



**Ker 31 Greenway
Hutton Mount**

MEACOCK & JONES

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This quite outstanding newly refurbished Victorian residence is designed by local architect Andrew Davison and is appointed to exceptionally high levels of quality and design. Occupying a 0.41 acre south easterly plot, this house contains 5,354 square feet of well planned accommodation arranged on three floors. The mainline railway station and Crossrail terminus, M25 and M11 motorways are a short distance away.

£3,950,000



RECEPTION HALL 33'0" max x 13'3" max (10.065m max x 4.04m max)

A hardwood front door opens to a very imposing entrance into this magnificent period home. The 9'6" ceiling height very much adds to the impression of space throughout. A feature Carrington's walnut elliptical staircase with a period style painted white balustrade leads to the first floor galleried landing and second beyond that. Door to a deep cupboard accommodating the underfloor heating manifolds, fuse box, hot water cylinder, water softener and fuseboard. Spotlights and ornate cornice to ceiling. Tall skirting. Oak flooring with underfloor heating. In fact, there is underfloor heating throughout the entire ground floor. All rooms are individually temperature controlled via wall temperature digital controls. Alarm control pad to the wall. Door entry controls. Door to:-

CLOAKROOM

A tastefully appointed cloakroom fitted with a back to wall Canova Royal WC with Geberit concealed cistern. Bayswater two door vanity wash hand basin with Victorian style Axbridge 3 lever mixer tap and marble top and contemporary style grey cupboards fitted below. Herringbone feature marble tiled wall with tasteful stainless steel retro bathroom wall lamps. Spotlights and ornate coved cornice to ceiling. An oak strip flooring runs throughout. Hardwood double glazed frosted window to the front elevation.

DRAWING ROOM 27'11" max x 21'10" max (8.515m max x 6.68m max)

An outstanding room of grand proportions. Accessed from the reception hall through double doors, this bright and spacious area draws maximum light from wide hardwood double glazed sash windows fitted to both the front and side elevations. All doors and windows within the property are hardwood and installed by Trustwood Joinery. A pair of tall hardwood double glazed French doors with panels to side leads to the surrounding garden terrace and garden

adjacent. A central focal point is a feature period style Arnolds 63" Shoreston in Crema Bello limestone fire place with polished black granite surround and hearth. Continuation of oak flooring. Spotlights and ornate coved cornice to ceiling. Air condition/heat pump ducted system provides cooling in the summer and high efficient and economic heating in the winter.

STUDY 13'4" x 9'7" (4.08m x 2.945m)

A spacious room situated at the front of the property illuminated by tall hardwood double glazed sash windows overlooking the extensive garden to the front. Spotlights and ornate cornice to ceiling. Continuation of oak flooring.

CINEMA/GAMES ROOM/DINING ROOM 18'1" x 11'9" (5.53m x 3.6m)

A versatile room that could provide an excellent dining room or an alternative to the principal drawing room. Many might consider this room as an excellent space to install a home cinema. The house has been fitted with Roku media streamers that provide one touch access to services such as Netflix, Prime, Video, Youtube, etc. This reception room, in addition to the bedrooms, kitchen/family area and drawing room are all wired under the control four system for audio/visual. Ornate coved cornice. Spotlights to ceiling. Hardwood double glazed sash windows facing the side elevation. Continuation of oak flooring.

