



PERIOD
HOMES



Hutton Village
Brentwood CM13 1RU
Guide Price £500,000-£525,000

Hutton Village, Brentwood, CM13 1RU

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A charming Grade II listed cottage, dating back to the early 1800s, situated in a conservation area in the heart of Hutton Village backing open fields. Hutton Village is an incredibly sought after area with easy access to Shenfield station (1.6miles) offering direct links into Liverpool Street in under 30 minutes. Shenfield is also the start of the Elizabeth Line.

The property offers a cosy lounge with a feature brick-built fireplace complete with a log burner which will reward greatly during the winter months. From here is the dining area which opens on to the kitchen at the rear. The kitchen offers pretty views down the quaint rear garden and boasts a range of integrated appliances including an AGA. To the first floor you will find as two double bedrooms and a large bathroom benefitting from underfloor heating as well as access to the loft.

Externally, there is an outbuilding, originally the village bakery within Hutton Village, which has been repurposed as a garden office. This building also features the added convenience of a sink and is heated. Adjacent to this is a small shed suitable for bikes. The garden is approximately 120 ft long, mainly laid to lawn bordered by mature trees and shrubs and backs open fields. A decked area has recently been installed at the rear of the garden benefitting from afternoon/evening sun as well as a large shed for storage. There is excellent parking to the front for multiple vehicles and additional side access to the rear garden.

This property would ideally suit either a professional couple looking to live in a rural location yet within commutable distance of London or a couple looking to live in a tranquil environment with manageable accommodation.









HUTTON VILLAGE

Approx. Gross Internal Area 98 Sq M (1054.4 Sq Ft)



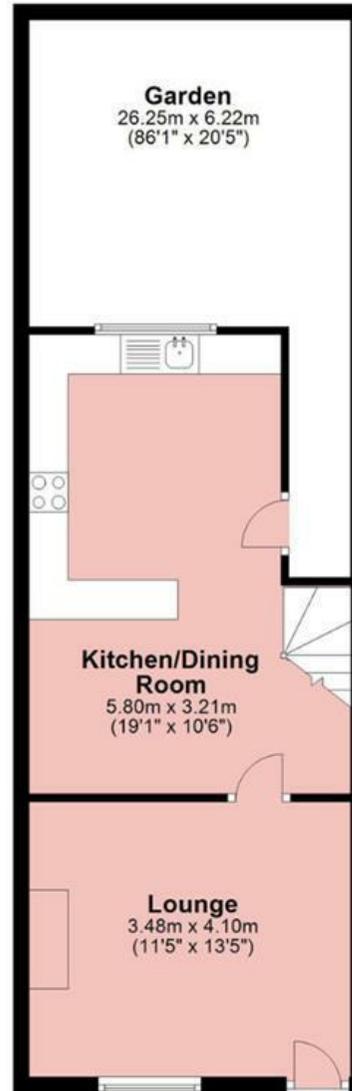
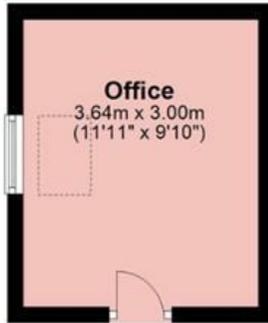
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Ground Floor

Approx. 54.8 sq. metres (589.8 sq. feet)

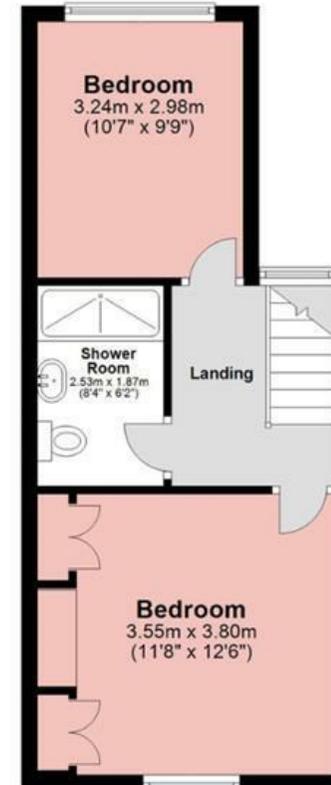
Outbuilding

Approx. 10.9 sq. metres (117.4 sq. feet)

