



13 Challacombe Close
Hutton Mount
Offers over £1,495,000

MEACOCK & JONES

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13 Challacombe Close, Hutton Mount, Essex, CM13 2LU

A very substantial and well located family home, situated on a spacious plot, on one of the most sought after roads of this exclusive private residential estate. The house offers excellent scope to enlarge and develop, subject to the usual planning requirements.

The property is largely screened from the road by mature trees and tall hedgerow. It occupies a frontage of approximately 60' and is approached by a sweeping gravel driveway, that provides off street parking for multiple vehicles with ease.

Although the house has already been extended, there is significant scope to enlarge the house further, subject to the usual planning consents. Accommodation currently comprises four generously proportioned reception rooms. The kitchen/breakfast room overlooks the rear garden that has a maximum depth of 115'. There are three bedrooms to the first floor level, that are served by two bath/shower rooms. There is an additional double bedroom on the ground floor level, which is situated conveniently adjacent to the cloakroom.

This property is located within short walking distance of Shenfield mainline railway station and Crossrail terminus. St. Martin's school is situated just 0.4 miles away and the house is very conveniently positioned for Brentwood School.

Entrance Hall

Day Room

13'10 to 12'3 x 10'5 (4.22m to 3.73m x 3.18m)

Lounge

19'4 x 12'7 (5.89m x 3.84m)

Kitchen/Breakfast Room

21'9 x 9'3 (6.63m x 2.82m)

Utility Room

10'3 x 6'4 (3.12m x 1.93m)

Garden Room

15'7 x 12' (4.75m x 3.66m)

Home Office

21' max x 14'5 (l-shaped) (6.40m max x 4.39m (l-shaped))

Bedroom Four

13'10 x 8'8 (4.22m x 2.64m)

Cloakroom

Landing

Bedroom One

14'8 x 8'6 (4.47m x 2.59m)

Plus Dressing Area

Dressing Area

6' x 4'10 (1.83m x 1.47m)

To front of wardrobes

En-Suite Shower Room

Bedroom Two

14' x 10'8 (4.27m x 3.25m)

Bedroom Three

12'6 x 10'5 to 7'6 (3.81m x 3.18m to 2.29m)

Bathroom

Rear Garden

115' max x 60' (35.05m max x 18.29m)

Front Garden