KITCHEN/BREAKFAST/FAMILY ROOM 45'4" x 20'3" (13.84m x 6.175m)

An outstanding room in every respect. This Tom Howley kitchen has been comprehensively fitted with a range of grey shaker style units that comprise base cupboards, drawers and matching wall cabinets along three walls. Stone work tops are from the Lyra range and include a full hob splashback, upstands and double bevel edge and drainer grooves. This incorporates a wide white Shaws classic deep set inset ceramic butler style sink unit and period style Quooker Nordic and classic fusion round polished

mixer tap with 3 litre tank. A large island unit has been fitted with an overhang that provides a breakfast bar capable of seating four people with ease. Cupboards and Neff built in integral under fridge fitted below. Rangemaster Nexus 110 black and chrome 7 function oven with five hot plates cooker with Miele canopy built in extractor unit fitted above. Fisher Paykel French door fridge/freezer with ice and water dispenser. Additional appliances to remain include a Miele single direct sensor oven, Miele 46 litre direct sensor microwave and Miele Sous chef warming drawer. Double doors open to a pantry fitted with matching quartz top and useful storage below. To the other side of the Fisher and Paykel fridge freezer is a feature larder storage unit accommodating a coffee machine/toaster with stone worktop. Two Miele fully integrated dishwashers and integrated 3 compartment waste bin. Feature Italian porcelain 3' X 2' tiled flooring throughout with underfloor heating system. Hardwood double glazed bi-folding doors open to both the rear and side elevations. In fact, these have all been fitted with remotely operated blinds integrated into the home smart system. Hardwood double glazed sash windows provide views of the extensive surrounding south easterly plot. Tall coved cornice to ceiling. Spotlights. Area air conditioning/heat pump ducted system provides cooling in the summer and high efficient and economic heating in the winter.

UTILITY ROOM 12'7" x 7'0" (3.84m x 2.15m)

An excellent companion to the Kitchen/Breakfast/Family Room and also fitted by Tom Howley. Fitted with a matching range of grey shaker style furniture comprising base cupboards and matching wall cabinets. Matching stone work tops are from the Lyra range, complete with upstands, double bevel edge and drainer grooves. Inset Shaws Classic white sink unit with polished nickel basket strainer with Perrin and Rowe Picardie nickel mixer tap. The marble herringbone tiled

splashbacks provide detail and interest under the cupboard walls. Integrated appliances to remain include a Miele freestanding extremely quiet white/chrome washing machine and matching Miele very quiet white/chrome heat pump/tumble dryer. Integrated built in frost free freezer. A cupboard houses the gas fired boiler and airing cupboard with charging points. Continuation of feature Italian porcelain tiled floor with underfloor heating system. A tall hardwood double glazed door leads outside.

FIRST FLOOR GALLERIED LANDING

The first floor has a ceiling height of 8'8". The walnut staircase continues to the second floor level. A pair of double doors open to a storage/ airing cupboard fitted with a radiator. Another storage cupboard houses charging point and a P & R distribution board. The audio/visual/CCTV/entry/exit and alarm were all installed by P & R services on a control system that works from a smart phone, controlling all of the functions mentioned and heating. Spotlights. Coved cornice to ceiling. Four wall light points. Radiator. Double doors open to the:-

MASTER BEDROOM 22'0" x 13'8" (6.725m x 4.18m)

Accessed from the galleried landing through double doors, the master bedroom suite comprises a bedroom area, two dressing rooms and a spacious en-suite. Wide double glazed French doors with panels to either side open to a Juliette style balcony with glass safety screen overlooking the extensive garden to the rear. Spotlights and coved cornice to ceiling. Radiator. 7 inch touch screen alarm controls and entry and exit controls. Alarm control pads to the wall. These can also be found in the kitchen/dining/family room downstairs. Air conditioning and heat pump ducted system provides cooling in the summer and high efficient, economic heating in the winter.

DRESSING ROOM 1 17'1" x 14'3" (5.225m x 4.365m)

Both dressing rooms within the master suite have been designed, manufactured and fitted by David Barham furniture. This incorporates an extensive range of full cupboards, drawers, island unit, mirror and dressing table with LED lighting to the cupboards. Double glazed sash window to the rear elevation. Radiator. Spotlights to ceiling.

DRESSING ROOM 2 13'5" x 7'7" (4.09m x 2.322m)

The dressing room has been very well equipped, also by David Barham furniture. This incorporates an extensive range of open cupboards with hanging, storage and LED lighting. Frosted double glazed sash window to the side elevation with radiator below. Spotlights to ceiling.

