



Hillwood Grove  
Hutton Mount CM13 2PF  
Guide Price £2,600,000-£2,700,000



## Hillwood Grove, Hutton Mount, CM13 2PF

GUIDE PRICE £2,600,000 - £2,700,000

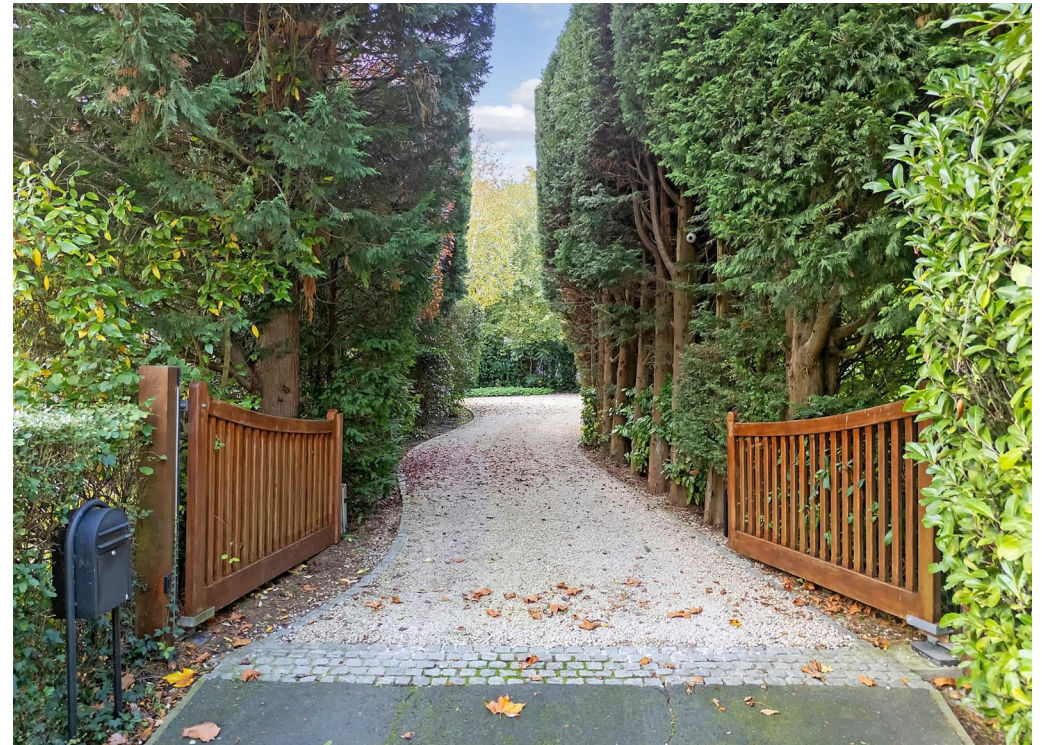
Presenting one of the most private plots within the Hutton Mount Private Estate, entirely screened from the road and unoverlooked from all aspects, Harlyn House offers a rare blend of privacy, space, and convenience, with accommodation of circa 4,750 sq ft, all set within walk distance of Shenfield Station and Broadway.

Having been greatly remodelled by the present owners in a contemporary style, the home has been designed to maximise natural light, and to best incorporate the gardens. The main entrance of the house was designed with full height glazing and opened up internally to create a sweeping, curved staircase up to a bridged & galleried landing.

An extensive family room, dining room and kitchen has designed with a fantastic view of the garden, whilst allowing the corner of the TV area to be opened to the patio to blend the boundaries between the internal and external spaces. Contemporary detailing has been incorporated throughout, with minimalist bathroom and kitchen designs.

Further accommodation is expansive and as complete as you would expect for a thoughtfully designed family home such as this. Special mention must go to the split level games / play room, providing the ultimate in family entertaining space.

In Harlyn House you will find a superbly designed home of glorious proportions, set within a gated, private & unoverlooked plot in this prime address, all within easy walking distance of Shenfield station and Broadway. Please contact Adam Walker to discuss this home in more detail.



















