



MEACOCK & JONES

Woolmers 11 Cory Drive
Hutton Bures
Offers over £1,250,000

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Woolmers 11 Cory Drive, Hutton Burses, Essex, CM13 2PT

A very appealing five bedroom detached family house offering substantial living accommodation with three reception rooms and a kitchen/breakfast room that overlooks the secluded and landscaped gardens. The property is conveniently located in a very pleasant residential area on the fringes of Hutton Mount. Shenfield mainline railway station and Crossrail terminus is a very short distance away at the foot of Mount Avenue.

Upon entry, an entrance porch opens to an entrance hall where a staircase rises to the first-floor landing. A large feature arched window draws light into this area. An attractive parquet flooring and panel effect to the walls add to an impression of character. The main sitting room is very well proportioned and draws maximum light through five windows fitted to two elevations. An Amtico floor runs throughout.

Adjacent to this is a snug which provides a cosy alternative to the more formal sitting room. An attractive brick fireplace creates a focal point and the feature parquet flooring extends from the entrance hall into this room. The dining room is of an ideal size for formal entertaining and is beautifully illuminated by windows that face three elevations. A period style fireplace incorporates a gas coal effect fire and a door opens to the rear garden.

The kitchen/breakfast room is situated at the rear of the property and has been comprehensively fitted with a range of cream and olive-coloured units that comprise base cupboards, drawers and wall mounted cabinets. A long complementing granite work top incorporates a porcelain double sink unit with ribbed granite drainer and mixer tap. Space for cooking range with stainless steel extractor unit and space for dishwasher. Integrated wine fridge to remain. Amtico parquet style flooring with feature border. Two windows overlook the spacious and mature gardens to the

rear of the property.

The utility room provides an excellent companion to the kitchen/breakfast room, fitted with additional useful storage and also with space and plumbing for domestic appliances. A window faces the side and a stable style door opens to the rear garden.

On the first-floor level there are five bedrooms. Bedroom one is very substantial and illuminated by windows to both the front and side elevations. This primary bedroom has been tastefully appointed with Canadian maple fitted furniture, intricately crafted with a marquetry inlay, all serving to provide extensive clothes storage. The en-suite shower room is also particularly large and incorporates a wide walk-in shower and twin wash hand basins inset into walnut effect units. The other four bedrooms are very good sizes and although the fifth bedroom is currently used as a home office, it could quite comfortably accommodate a bed, if required. The family bathroom has been fitted with a three-piece white suite that is complemented by two tone mosaic style tiling to the floor and partial tiling to the walls.

The rear garden is a particularly attractive feature. It has a depth of approximately 56' and width of 63', as measured along the rear boundary. In fact the entire plot measure 0.18 of an acre. Across the rear of the property a large sandstone terrace extends beneath a pergola to a second garden terrace which is in sunshine throughout the entire day. This provides an ideal space for garden parties and summer barbecues. The garden has been largely laid to a well tended lawn and is bordered with a mature array of shrubs, plants and trees, many of which are spring flowering and serve to create a most attractive garden environment. To the far end of the garden a dry stone wall water feature provides an attractive focal point and adjacent to the second garden terrace situated behind the garage, a pergola opens

to a most useful timber constructed storage shed.

The property has a large front garden retained from the road by a low level brick wall and comprises a shingle driveway that provides off street parking for multiple vehicles with ease. This extends adjacent to the house where the double garage can be found, accessed through timber gates. The garage is opened via an electronically operated roller style door. The remainder of the front garden has been laid to lawn with well stocked flower beds that have been planted with an interesting assortment of flowers and plants.

Entrance Porch

Entrance Hall

Cloakroom

Dining Room

16'9 x 9'11 (5.11m x 3.02m)

Sitting Room

18'1 x 17'4 (5.51m x 5.28m)

Snug

12' x 11'4 (3.66m x 3.45m)

Kitchen/Breakfast Room

18'4 max x 16'4 max (5.59m max x 4.98m max)

Utility Room

9'3 x 7'4 (2.82m x 2.24m)

First Floor Landing

Bedroom One

16'5 x 15'7 max (5.00m x 4.75m max)

En-Suite Shower Room

Bedroom Two

12' x 11'3 (3.66m x 3.43m)

Bedroom Three

11'7 x 9'1 max (3.53m x 2.77m max)

Bedroom Four

9'11 x 7'4 (3.02m x 2.24m)

Bedroom Five

9'2 x 7'8 (2.79m x 2.34m)

Family Bathroom**Rear Garden**

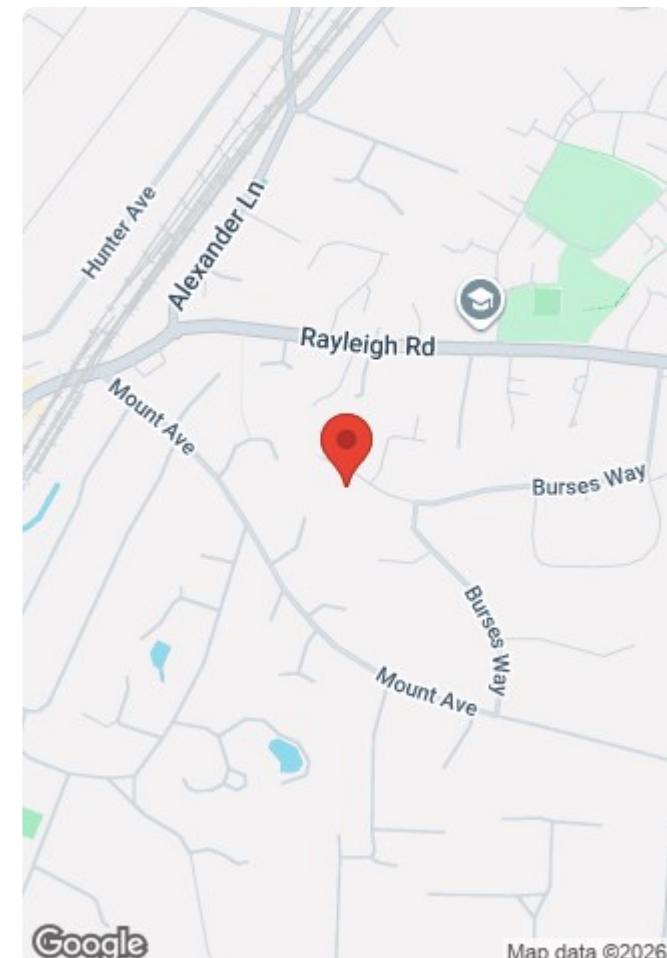
63' max x 56' (19.20m max x 17.07m)

Double Garage

17'8 x 16'11 (5.38m x 5.16m)

Whilst care has been exercised in the preparation of these particulars, statements about the property must not be relied upon as representations or statements of fact.

Prospective purchasers must make and rely upon their own enquiries and those of their professional representatives. All measurements, areas and distances given are approximate. We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order. Any fixtures or fittings detailed in these particulars are not necessarily included in the sale price and Meacock & Jones and their staff accept no liability for any errors contained therein.



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		
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		

