



PERIOD  
HOMES



Rayleigh Road  
Hutton Essex CM13 1LX  
Guide Price £1,000,000-£1,150,000



# Rayleigh Road, Hutton, Essex CM13 1LX

Guide Price - £1,000,000 - £1,150,000

Presented throughout to an exceptional standard, with bespoke fittings and true attention to detail, is this re-imagined 1930's detached family home. Enjoying 5 bedrooms across the two upper floors, the ground floor has been beautifully re-designed to afford a truly impressive open-plan living space, perfect for modern family living. The property is also ideally located within close proximity of Shenfield Elizabeth Line station and the much sought after St. Martins School.

The internal accommodation commences with a spacious reception hall with an understairs cupboard. This in turn leads through to an inviting sitting room to the front of the property. Drawing light from a large bay window, this room is ideal as a more formal lounge or separate living space from the main open-plan area at the rear.

No expense has been spared in the creation of the principal living space which has a family sitting area that is open through to a large dining space in front of the patio doors that overlook the rear garden. An area flooded with natural light and affording endless layout options, creative design has allowed the reception space to flow naturally into the kitchen yet still maintaining a degree of separation.

The kitchen itself comprises a range of above and below counter bespoke units, ample worktop space and various integrated appliances. Velux roof lights allow natural light in and a door leads through to what was once and garage but is now an generously sized utility room. A separate cloakroom completes the ground floor layout.

Heading to the first floor, the master suite occupies the rear of the property, boasting a large double bedroom and a spacious yet stylish dressing room. The second and third bedrooms are both well proportioned double rooms, while the fourth bedroom is a comfortable single, easily useable as a home office as the existing owners do. The luxury family bathroom suite completes the first floor.

The final level of accommodation is a converted loft that houses a further double bedroom alongside another equally well appointed bathroom. Furthermore, there is easy access to eaves/loft storage from the second floor landing.

Externally, the property benefits from a predominantly south facing rear garden that commences with a raised patio area, stopping down to the remainder that is laid principally to lawn. At the foot of the garden, a steel framed outbuilding with independent power has been constructed to afford a magnificent outbuilding. Ideal for use as a gym, larger home office, studio or craft space, this is a truly versatile building. There is also garden storage attached to the structure. To the front of the property there is a spacious driveway with ample off-road parking or multiple vehicles.

The owners have, at great effort and expense, also installed air conditioning throughout the main property and fitted wi-fi boosters on all three levels to ensure the best possible internet connectivity.

















# Rayleigh Road

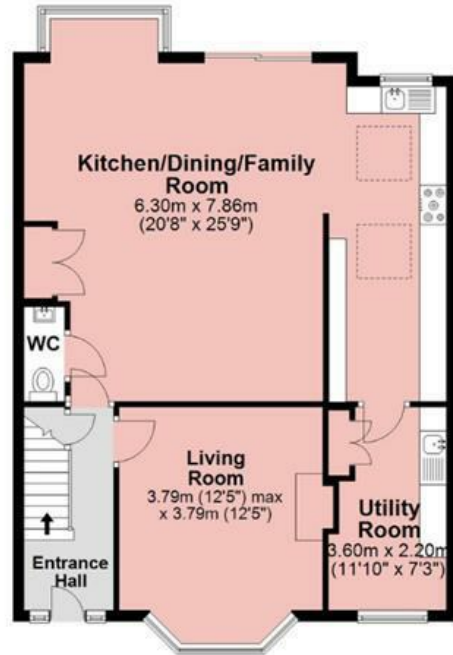
Approx. Gross Internal Area 192.6 Sq M (2072.7 Sq Ft)



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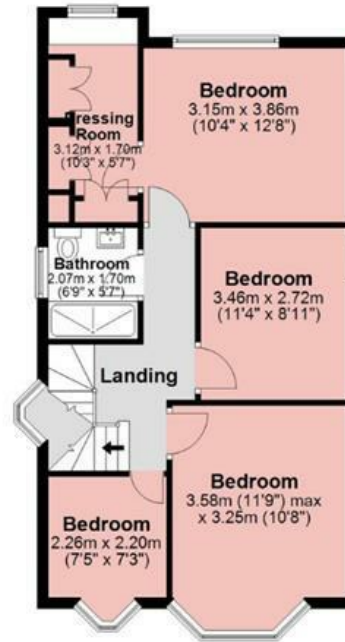
## Ground Floor

Approx. 80.0 sq. metres (861.4 sq. feet)



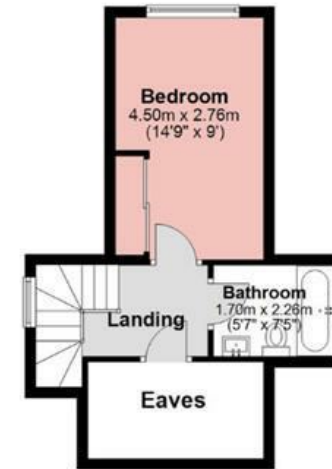
## First Floor

Approx. 57.8 sq. metres (621.9 sq. feet)



