



**Willowcroft 42 Longaford Way
Hutton Mount**

MEACOCK & JONES

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MEACOCK & JONES

This superb spacious family house is appointed throughout to the very highest standards in beautifully tended grounds. This bright and modern property is located in a convenient position within this private estate, in a quiet location only a short walk from the station.

Offers over £1,650,000



From beneath a sheltered entrance a step rises to a solid oak front door with obscure leaded light glazed panels to either side. This opens to the:-

ENTRANCE HALL

A bright and spacious entrance into this large family home. On entering the property a pair of french doors from the kitchen/family room provide direct views across the 118' deep well tended rear garden. A painted spindled balustraded staircase rises to the first floor landing and below this is a radiator with ornamental cover. Spotlights and ornate coved cornice to ceiling. A double glazed leaded light window to the front illuminates this entrance hall further. A door opens to a cloaks cupboard which has been fitted with hanging rail and shelving and provides practical storage space. Feature Amtico wood effect herringbone style flooring runs throughout. Doors to:-

CLOAKROOM

Fitted with a back to wall WC with marble roll effect top. Corner vanity wash hand basin with chromium mixer tap and a cupboard below. Mosaic effect tiled splashback above. Spotlights and coved cornice to ceiling. Extractor fan. Continuation of Amtico flooring from entrance hall.

FAMILY ROOM 13'3 x 12' (4.04m x 3.66m)



A lovely sunny room fitted with a double glazed leaded light bow window to the front elevation. Radiator. Spotlights and ornate coved cornice to ceiling. Continuation of wood effect Amtico

herringbone style flooring. Running along an entire wall are a range of units that include a recess for a wide television with cupboards fitted below and bookshelves surrounding.

LIVING ROOM 20' 3 to 16'1 x 18'3 (6.10m 0.91m to 4.90m x 5.56m)



A magnificent room of excellent proportions. This large room draws light from two double glazed leaded light windows overlooking the front garden and Longaford Way beyond. Ornate coved cornice to ceiling. Contemporary style radiator. A central focal point of this room is a contemporary style remote controlled fire. Below are useful drawers with granite top and recess above for a home media system. This room is accessed from the entrance hall through double doors and also leads into the home office.

HOME OFFICE 15'x 7'10 (4.57mx 2.39m)



An excellent space for those that work from home. A double glazed leaded light window provides views of the extensive rear garden. Spotlights and ornate coved cornice to ceiling. This room has been comprehensively fitted with a fine quality range of units that comprise drawers with extensive desk area running along two walls. Radiator. A cupboard to the far wall provides additional storage space. Door to:-

GYM 15' 5 x 8' (4.57m 1.52m x 2.44m)



Though currently used as a gym, this would make an excellent children's playroom or games room, if required. A double glazed leaded light door with window to side opens to the rear garden terrace. Wood effect laminate style flooring. Coved cornice to ceiling. Radiator. Door to garage.

KITCHEN/DINING/FAMILY ROOM 33'11" 4'11" max x 19'7" reducing to 16'4" 36'1" (10.36m 1.52m max x 5.97m reducing to 5'11")



An outstanding kitchen/dining/family room and very much the hub of this family home. This area has been divided into three parts; the kitchen area, the dining area and the family area/conservatory. The kitchen area has been fitted with a fine quality range of units that comprise base cupboards, drawers and matching wall cabinets with concealed down lighting along three walls. A long granite worktop incorporates a Franke one and a quarter bowl stainless steel sink unit with ribbed granite drainer and granite upstand. Integrated Bosch dishwasher. Recess for range cooker with concealed extractor fan and lighting fitted above. Space for American style fridge/freezer. Neff microwave oven inset. To the centre of the kitchen is an island unit with granite top and overhang that provides a breakfast bar

capable of seating two people with ease with wine fridge incorporated. Double glazed leaded light window to the rear elevation. From the dining area a pair of wide hardwood double glazed french doors leads to the rear garden terrace. Contemporary style radiator. Spotlights and coved cornice to ceiling. The conservatory provides an excellent companion to the kitchen/dining room. This area is beautifully illuminated by a pitched glazed roof and double glazed french doors with windows to either side provide central views of the private rear garden. Striking Amtico charcoal tile effect floor runs throughout. There are two radiators in the family area.