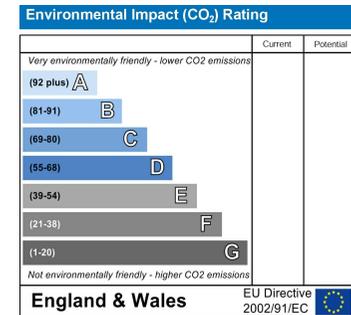
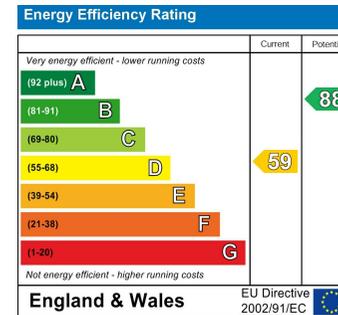
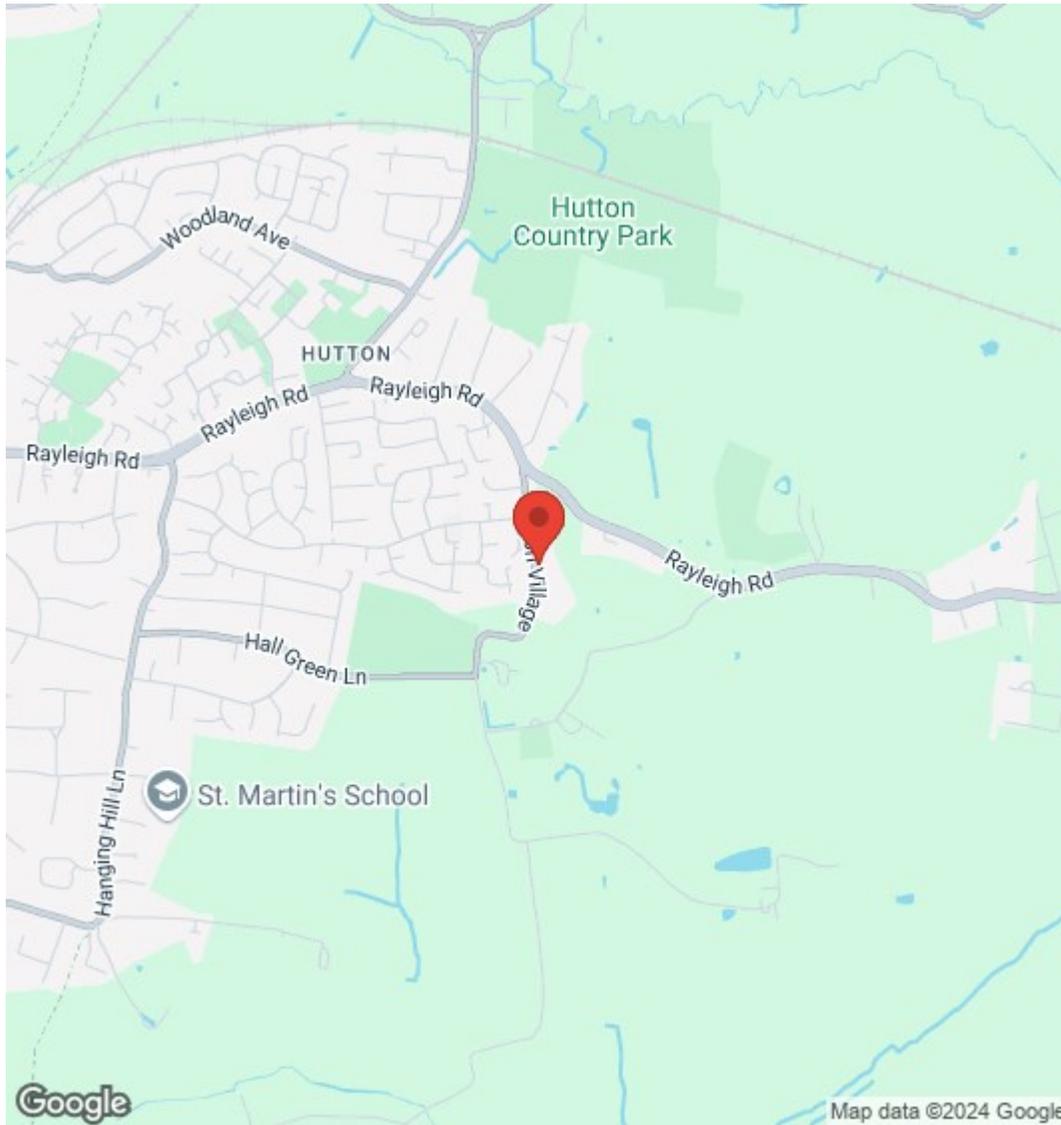


First Floor

Approx. 32.3 sq. metres (347.3 sq. feet)



Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.



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