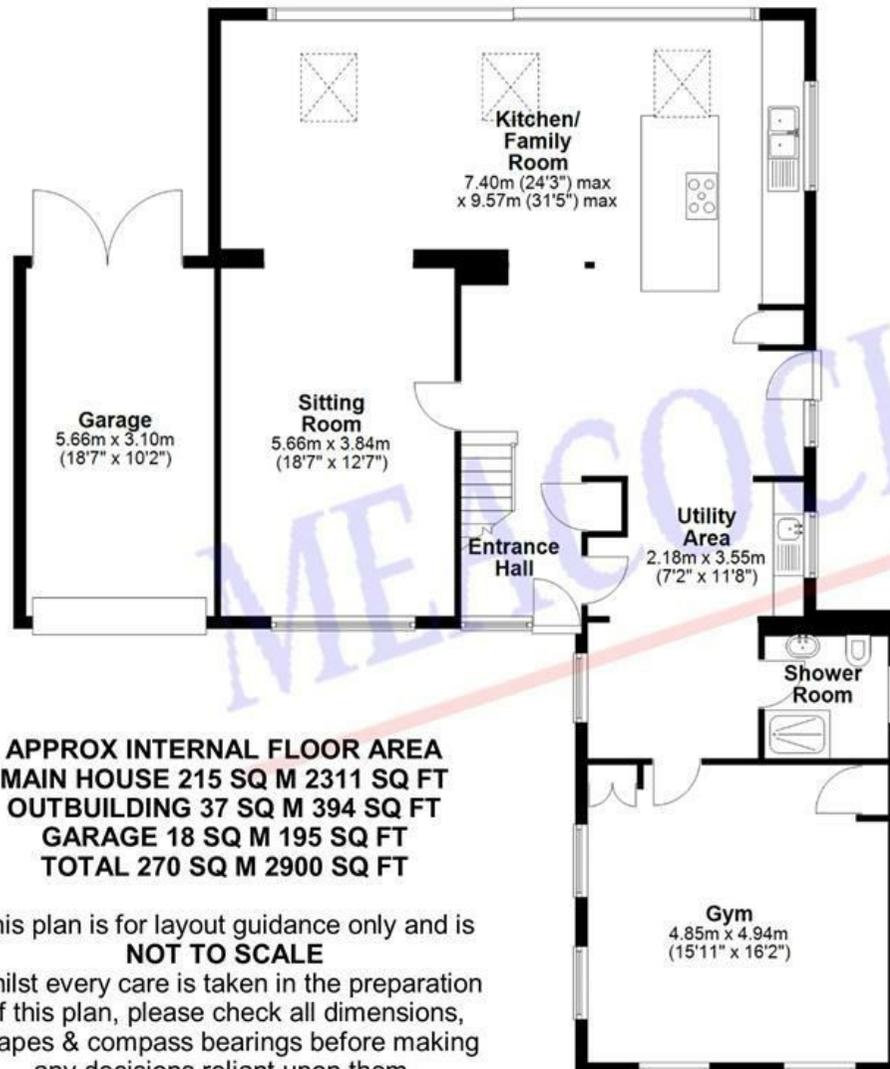


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First Floor

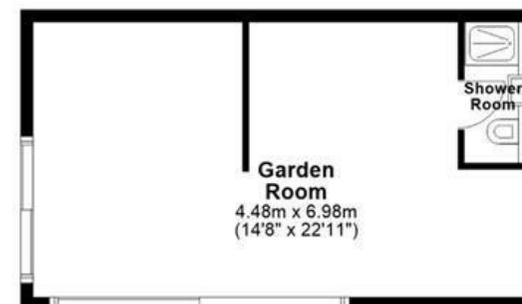


Ground Floor



APPROX INTERNAL FLOOR AREA
 MAIN HOUSE 215 SQ M 2311 SQ FT
 OUTBUILDING 37 SQ M 394 SQ FT
 GARAGE 18 SQ M 195 SQ FT
 TOTAL 270 SQ M 2900 SQ FT

Outbuilding



This plan is for layout guidance only and is
NOT TO SCALE
 Whilst every care is taken in the preparation
 of this plan, please check all dimensions,
 shapes & compass bearings before making
 any decisions reliant upon them.

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CM15 8NB

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Council Tax Band: G

Local Authority: Brentwood Borough Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
92-91	B		
81-61	C		
51-41	D		
31-21	E		
11-1	F		
0	G		
No energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Whilst care has been exercised in the preparation of these particulars, statements about the property must not be relied upon as representations or statements of fact. Prospective purchasers must make and rely upon their own enquiries and those of their professional representatives. All measurements, areas and distances given are approximate. We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order. Any fixtures or fittings detailed in these particulars are not necessarily included in the sale price and Meacock & Jones and their staff accept no liability for any errors contained therein.