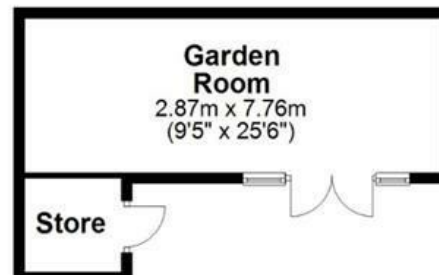
## Second Floor

Approx. 28.9 sq. metres (310.9 sq. feet)

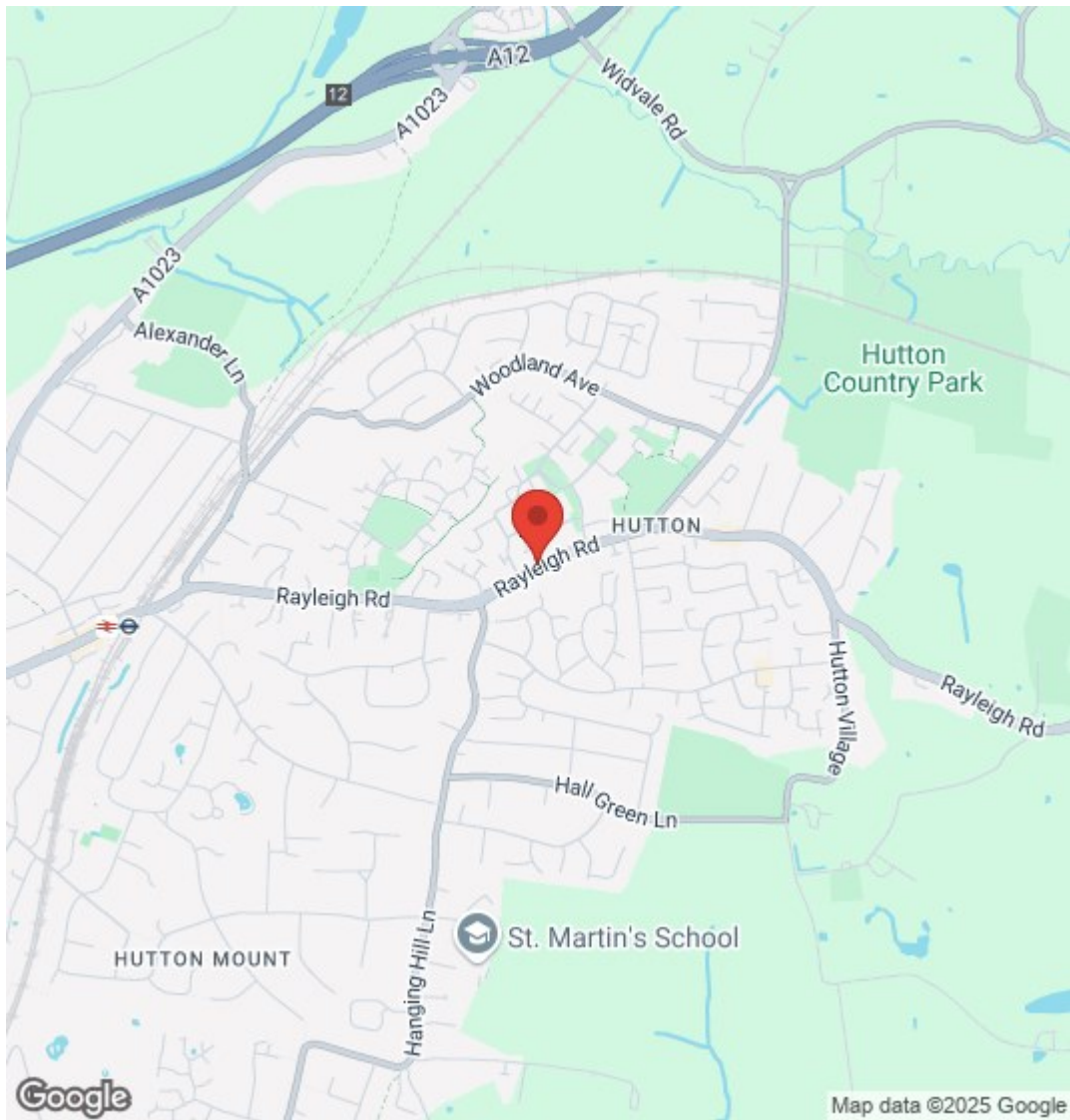


## Outbuilding

Approx. 25.9 sq. metres (278.5 sq. feet)







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	62	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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