



3 Greyfriars
Hutton Mount

MEACOCK & JONES

A superb spacious family house appointed throughout to the very highest of standards. The property has been the subject of a major refurbishment programme and is located in a convenient location only a short walk from the mainline railway station, shopping Broadway and good local schools.

Price guide £2,150,000



From beneath a very fine sheltered portico entrance, a Victorian style tiled step ascends a frosted double glazed front door. Opens to:-

Reception Hall

A lovely bright and spacious entrance into this large family home. This open galleried landing has a maximum ceiling height of 16'10" and draws light from a large multi-paned double glazed window fitted above the front door facing the front. Ornate coved cornice to ceiling. Feature period style radiator. Attractive wood strip flooring throughout. Staircase rises to the first floor galleried landing and below this is a most useful storage space. A pair of painted double doors open to a cloaks cupboard fitted with hanging rail allowing for the storage of coats and shoes.

Cloakroom



This is a beautiful room fitted with a back to wall WC with concealed cistern. A feature circular vanity wash hand basin with marble top and cupboard fitted below with wall mounted Victorian style taps. Attractive feature Victorian style tiling to floor. The walls are partially tiled with brick effect Victorian style tiling. Ornate coved cornice to ceiling. Obscure double glazed multi-paned sash window fitted to the side elevation. Extractor fan.

Drawing Room 19'8 x 14'10 (5.99m x 4.52m)



This is a magnificent and formal room accessed from the reception hall through a pair of glazed double doors. This room draws light through five tall multi-paned double glazed sash windows fitted to two elevations. A key focal point is an attractive feature gas coal effect fire with period style wooden surround and black slate hearth. To the side of the fireplace are fitted bookshelves and useful cupboards below. Spotlights and ornate coved cornice to ceiling. Two radiators each with bespoke ornamental covers.

Kitchen/Family Room 37'6 max x 26'10 max (11.43m max x 8.18m max)



This is an outstanding room in every respect and very much the hub of this large family home. The kitchen can be divided into four distinct areas. The kitchen area fitted with a central island unit, the dining area, family area and orangery which is currently used as a children's playroom. All of these areas are open plan to one another and work magnificently in conjunction with modern family living. The kitchen has been very comprehensively fitted with a fine quality range of units fitted along three walls which comprise a good many base cupboards, drawers and matching wall cabinets with concealed downlighting. A long granite worktop incorporates a large double bowl butler style sink unit with Victorian style mixer tap, hand held rinse device, hot water tap and ribbed granite drainer. Integrated appliances to remain include a Caple oven cooker with coffee machine above. Caple double oven. Large five ring gas hob with extractor hood with granite top and upstand. Caple indoor barbecue. Integrated dishwasher. A wide recess accommodates two American style fridge freezers with

large wine fridge between them with large floor to ceiling pantries fitted to either side with cupboards above. To the centre is a large island unit fitted with matching granite top which contains very useful storage capacity and also accommodates a large breakfast bar capable of seating three people with ease. Three low hanging pendant lights fitted above. Above this is a large double glazed atrium window which illuminates this room beautifully. Additional lighting is drawn from double glazed multi-paned sash windows overlooking the attractive rear garden. Integrated audio system. A very tasteful marble tiling fitted to the floor which also incorporates an underfloor heating system. Ornate coved cornice and spotlights to ceiling. This room is accessed from the reception hall through a pair of glazed doors and an additional glazed door fitted to the side.



The dining area accommodates a large table capable of seating ten people with ease. From here a pair of double glazed French doors lead to the rear garden sun terrace. As previously mentioned this room includes a family area and a key focal point is an exposed brick wall. Continuation of marble tiled flooring throughout the entire area with underfloor heating system. Coved cornice to ceiling. Spotlights to ceiling. Integrated audio system. A delightful area within this space is a hardwood double glazed orangery fitted with double glazed multi-paned sash windows to three elevations. A wide pair of double glazed French doors open to the rear garden sun terrace. Large atrium to the ceiling.

Utility Room 15' x 7' (4.57m x 2.13m)



A superb companion to the kitchen/family room. Continuation of tiled flooring from the kitchen/family room with underfloor heating system. This room has been fitted with multi-paned double glazed sash windows fitted to the front and side elevations. A long matching marble worktop with upstands runs along two walls and this incorporates a large butler style sink unit with Victorian style mixer tap. Space and plumbing for washing machine and tumble dryer. Floor to ceiling cupboards provide ample storage facilities for ironing boards, hoovers and such like. Cream painted units are fitted along two walls with matching wall cabinets that have concealed downlighting. Spotlights and coved cornice to ceiling. A double glazed door leads to the rear garden. A painted door opens to the garage.