EN-SUITE BATHROOM 13'5" x 10'2" (4.09m x 3.103m)

A luxuriously appointed room fitted with an oval shaped Laufen INO free standing bath, Duravit wall mounted WC with Geberit concealed cistern. Duravit double vanity wash hand basin with Dunsani drawer unit below. All shower, bath and basin taps and fittings are manufactured by Hansgrohe. Porcelain tiled floor with Ditra matt under floor heating. Partial marble tiling to walls. Walk-in wet room style shower fitted with 10mm Merlyn shower wall. Spotlights and ornate cornice to ceiling. Two heated towel rails. Two wall light points. Frosted glazed hardwood sash window to the rear elevation.

BEDROOM TWO 18'7" x 13'7" (5.68m x 4.142m)

A well proportioned bedroom with hardwood double glazed windows to the front elevation with radiator below. Spotlights and coved cornice to ceiling. Door to:-

EN-SUITE SHOWER ROOM

Containing a wide wet room style Merlyn shower unit. Vanity Duravit wash hand basin with white gloss Dunsani cupboard below. Duravit ME wall mounted

WC with Gebrit concealed cistern. All shower, basin taps and fittings are manufactured by Hansgrohe. Porcelain tiling to floor with Ditra matt underfloor heating. Partial tiling to walls. Designer mirror with dehumidifier and lighting inset. Heated towel rail. Spotlights to ceiling. Frosted hardwood double glazed window to the front elevation.

BEDROOM THREE 16'3" x 13'1" (4.975m x 4.0m)

Hardwood double glazed sash windows to front elevation with radiator below. Spotlights to and coved cornice to ceiling. Door to:-

EN-SHOWER ROOM

Containing a tiled shower enclosure with Merlyn 10mm shower wall. Vanity Duravit wash hand basin with Dunsani drawer unit below. All shower, basin, taps and fittings are manufactured by Hansgrohe. Back to wall Duravit ME wall mounted WC with Geberit concealed cistern. Porcelain tiling to floor with Ditra matt underfloor heating. Partial tiling to walls. Spotlights to ceiling. Designer mirror with dehumidifier and lighting inset. Heated towel rail. Frosted double glazed hardwood sash window to the front elevation.

BEDROOM FOUR 18'8" x 13'7" (5.695m x 4.143m)

Double glazed velux window to the side elevation. Radiator. Spotlights and coved cornice to ceiling.

FAMILY BATHROOM 13'5" 11'7" (4.090m 3.540m)

A luxuriously appointed bathroom. A free standing oval shaped Viado bath. A Burlington Carrara Minerva two door marble top unit incorporates two integrated wash hand basins. Porcelain tiling to floor with Ditra matt underfloor heating. All shower, bath, basin, taps and fittings are manufactured by Hansgrohe. Panelled half height walls add to an impression of character within this bathroom. Large walk-in wet room style shower with Merlyn 10mm shower wall. WC with Gerberit concealed cistern. Spotlights and coved cornice to ceiling. Two Vogue Ballerina heated towel rails. Frosted double glazed sash windows to side elevation. Two wall light points.

SECOND FLOOR GALLERIED LANDING

The second floor landing draws light from two double glazed Velux style windows to the side elevation. Radiator. Doors open to eaves storage and to air conditioning and heat pump ducts. Double doors to a deep cupboard fitted with light and accommodating the P & R's server unit and loft access door.

BEDROOM FIVE 17'2" x 16'5" (5.235m x 5.015m)

Double glazed velux style window to side elevation. Hardwood double glazed window to the rear aspect. Radiator. Spotlights to ceiling.

BEDROOM SIX 16'5" max x 13'5" max (5.015m max x 4.102m max)

A very good sized bedroom providing elevated views of Hutton Mount and beyond through two hardwood double glazed sash windows to the front elevation. Radiator. Doors open to eaves storage space, comprising panelled out storage area.

