



**5 Heronway
Hutton Mount
Offers over £2,000,000**

MEACOCK & JONES

5 Heronway, Hutton Mount, Essex, CM13 2LX

A superb five double bedroom house of considerable quality situated in one of the most popular semi-wooded parts of this desirable private estate on a spacious plot with a frontage of 75' to Heronway.

Many good schools, the mainline railway station and the shopping Broadway are all a short walk away.

From beneath a sheltered entrance a fine solid oak panelled door opens to:-

Reception Hall

An imposing entrance into this appealing family home. The 9 ft ceiling height very much adds to an impression of space throughout. Spotlights and coved cornice to the ceiling. Wood effect flooring throughout. A magnificent solid oak balustrade staircase rises to the first floor galleried landing and below this is a useful storage cupboard fitted with light. Radiator. Connecting door to the garage.

Ground Floor Cloakroom

Contains a back to wall WC with concealed cistern, a vanity wash hand basin with mixer tap and cupboards below and tiled splashbacks above. Continuation of wood effect flooring from reception hall. Radiator. Spotlight to ceiling. Extractor fan.

Drawing Room

25'6 x 17'7 (7.77m x 5.36m)

A magnificent bright and spacious room drawing light from a wide UPVC double glazed leaded light bay window to the front elevation. A pair of UPVC double glazed leaded light French doors with panels to either side open to the rear garden. Two radiators. A central focal point is a feature limestone fireplace incorporating a gas coal effect fire. Integrated speakers to ceiling.

Dining Room

14'8 x 13'5 (4.47m x 4.09m)

A well proportioned dining room conveniently situated

between the drawing room and kitchen/breakfast room. A pair of wide UPVC double glazed leaded light French doors with windows to either side open to the garden to the rear. Coved cornice to ceiling. Radiator. Integrated ceiling speakers.

Kitchen/Breakfast Room

21'10 x 14'7 (6.65m x 4.45m)

An outstanding room in every respect. This kitchen has been beautifully appointed with a fine quality range of units that comprise of base cupboards, drawers and matching wall cabinets along three walls. A long granite worktop incorporates a Blanco stainless steel sink unit with mixer tap, ribbed granite drainer and granite upstand. Fresh water drinking tap. A recess provides space for a cooking range with a Siemens stainless steel extractor unit fitted above. Additional integrated appliances to remain include a Siemens microwave oven and Siemens dishwasher. A recess is designed to accommodate an American style fridge-freezer. To the centre of this room is an island unit fitted with granite overhang that provides a breakfast bar capable of seating two people with ease and furthermore, below is additional storage. Tiling to the floor. Spotlights to the ceiling. Radiator. Ceiling speakers inset. A pair of UPVC double glazed leaded light French doors open to the garden terrace. Additional light is drawn from a window overlooking the extensive and landscaped gardens. Radiator.

Utility Room

11' x 7' (3.35m x 2.13m)

A splendid companion to the kitchen/breakfast room fitted with a continuation of the light cream coloured units that comprise of base cupboards and wall mounted cabinets. A contrasting marble effect roll edge worktop incorporates a stainless steel single drainer sink unit with mixer tap and tiled splashbacks above. Continuation of tiled floor from kitchen/breakfast room. There is space and plumbing for domestic appliances. Radiator. UPVC double glazed leaded light door leads to the garden.

Family Room

18'6 max x 11'6 max (5.64m max x 3.51m max)

A comfortable room and an excellent less formal alternative to the drawing room. UPVC double glazed leaded light window to the side elevation with radiator below. Coved cornice to ceiling. Integrated ceiling speakers.

First Flooring Galleried Landing

A spacious first floor galleried landing. UPVC double glazed leaded light window faces the front elevation. Spotlights and coved cornice to ceiling. Access to loft storage via a retractable ladder. Radiator. Door to airing cupboard fitted with radiator and slatted shelving.

