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Redlands 20 Mount Avenue  
Hutton Mount  
£2,350,000

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## Redlands 20 Mount Avenue, Hutton Mount, Essex, CM13 2NY

A superb, spacious family house in beautifully tended southerly grounds of 0.354 acre. This fine property is located in a convenient position within this popular private estate in a quiet location yet only a short walk to Shenfield mainline railway station and Crossrail terminus.

The house extends to 3,022 square feet of well proportioned accommodation, comprising four large reception rooms, a beautifully appointed kitchen/breakfast room and utility room and a very large conservatory. On the first floor, the five bedrooms are serviced by three well appointed bath/shower rooms. The primary bedroom suite is particularly large, with the benefit of a spacious and luxurious en-suite bath/shower room, dressing area and balcony, that overlooks the extensive southerly grounds.

Upon entry, the hall offers a magnificent, very imposing, bright spacious entrance area from which a polished wood balustraded staircase leads to the galleried landing above. The formal dining room is a large well proportioned room with two sash windows overlooking the extensive 85' front garden. The sitting room is a large bright room with tall coved ceilings, drawing light from two sash windows to the front elevation and French doors with panels to either side opening to the rear garden terrace and with splendid views across the lovely mature gardens. A large white marble classical style fireplace contains a gas coal grate set on a black marble base. The study is ideally suited to those that work from home; well fitted with a large corner range of wood style effect units containing four doors and along all of one wall is a range of desk units with space and cupboards below and cupboards above.

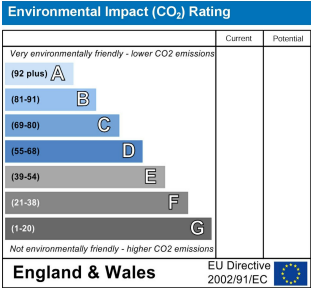
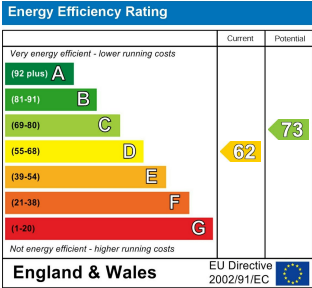
The snug is a delightfully positioned room at the rear of the house with a large conservatory leading off. The conservatory is a substantial later addition to the house with doors opening to the large garden terrace and also affording

splendid views along the lovely gardens. Polished wood effect flooring. The kitchen is a most attractive feature and a very pleasant well-appointed room, extensively fitted with a good quality range of light cream painted units along three walls and all complemented by rose coloured granite worksurfaces. Set in a long granite top is the white porcelain wash basin with brass mixer taps behind. Set in a wide tiled illuminated recess is the gas cooking range, above which is an extractor unit. There are numerous base cupboards and drawers all complemented by matching wall cabinets. To the centre of the room is a large matching island unit containing cupboards and also a small white enamel sink with brass mixer taps behind. All of these fittings are complemented by a matching dresser to one wall. Porcelain tiled flooring. This room draws light from windows at the side elevation and in the breakfast area two pairs of French doors open on to the large terrace.

As previously mentioned, there are five large bedrooms on the first floor level and three bath/shower rooms. The primary bedroom is magnificent, situated at the rear of the house with very good aspects to the rear and a pair of glazed French doors opening onto a verandah.

The substantial and beautifully maintained rear garden measures a depth of 120' x an approximate width of 55'. The shaped beds are very well planted with a wide range of deciduous and evergreen shrubs, many of which are spring flowering. Half way down the garden three wide and deep tiled steps lead to a higher lawn area which is bordered by further mixed beds and hedging. The entire garden, in fact, is bordered by 8' evergreen hedging all providing a considerable amount of privacy. The aspect to the rear is south and therefore the terrace area which is a very good size is in sunshine throughout most of the day. The depth of the front garden area is 85' and is approached from a pair of electronically operated iron gates set on redbrick pillars and

from here a wide paved driveway leads to a good sized parking area suitable for several cars and also to the detached double garage fitted with a single up and over door. The entire front garden is bordered by lawns and mixed evergreen hedging once again all providing good privacy.







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