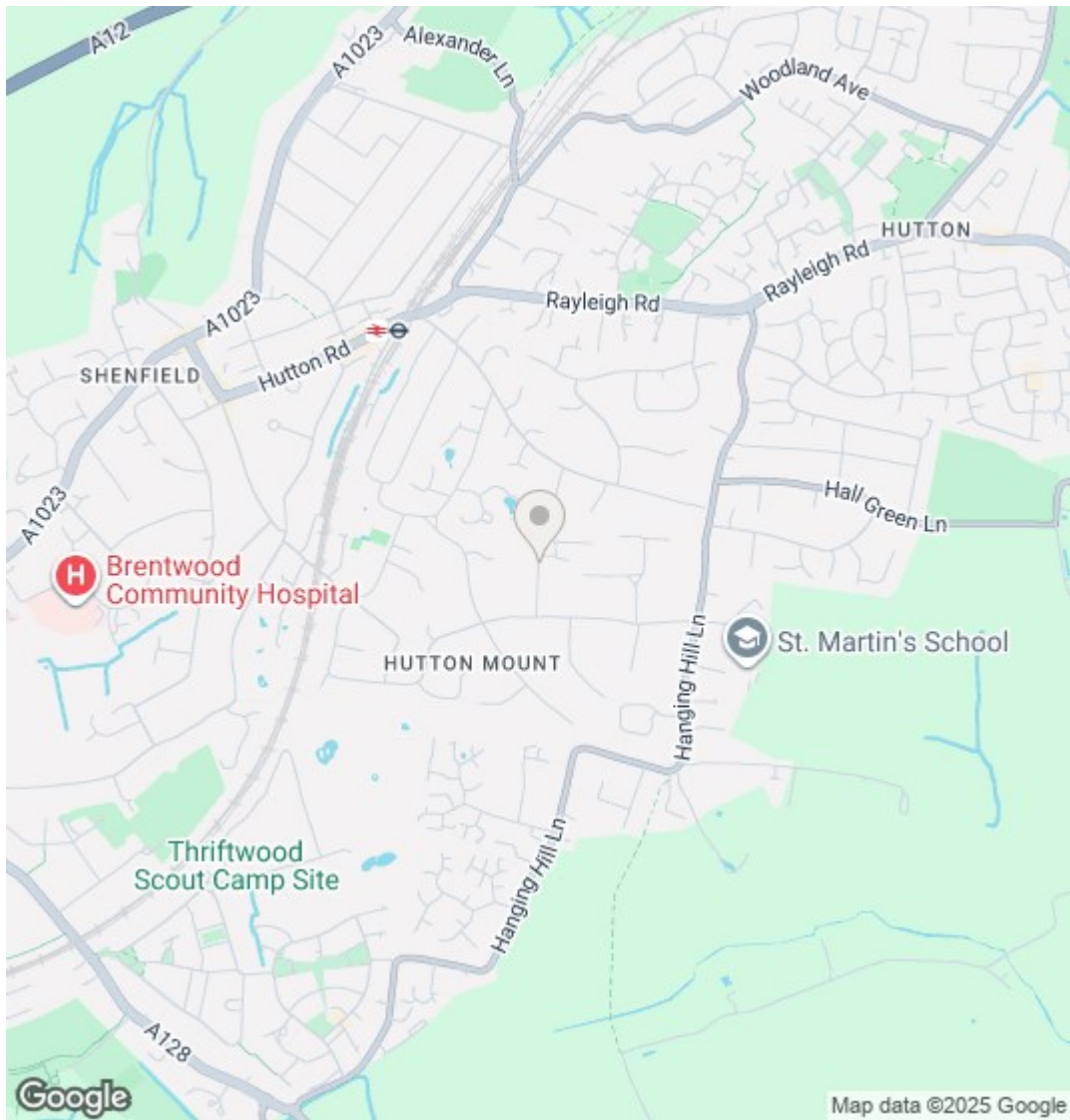
**Ground Floor**  
Approx. 208.1 sq. metres (2080.3 sq. feet)





**First Floor**  
Approx. 173.5 sq. metres (1867.6 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.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		75	79
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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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