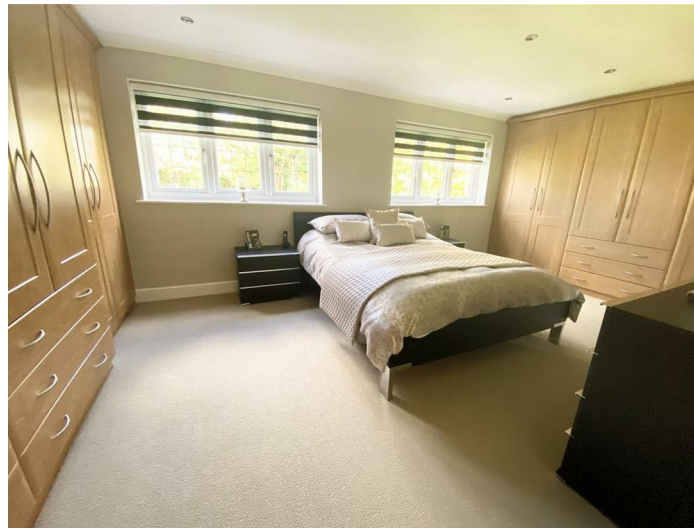
UTILITY ROOM 6' x 5'8 (1.83m x 1.73m)

Fitted with a range of white gloss wall mounted cupboards with marble effect roll edge worktop below which incorporates a circular stainless steel single drainer sink unit with mixer tap. There is space and plumbing for domestic appliances below and a cupboard beneath the sink. Tile effect flooring. Coved cornice to ceiling. Extractor fan.

FIRST FLOOR GALLERIED LANDING

The landing is an attractive feature with three windows to the front elevation drawing the southerly light. There is access to loft storage. Spotlights and ornate coved cornice to ceiling. Door to airing cupboard that contains the hot water cylinder with slatted shelving. Radiator.

MASTER BEDROOM 20'4 x 14'6 reducing to 11' (6.20m x 4.42m reducing to 3.35m)



The master bedroom is situated at the rear of the property from

which two double glazed leaded light windows overlook the garden below. Running along two walls are a range of floor to ceiling wardrobes that provide ample hanging, shelving and drawer space. Tall feature contemporary style radiator. Spotlights and coved cornice to ceiling. Door to:-

EN-SUITE SHOWER ROOM 5'2 max x 16 (1.57m max x 4.88m)

This contains a wide walk in wet room style shower with curved screen and hand held shower attachment. Back to wall WC with concealed cistern. "His & Hers" circular vanity wash hand basins with marble effect top and cupboard below. Tall contemporary style radiator. Tiling to full ceiling height with decorative border. Spotlights and coved cornice to ceiling. Obscure double glazed leaded light window to side elevation. Extractor fan.

BEDROOM TWO 25'2 x 16'4 max (7.67m x 4.98m max)



This is a T-shaped bedroom suite from which two double glazed leaded light dormer windows provide attractive views of the front garden and Longaford Way beyond. Spotlights to ceiling. Radiator. Wood effect flooring. Two contemporary style black gloss cupboards provide useful storage space. Radiator. There is a seating area within this room from which a double glazed leaded light dormer window faces the side. Continuation of wood effect flooring from the bedroom area and from here a door opens to the:-

EN-SUITE SHOWER

The shower room has a wide shower enclosure with wall mounted controls. Back to wall Grohe WC with concealed

cistern. Utopia modern wash hand basin with granite splashback and cupboard below. Curved contemporary style radiator. Continuation of wood effect flooring. Obscure double glazed leaded light window to the side elevation. Spotlights to ceiling. Extractor fan.

BEDROOM THREE 11'8 x 11' (3.56m x 3.35m)



A very good double bedroom situated at the front of the property with two double glazed leaded light windows that overlook the front elevation. Contemporary style radiator. Spotlights and coved cornice to ceiling.

BEDROOM FOUR 12'11 x 8'1 (3.94m x 2.46m)

A very good sized bedroom fitted with a window that overlooks the garden to the rear. Radiator. Coved cornice to ceiling.

BEDROOM FIVE 13' 7'8 max (3.96m 2.34m max)

This bedroom comfortably accommodates a double bed, if required. Spotlights and coved cornice to ceiling. Radiator. Double glazed leaded light window to the rear elevation.

FAMILY BATHROOM

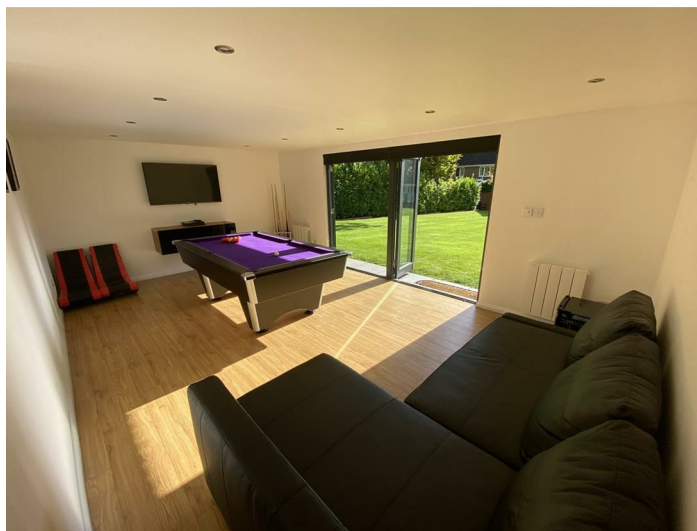
The bathroom is fitted with a Heritage panel enclosed bath with mixer tap and hand held shower attachment. Back to wall WC with concealed cistern. A circular vanity wash hand basin with mixer tap and cupboards below. A tiled shower enclosure and hand held shower attachment. Tile effect flooring. Heated towel rail. Tiling to full ceiling height with decorative border. Spotlights and coved cornice to ceiling. Extractor fan. A light tube effectively brings natural daylight into this bathroom.

REAR GARDEN



The rear garden is an attractive feature of the property. It has a depth of 118' and a width of 60' In fact, the entire plot measures 0.2559 acre. Running across the rear of the property is a paved terrace of an ideal size for garden parties and summer barbecues. The garden has been largely laid to lawn and planted along the east and west boundaries with tall laurel hedging, that provide privacy and screening from neighbouring properties. A raised flowerbed is retained by timber railway sleepers and planted with an attractive array of shrubs and plants. Outside lighting and tap. Irrigation system. To the far end of the garden is a circular terrace which provides an additional seating area that captures the afternoon sun.

OUTBUILDING 19'3 x 12'2 (5.87m x 3.71m)



An excellent and very much enjoyed later addition to this family home. The area is currently used as a games room and could very well serve as an additional garden room or larger gymnasium or indeed home office for those that run a business from home. This room has wood effect flooring and spotlights to ceiling. Two radiators. Two sets of double glazed french doors provide attractive views of the garden and house beyond.

It is worth noting that this outbuilding has the necessary plumbing required to install a bathroom, if required.

FRONT GARDEN

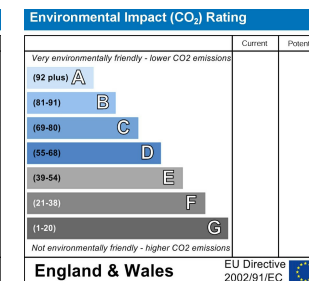
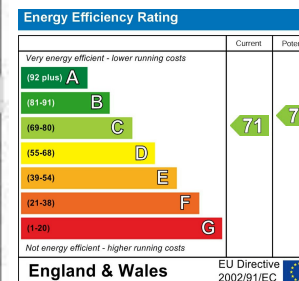
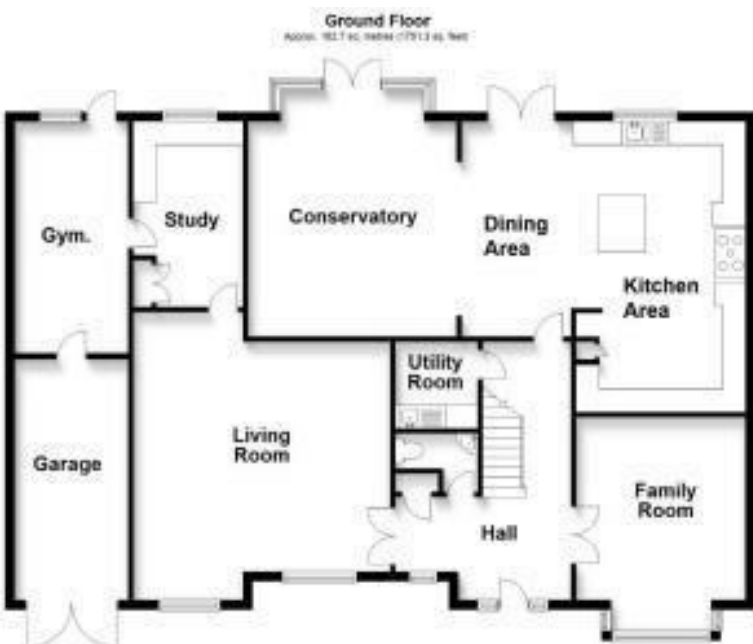
The property is accessed through wrought iron electronic gates that open to a gravel carriage driveway that provides ample off street parking. To the centre of the gates is mature laurel hedgerow that screens the front garden from the turning. Box hedging provides colour and interest. Access to garage.

GARAGE 17'5 x 8'1 (5.31m x 2.46m)

The garage is accessed through large oak doors. Fitted with power and light and also accommodates the fusebox, meters and wall mounted gas fired boiler.







While every attempt has been made to ensure the accuracy of the floor plan, misrepresentation of items, conditions and any other facts are approximate and the responsibility is placed on the user when reliance is made on this plan. It is for illustrative purposes only. Any errors are noted as such. Plan produced using Planup.