SHOWER ROOM 10'2" x 7'7" (3.115m x 2.32m)

Containing a wide walk-in wet room style shower with a Merlyn 10mm shower wall. Vanity Duravit wash hand basin with Dunsani drawer unit below. All shower, bath, taps and fittings are manufactured by Hansgrohe. Duravit back to wall WC with Geberit concealed cistern. Porcelain tiling to floor with Ditra matt underfloor heating and partial tiling to wall. Heated towel rail. Spotlights to ceiling. Double glazed Velux style window to the side elevation.

REAR GARDEN

The rear garden is a very attractive feature of this fine house. As previously mentioned, this house is situated on grounds of 0.41 acre. The elevation of the rear garden is south east, so the garden is in sunshine throughout virtually the entire day. The rear garden is screened by 7' evergreen hedging that offers privacy from neighbouring properties. Across the southerly elevation of the house is an extensive porcelain sun terrace. A gas fired garden heater set into a fire wall with nearby pergola, in addition to an

infinity style water feature, offer an ideal solution for outside entertaining. The garden has an automatic irrigation system with sunken tap enabling an ease of maintenance. The remainder of the garden has been laid to lawn and is planted with a varied and interesting assortment of shrubs and plants that serve to create a delightful garden environment. A garden shed provides useful storage for garden equipment. In addition to eight CCTV cameras that can be controlled via a smart device, there is an array of garden lighting, both to the front and back of the property, providing security. These comprise 17 period style outdoor wall lanterns, four high set flood lights that activate when the alarm is triggered and two LED lights to either side of the Juliette balcony. 8 double power sockets and two outside taps.

FRONT GARDEN

This property has a frontage to Greenway of 96' and the gardens are screened from the road by mature English laurel hedgerow, creating privacy and seclusion. The house is approached via granite Trento block crossovers and remote controlled electronically operated hardwood sliding black on/off gates. Fitted to the garden walls to either side, the house is accessed via a camera entry and exit pad. The entrance brick piers incorporate a letter box, lighting and also sandstone capping and nameplates for the property on each side. To add convenience, a pedestrian entrance is to the right hand side of the house through a hard wood door. The front garden comprises of a large permeable resin driveway that provides off street parking for a good many vehicles with ease. A canopied hardwood porch fitted with a period style lantern leads to the front door. Access to garage.

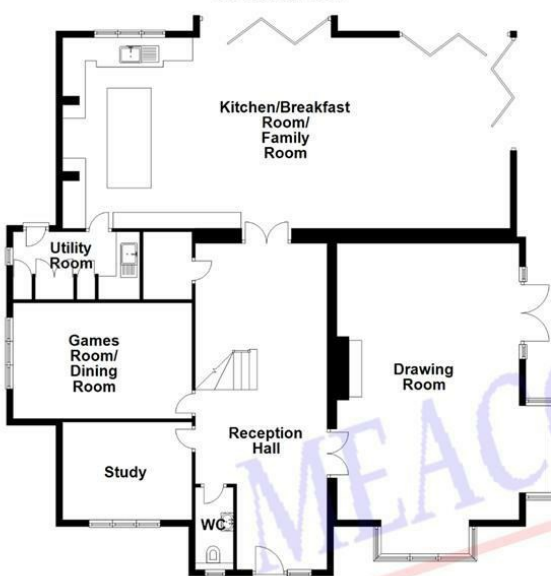
GARAGE 18'4" x 13'9" (5.6m x 4.2m)

This is a large single garage fitted with a remote controlled electronically operated automatic door. There is a flood lamp on the PIR to apex of the garage for added security.





Ground Floor



First Floor



Second Floor



APPROX INTERNAL FLOOR AREA
498 SQ M 5354 SQ FT
EXCLUDING GARAGE

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
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