



Oak Cottage Heronway
Hutton Mount
Price guide £4,000,000

MEACOCK & JONES

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Oak Cottage Heronway, Hutton Mount, Essex, CM13 2LX

A rare opportunity to acquire a most attractive Arts & Crafts style house, situated on one of the very few remaining double plots to be found on this private residential estate. The house occupies a frontage of 149' on one of the most favoured roads and the overall south westerly plot extends to 0.623 acre.

A carriage driveway via brick piers and electric gates leads to a large parking area at the front and side of the property which in turn leads to a superb, secluded, rear garden that benefits from a south west facing aspect. The existing accommodation comprises, reception hall with return staircase leading to a part galleried landing, three reception rooms, cloakroom, spacious kitchen/breakfast room and laundry room. There are four first floor double bedrooms, en-suite bathroom, shower room and additional cloakroom.

Side access to either side of the property leads to the secluded rear garden, which commences with a large lawn area, large evergreen trees and shrubs provide seclusion.

For more detail, please contact our sales office.



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		
(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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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