



**MEACOCK & JONES**

6 Bedrooms

House - Detached

Located in Hutton

**£2,350,000**



[enquiries@meacockjones.co.uk](mailto:enquiries@meacockjones.co.uk)

[www.meacockjones.co.uk](http://www.meacockjones.co.uk)

01277 218485



# The Willows Church Lane Hutton

Brentwood | Essex | CM13 1SB



A very fine early 18th Century period six bedroom country house situated in magnificent well tended grounds of 0.695 acre that provide far reaching and expansive panoramic views of surrounding open countryside. The property has the benefit of a rural location, in fact it is in a metropolitan green belt area, within a conservation area, yet is within easy reach of Shenfield Mainline Railway Station and good local schools. The grounds are maintained to a very high standard and this handsome period property has bright and spacious accommodation, retaining many of the original period features.







# The Willows Church Lane

£2,350,000 Freehold

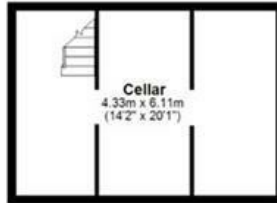
- Six Bedrooms
- Four Reception Rooms
- Utility & Laundry Rooms
- 0.695 Acre Grounds
- Character Features
- Three Bath/Shower Rooms
- Kitchen Breakfast Room
- Conservatory
- Magnificent Views
- Excellent Location







## Basement



## Outbuildings



## APPROX INTERNAL FLOOR AREA

MAIN HOUSE 397 SQ M 3725 SQ FT

OUTBUILDINGS 87 SQ M 934 SQ FT

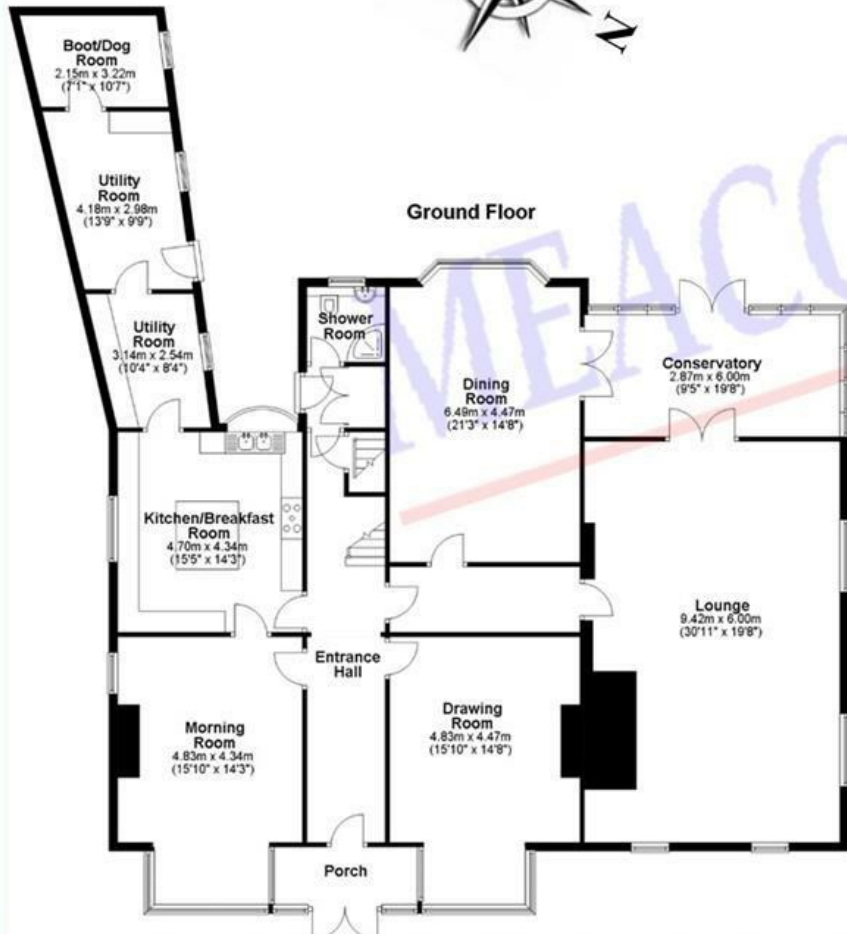
CELLAR 26 SQ M 284 SQ FT

TOTAL 510 SQ M 4943 SQ FT

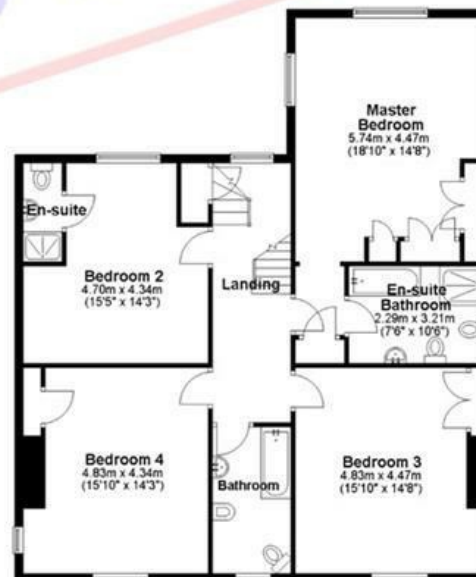
This plan is for layout guidance only and is **NOT TO SCALE**

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.

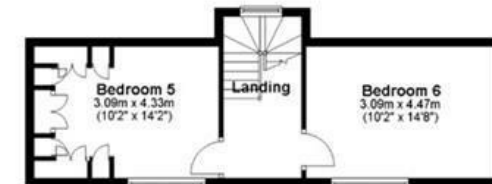
## Ground Floor



## First Floor



## Second Floor



**Entrance Porch**  
**Entrance Hall**  
**Cellar**  
 20'1 x 14'2  
**Inner Hall**  
**Ground Floor Shower Room**  
**Morning Room**  
 15'10 x 14'3  
**Drawing Room**  
 15'10 x 14'8  
**Inner Hall**  
**Dining Room**  
 21'3 x 14'8  
**Lounge**  
 30'11 x 19'8  
**Conservatory**  
 19'8 x 9'5  
**Kitchen/Breakfast Room**  
 15'5 x 14'3  
**Utility Room 1**  
 10'4 x 8'4  
**Utility Room 2**  
 13'9 x 9'9  
**Boot/Dog Room**  
 10'7 x 7'1  
**First Floor Landing**  
**Master Bedroom Suite**

**Master Bedroom**  
 18'10 x 14'8  
**En-suite**  
 10'6 x 7'6  
**Bedroom Two**  
 15'5" x 14'3  
**En-suite Shower Room**  
**Bedroom Three**  
 15'10 x 14'8  
**Bedroom Four**  
 15'10 x 14'3  
**Family Bathroom**  
**Second Floor Landing**  
**Bedroom Five**  
 10'2 x 14'2  
**Bedroom Six**  
 10'2 x 14'8  
**The Grounds**  
**Double Garage**  
 24'11 x 15'11  
**Gymnasium**  
 24'11 x 12'5  
**Outside Boiler Room**  
**Pool House**  
 13'2 x 7'3

# MEACOCK & JONES

106 Hutton Road  
 Shenfield  
 Essex  
 CM15 8NB

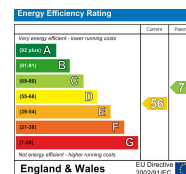
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**Council Tax Band: H**

**Local Authority: Brentwood Borough Council**



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.