First Floor Galleried Landing



The first floor galleried landing is a spacious area with a maximum depth of 28'6". As previously mentioned light is drawn from a large multi-paned double glazed sash window to the front elevation. Ornate coved cornice to ceiling. A pair of painted double doors open to the water tank with slatted shelving to the side and an additional door opens to a storage cupboard fitted with wooden slatted shelving.

Master Bedroom Suite 18'5 max x 15'5 (5.61m max x 4.70m)



This is a beautiful and luxuriously appointed master bedroom suite which contains a bedroom area, a "His 'n' Hers" dressing rooms and an opulently appointed en-suite bathroom. The bedroom area of this suite has the benefit of a vaulted ceiling which very much adds to the feeling of space within the room. A wide double glazed multi-paned sash window faces the front with feature period style radiator below. Spotlights and ornate coved cornice to ceiling. As previously mentioned there are two dressing rooms each fitted with automatic lights that contain ample hanging and shelving space.

En-Suite Bathroom



The en-suite bathroom is a very luxuriously appointed room fitted with a wide wet room style shower enclosure. There are cupboards and shelving fitted to one side of this. Twin "his 'n' hers" vanity wash hand basins upon a marble top with splashback and cupboards fitted below. Close coupled WC. Large panel enclosed bath with a marble top. Tiling to the floor with underfloor heating system. Spotlights and ornate coved cornice to ceiling. Large heated ladder style towel rail. Two obscure double glazed multi-paned sash windows fitted to the front and side elevations.

Bedroom Two 15' x 11' (4.57m x 3.35m)



This is a lovely sunny room illuminated by three multi-paned

double glazed sash windows to the front elevation with radiator below with ornamental cover. Coved cornice to ceiling. A door opens to a walk-in dressing room with spotlights to ceiling and clothing rail and shelving fitted to two walls. Access to loft storage space.

En-Suite Shower Room

This room has been tastefully fitted with a vanity wash hand basin set within a contemporary wooden top with a large drawer fitted below and chromium mixer tap. Back to wall WC with concealed cistern. Wide tiled shower enclosure. Tiling to the floor with underfloor heating system and part tiling to walls. Spotlights to ceiling. Extractor fan. Heated ladder style towel rail. Obscure multi-paned double glazed sash window fitted to side elevation. Shaver point.

Bedroom Three 16' x 11' (4.88m x 3.35m)



This room has been fitted with three double glazed multi-paned sash windows fitted to the rear elevation. Radiator with ornamental cover. Coved cornice to ceiling. Spotlights to ceiling.

Bedroom Four 14'2 x 12' (4.32m x 3.66m)



This room is a very good size and has two double glazed multi-paned sash windows to the rear aspect with a radiator below fitted within an ornamental cover. Coved cornice to ceiling.

Bedroom Five 10'7 x 9'1 (3.23m x 2.77m)

This is a very pleasant dual aspect room with double glazed multi-paned sash windows fitted to the rear and side elevations. Coved cornice to ceiling.

Family Bathroom



This is a well appointed room which contains a four piece suite which comprises a back to wall WC, large freestanding bath with floor mounted chromium mixer tap and hand held shower attachment. A large Villeroy & Boch vanity wash-hand basin

situated on a marble top with a deep drawer fitted below. Wet room style shower with rainwater drench head attachment and hand held shower attachment. Tiling to the floor with underfloor heating system and part tiling to the walls. Spotlights to ceiling and extractor fan. Wide obscure multi-paned double glazed window fitted to the side elevation.

Rear Garden



The rear garden is a particularly attractive feature. It is a very spacious garden that measures approximately 69' in depth and has a maximum width of 95' along the rear boundary. Running across the rear of the property is a large paved terrace with brick edging which is an ideal size for outside entertaining. The garden is largely laid to lawn and to one corner is a second paved terrace with brick edging situated under a large timber pergola. To one side is a brick built garden pizza oven and this really is a fantastic spot for garden parties. Painted timber shed. Raised flower bed retained by railway sleepers. There is mature hedgerow along all three boundaries which help to create a private garden setting. Access to the front garden from both sides of this house.

Front Garden



The front garden provides off street parking for several vehicles with ease. It leads to the garage which has maximum internal dimensions of 19' X 15'7 and has been fitted with a remote control electronically operated up and over door. It accommodates the Worcester gas fired boiler. Also contains the meters and fuse box. Power and light. Shelving has been fitted to both walls.





Energy Efficiency Rating		
	Current	Potential
<small>Very energy efficient - lower running costs</small>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<small>Not energy efficient - higher running costs</small>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<small>Very environmentally friendly - lower CO₂ emissions</small>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<small>Not environmentally friendly - higher CO₂ emissions</small>		
England & Wales	EU Directive 2002/91/EC	