Master Bedroom Suite

29'0 x 22'0 > 17'3 (8.84m x 6.71m > 5.26m)

A most imposing bedroom suite with a maximum ceiling height of 10'10 which very much gives an impression of space throughout. Three UPVC double glazed windows face the side elevation and a feature circular UPVC double glazed window faces the front. Coved cornice and spotlights to ceiling. Integrated ceiling speakers. Double doors open to a deep walk-in wardrobe fitted with hanging rail, shelving and light.

En-suite Bathroom

A luxuriously appointed bathroom, fitted with a panel enclosed jacuzzi style bath with mixer tap and hand held shower attachment. Luxurite television inset above the bath. Wide tiled shower enclosure. Back to wall WC with concealed cistern. Vanity wash hand basin with cupboards below. Heated towel rail. Spotlights to ceiling. Extractor fan. The walls are partially tiled with decorative border. Shaver point. UPVC obscure double glazed leaded light window to side elevation. Tiling to floor with underfloor heating.

Bedroom Two

19'4 max x 14'6 max (5.89m max x 4.42m max)

Two UPVC double glazed leaded light windows overlook the rear garden with a radiator fitted below each. Spotlights and coved cornice to ceiling. Built-in wardrobes provide extensive hanging and shelving space. Door to:-

En-suite Shower

Comprises a wide tiled shower enclosure, back to wall WC with concealed cistern and vanity wash hand basin with mixer tap and cupboards below. Underfloor heating. Heated towel rail. Spotlights to ceiling. Extractor fan. Shaving point. UPVC obscure double glazed window to side elevation.

Bedroom Three

17' max x 15'1 (5.18m max x 4.60m)

A large bedroom fitted with a UPVC double glazed leaded light bay window to the front elevation. Radiator. Coved cornice to ceiling. Doors open to built-in wardrobe that offers extensive hanging and shelving space.

Bedroom Four

18' max x 12'2 (5.49m max x 3.71m)

UPVC double glazed leaded light window to rear elevation. Radiator. Coved cornice to ceiling. Double doors open to wardrobe storage.

Bedroom Five

13'8 x 9'9 (4.17m x 2.97m)

A very good size double bedroom currently serving as an excellent home office. Fitted with a UPVC double glazed leaded light window to the rear elevation with radiator below. Spotlights and coved cornice to ceiling.

Family Bathroom

Contains a panel enclosed bath with mixer tap and hand-held shower attachment and hand grips. Tiled shower enclosure. Vanity wash hand basin with cupboards below. Tall WC with concealed cistern. Tiling to the floor with underfloor heating. The walls are partially tiled with feature border. Shaver point. Extractor fan. Spotlights to ceiling. UPVC obscure double glazed leaded light window to front elevation.

Rear Garden

The rear garden is a particularly attractive feature. This

appealing property is situated on a plot of approximately a quarter of an acre. In fact, the rear garden has a maximum depth of 110' and a maximum width of 62'. Across the rear of the property is a paved terrace of an ideal size for outside entertaining. Beyond is a decked area with pergola fitted above providing shade on summer afternoons. The garden has been planted with a mature array of plants, shrubs and trees that serve to provide privacy and screening from neighbouring properties and offers a most pleasant garden environment. There is also a garden area to the side of the house from which a gate leads to the front garden.

Front Garden

The house occupies a broad frontage to Heronway that measures approximately 75', though is largely screened from the road by mature trees and laurel hedgerow. The front garden comprises of a large lawn bordered by well stocked flower beds and an extensive brick paviour driveway that provides off street parking for numerous vehicles with ease. The driveway leads to the double garage.

Double Garage

23'4 > 20'4 x 19'2 (7.11m > 6.20m x 5.84m)

A very generously sized double garage, fitted with remote controlled electronically operated twin up and over doors. A UPVC double glazed leaded light door leads to the side garden. Fitted with power and light. A pair of double doors open to a deep cupboard fitted with an automatic light that accommodates the two wall mounted gas fired boilers and hot water cylinder. Water softener.



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		
England & Wales	EU Directive 2002/91/EC	

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		
England & Wales	EU Directive 2002/91/EC	

