



Magnolia Cottage The Retreat  
Hutton  
Offers in excess of £900,000

MEACOCK & JONES

## **Magnolia Cottage The Retreat, Hutton, Essex, CM13 1AN**

**\*\*Initial offers invited in the region of £900,000 - £950,000\*\***

Set in this exclusive private road, the location of this property is certainly a key factor, and Meacock and Jones are delighted to be offering for sale this delightful and charming detached cottage tucked away at the bottom of the close.

Upon entrance it is immediately obvious that there are many attractive features on offer, the lounge and dining room both having fireplaces and picture rails, the lounge set to the front and the dining room has french doors overlooking and leading to the pretty garden at the rear. The kitchen has understairs storage and a pantry.

To the first floor the landing has an attractive feature stained glass window to the side and gives access to the three good sized bedrooms, all with picture rails, bedroom one set at the front with a bay window and built in storage, whilst bedroom three enjoys views over the garden. The family bathroom is fitted with a cast iron bath and sink, with the wc being separate.

Externally the driveway provides comfortable parking for three vehicles and gives access to the large detached garage. To the rear there is a lovely secluded mature garden with a brick paved patio and side access to both sides, the remainder being mostly laid to lawn with mature trees and shrubs providing privacy.

This property offers bags of potential to extend and modernise, subject to the usual planning consents, and provides the opportunity to move into a highly sought after turning, within a stones throw of Shenfields busy high street and station, with its fast links into London and beyond. The area has many excellent options for schooling, at all levels from nursery through to senior school, many being within a short walk.

### **Accommodation comprises:**

#### **Entrance Hallway**

#### **Cloakroom**

#### **Lounge**

14'11 x 11'2 (4.55m x 3.40m)

#### **Kitchen**

11'5 x 9'9 (3.48m x 2.97m)

#### **Dining Room**

14'11 x 11'3 (4.55m x 3.43m)

#### **First Floor Landing**

#### **Bedroom One**

14'11 x 11'3 (4.55m x 3.43m)

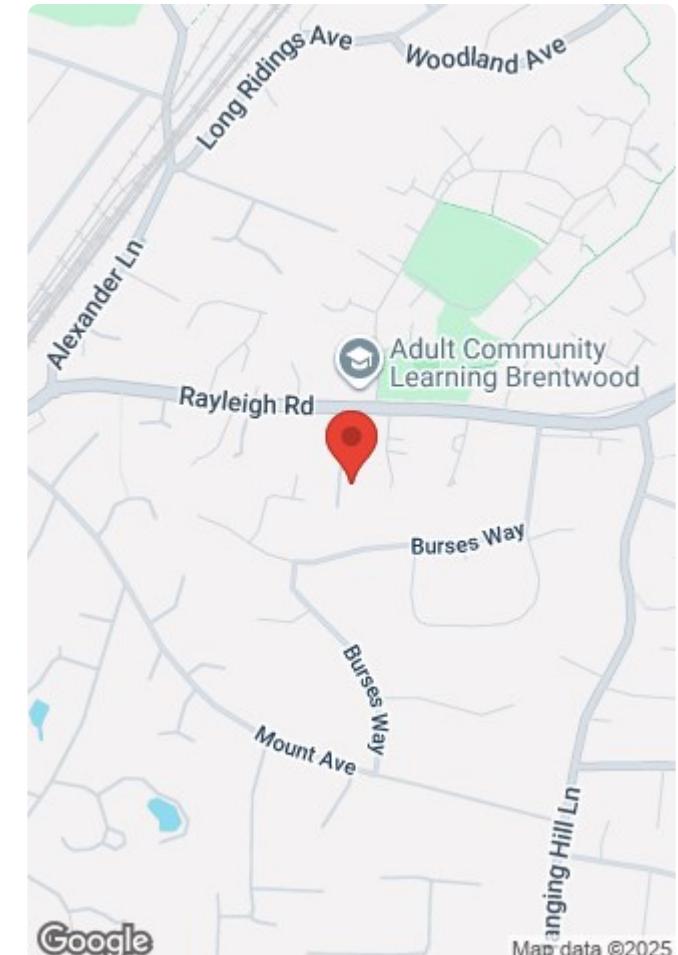
#### **Bedroom Two**

13'7 x 10'6 (4.14m x 3.20m)

#### **Bedroom Three**

11'2 x 8'7 (3.40m x 2.62m)

#### **Family Bathroom**



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	39	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

# Magnolia Cottage



APPROX INTERNAL FLOOR AREA  
TOTAL 111 SQ M 1196 SQ FT

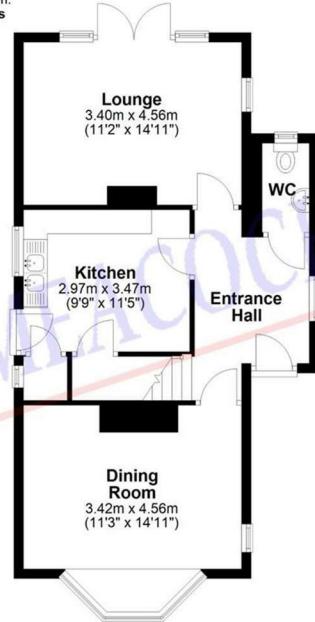
This plan is for layout guidance only and is  
NOT TO SCALE

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

