



Hurstwood Alexander Lane
Hutton

MEACOCK & JONES

An exceptionally rare opportunity to acquire a substantial family home situated on an extensive 0.471 acre plot in the very centre of Shenfield, just moments walk from Shenfield mainline railway station, Crossrail terminus and good local schools. Available for the first time in over 40 years, this prime site has the benefit of a rear garden that has a depth of 218' and a maximum width of 80', to complement the well balanced, bright and spacious living accommodation. This will present an excellent opportunity to those looking to enlarge or develop a centrally located property situated on a very large and rarely found plot.

Offers over £1,200,000



Semi circular steps rise to a wood panelled front door with obscure glazed inserts. This opens to the:-

RECEPTION HALL 14'6 x 14' (4.42m x 4.27m)



A spacious entrance into this appealing family home. Light is drawn from a UPVC wood effect double glazed leaded light bay window to the front elevation. Decorative coved cornice to ceiling. Radiator. A staircase rises to the first floor landing.

GROUND FLOOR SHOWER ROOM

Containing a back to wall WC with concealed cistern. Vanity wash hand basin with chromium mixer tap and cupboards below. Tiled splashbacks over. Marble tiling to the floor and wet room style shower. Heated towel rail. Extractor fan. Obscure glazed window to rear. Spotlights to ceiling.

SITTING ROOM 32'5 x 15'4 (9.88m x 4.67m)



A most imposing reception room. Illuminated by a UPVC wood effect double glazed lead light bay window to the front elevation in addition to a pair of matching UPVC wood effect double glazed sliding patio doors that open to the circular garden terrace and afford extensive views of the very large surrounding gardens. Two radiators. Five wall light points. A central focal point of this room is a feature brick built inglenook fire incorporating a log burner. Coved cornice to ceiling. A door connects the sitting room to the kitchen/family area.

DINING ROOM 14' x 12' (4.27m x 3.66m)



A well proportioned room situated at the front of the property and fitted with tall UPVC wood effect double glazed leaded light bay window overlooking the trees to the front of the property with radiator fitted below. Decorative ceiling rose. Additional radiator. An archway connects the dining room to the kitchen/dining.

KITCHEN/DINING/FAMILY ROOM 26"4 max x 23'10 max (7.92m'1.22m max x 7.26m max)



An L-shaped kitchen/dining/family area. The kitchen has been comprehensively fitted with a range of units that comprise base cupboards, drawers and matching wall cabinets along two walls. A rose granite worktop incorporates a stainless steel one and a quarter bowl sink unit with ribbed granite drainer and granite upstand. Integrated appliances include a Neff five ring gas hob with Neff stainless steel extractor unit fitted above and rose granite upstand. Integrated Siemens dishwasher and

Siemens split eye level oven and grill. Tall refrigerator. Tiling to floor. Spotlights and coved cornice to ceiling. The dining/family area forms part of an extension that runs across the rear of the property and affords panoramic views of the extensive well tended surrounding gardens to the rear. This area is bright and spacious and draws light from two large UPVC wood effect double glazed windows with UPVC double glazed wood effect sliding patio doors that open to the garden terrace and extensive lawn beyond. Spotlights and coved cornice to ceiling. Continuation of tiled floor from kitchen. Three large double glazed Velux windows further illuminate this area. A pair of doors open to useful under stairs storage. Glazed door to the utility room. Archway opens to:-

STUDY 10'3 x 8' (3.12m x 2.44m)

A useful area for those that work from home. The study is accessed from both the reception hall and the kitchen/dining/family area. Radiator.

UTILITY ROOM 14'5 x 5'9 (4.39m x 1.75m)

A practical companion to the kitchen/breakfast room. Fitted with a ceramic style sink unit and a wooden worktop that has space and plumbing for domestic appliances below. Space for large freezer. UPVC double glazed wood effect window to the rear elevation with UPVC double glazed wood effect door adjacent that leads outside. Connecting door to garage. Access to loft storage.

FIRST FLOOR LANDING

A broad landing from which a double glazed velux window draws light and provides elevated views of the magnificent surrounding garden. Access to loft storage. Radiator. Doors open to:-

BEDROOM ONE 16'3 x 12'3 (4.95m x 3.73m)



BEDROOM TWO 15'3 x 11'2 (4.65m x 3.40m)



A sunny dual elevation bedroom fitted with UPVC double glazed wood effect windows to the front and side elevations. Floor to ceiling wardrobes provide extensive hanging and shelving space with matching built-in drawers beneath the window. Extensive cupboards are fitted around the bed recess. Two radiators. A door opens to useful eaves storage space. Door to:-

EN-SUITE SHOWER ROOM

This shower room contains a wide walk-in wet room style shower. Wall mounted wash hand basin with chromium mixer tap and close coupled WC. Wood effect flooring. Spotlights to ceiling. Extractor fan. Shaver point. A UPVC double glazed wood effect window provides elevated views of the attractive garden to the rear of the property.

UPVC double glazed leaded light wood effect dormer window to the front elevation with radiator below. Floor to ceiling units that comprise wardrobes with cupboards above fitted along one wall.

BEDROOM THREE 13' x 13' (3.96m x 3.96m)

UPVC double glazed wood effect leaded light dormer window to the front elevation. A door opens to eaves storage. Built-in wardrobe with cupboard fitted above. Access to loft storage space. Two wall light points. Dado rail.

BEDROOM FOUR 12' 8 x 10'8 (3.66m 2.44m x 3.25m)

It is worth noting that all bedrooms within this house are very good sized double bedrooms and this one is situated at the rear of the property with attractive views overlooking the garden through a UPVC double glazed wood effect window. Radiator. Built-in wardrobes, cupboards and drawers provide useful storage space.

FAMILY BATHROOM

Containing a panel enclosed bath with hand grips, mixer tap and wall mounted shower attachment. Pedestal wash hand basin with mixer tap and tiled splashbacks. Close coupled WC. Cupboard and

drawers fitted to an entire wall provide useful storage. EPC & Floor Plan to follow
Tiling to the floor. Coved cornice and spotlights to ceiling. Extractor fan. UPVC wood effect double glazed window provides centrally elevated views of the extensive garden to the rear of the property.

REAR GARDEN



It is particularly unusual to find such a centrally located property situated on such an extensive plot. The overall plot measures 0.471 acre. The rear garden has a depth of 218' and a width of 80' along the rear boundary. Running across the rear of the property is a paved terrace from which steps descend to a circular lower terrace retained by a curved brick wall. A pathway leads from either side of the terrace to a pergola fitted to each side of the house and along the easterly boundary is an additional seating area from which steps ascend to a raised terrace with flowerbed borders retained by railway sleepers. The garden is tiered and situated on three levels interspersed with a mature array of specimen trees. Outside power and light. Access along one side of the property to the front garden through a wrought iron gate.

FRONT GARDEN

The front garden comprises a large brick paviour semi circular carriage driveway that provides off street parking for a good many vehicles. To the centre is a semi circular flower bed planted with an interesting and varied assortment of shrubs and plants. Access to garage.

GARAGE 21' x 8'4 (6.40m x 2.54m)

The garage has been fitted with a remote controlled electronically operated up and over door. It has power and light and accommodates the meters and fuse box. Additional storage space within the rafters. Connecting door to the utility room.

AGENT'S NOTE







APPROX INTERNAL FLOOR AREA
249 SQ M 2680 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.

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Ground Floor



First Floor



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	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			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC