



Ridgeway, Hutton Mount



# Ridgeway

## Hutton Mount

£3,350,000

Standing in just under 0.4 acre of landscaped gardens, this imposing character property has been extended and refurbished in recent years to provide a highly desirable residence that originally dates back to the 1930's with an original oak latch-style entrance door giving access to the reception hall with a full height window extending the three levels of the property overlooking the rear garden. Beyond the hallway, there is a living room with a Chesneys log burner, Humphrey Munson fitted study, open plan Humphrey Munson fitted kitchen/dining room with Sub Zero, Gaggenau and Wolf appliances and walk in pantry. The first floor has five large bedrooms, three of which have en-suites and one that is currently used as an additional dressing room fitted with David Barham Furniture. The master bedroom has a semi-vaulted ceiling, Juliette balcony, fully fitted dressing room and large luxurious en-suite bathroom including an Aquavision Television. On the second floor, there are two further rooms and a cloakroom with space to incorporate a bathroom suite if required.



The property has a Rako lighting system and integrated Sonos sound system that continues out to the rear garden and a video intercom that operates two electric farm style gates to the large gravel carriage driveway. The rear garden is south facing garden and features a swimming pool and large summer house that's nestled behind mature trees. Hutton Mount is one of the most exclusive private estates in Essex with tree-lined roads and picturesque properties positioned within easy access of Shenfield Broadway and Rail station offering a fast and frequent service to London including the Elizabeth Line for the West End and Heathrow airport beyond. EPC C.

### Entrance Hall

Spacious with original oak latch style entrance door and oak staircase leading to first floor with full height window that extends from the ground floor to the second floor level. Oak parquet floor and coved cornice to ceiling. Built in coat cupboard. Rako lighting system control. Wall mounted video security gate entry system. Underfloor heating system that extends throughout the ground floor.

### Cloakroom

Villeroy & Boch WC and wash hand basin with wall mounted controls and cupboard beneath. Oak parquet flooring and tiling to walls. Window to front.

**Study** 10' 3" x 9' 1" (3.12m x 2.77m) to rear of cupboards.

Comprehensively fitted by Humphrey Munson with cupboards and drawers along two walls with contrasting granite surface and fitted shelving. Window to front. Wide granite and wood desk with cupboards below and shelving adjacent. Cornice to ceiling. Integrated Sonos music system.

**Living Room** 26' 0" into bay x 13' 6" (7.92m x 4.11m)

Most attractive dual aspect room with bay window to front and french doors to the rear garden. Brick fireplace incorporating a Chesneys log burner with oak bressummer, matching the oak ceiling beams and integrated Sonos music system.

**Family Room** 16' 3" x 12' 7" (4.95m x 3.83m) to rear of cabinets.

Bespoke fitted by Humphrey Munson incorporating space for a large television with cupboards either side and drawers below. Parquet flooring and underfloor heating. Integrated Sonos speakers. Windows to front and side elevations. Wall mounted Rako lighting controls.

**Kitchen/Breakfast/Dining Room** 30' 8" x 20' 0" (9.34m x 6.09m) maximum.

Humphrey Munson fitted kitchen/breakfast area with bespoke cabinetry, comprising base cupboards and drawers along two walls. To the centre of this room is a large island unit with contrasting wooden surface incorporating a Wolf slow cooker and Wolf induction cooker. Integrated Wolf microwave oven below with drawers surrounding. Breakfast bar with bookshelf inset beneath. Recessed Wolf cooking range with mantel above and lighting inset with vintage style mirrored glass splashback. Villeroy & Boch porcelain butler sink unit with mixer tap and Quooker hot water tap. Integrated Siemens dishwasher and Gaggenau coffee machine. Sub Zero fridge and freezer with inset Sub Zero wine refrigerator. Tiled floor with underfloor heating. Integrated Sonos speakers. Two windows to rear and double glazed french doors open to the rear garden sun terrace. Walk-in pantry with shelving to ceiling height and automatic motion sensor lighting.

**Utility Room** 10' 0" x 7' 3" (3.05m x 2.21m)

Humphrey Munson fitted base cupboards, drawers and matching wall cabinets with granite worktop. Space below for appliances. Villeroy & Boch butler sink with period style mixer tap and tall cupboard adjacent. Door leading to side.

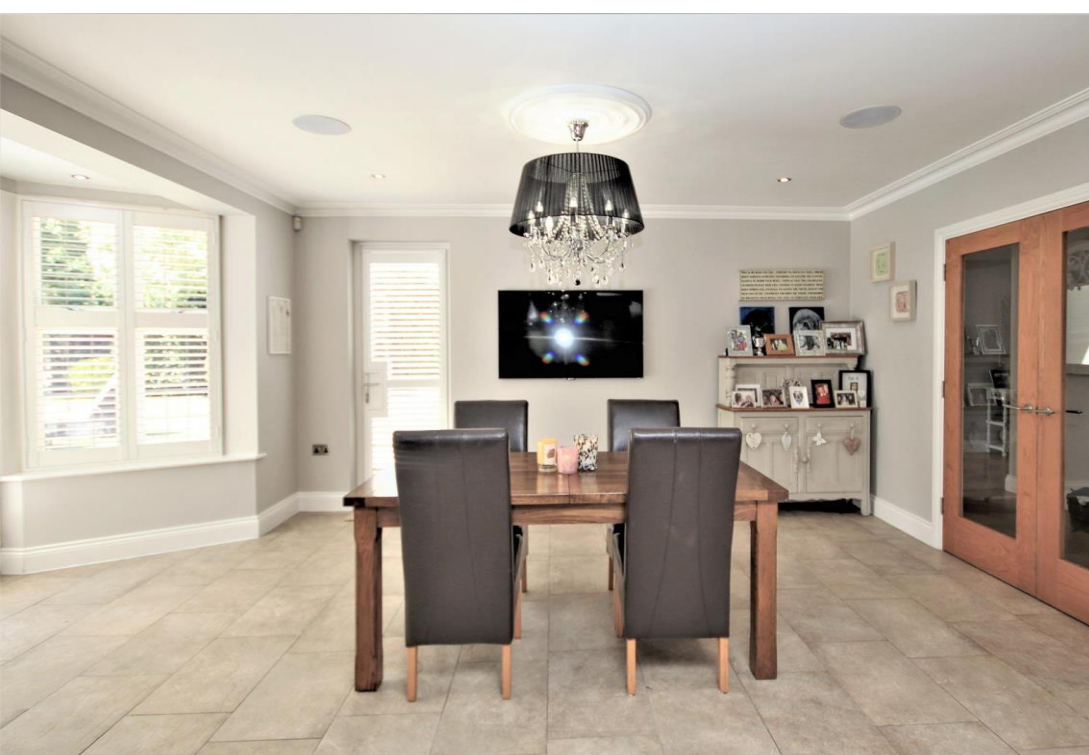
### First Floor Landing

Rako system lighting controls. Wall mounted video security gate entry system. Oak balustrade staircase rises to second floor. Airing cupboard fitted with slatted shelving, radiator and automatic light. Doors to:-

**Master Bedroom** 16' 9" x 16' 6" (5.10m x 5.03m)

Vaulted ceiling and french doors opening to Juliette style balcony enjoying views of the rear garden and swimming pool.





Underfloor heating. Door to bedroom four and further door to:-

**Dressing Room** *12' 1" x 8' 5" (3.68m x 2.56m) to rear of wardrobes.*

Fitted by David Barham with oak fronted furniture including wardrobes with hanging, shelving space and drawers. Access to:-

**En-suite Bathroom**

Luxuriously appointed with a Victoria & Albert freestanding bath and floor mounted tap with hand-held shower attachment. Walk-in steam shower fitted with large drench head shower unit, hand-held shower and steam jets. Back to wall Villeroy & Boch WC, twin freestanding Victoria & Albert sink units with storage below. Antique copper effect tiling to the floor. Integrated Sonos speakers. Aquavision tile television. Window to front and Rako lighting.

**Bedroom 2** *15' 7" x 12' 9" (4.75m x 3.88m) to rear of wardrobes.*

Window to the rear elevation. Door to:-

**Dressing Room Area**

Built-in wardrobes with cupboards adjacent and drawers below. Window to front.

**En-suite Shower**

Tiled shower enclosure. back to wall Villeroy & Boch WC and vanity wash hand basin with cupboard below. Tiled floor with underfloor heating. Heated towel rail. Window to the front.

**Bedroom 3** *14' 8" x 12' 0" (4.47m x 3.65m) to front of wardrobes.*

Dual aspect windows to front and side. Range of built-in wardrobes with cupboards and drawers. Door to:-

**En-suite Shower**

Shower enclosure, Villeroy & Boch back to wall WC. and wash hand basin with mixer tap and cupboard beneath. Tiled floor with underfloor heating. Heated towel rail. Window to front.

**Bedroom 4** *13' 7" x 13' 3" (4.14m x 4.04m) to rear of wardrobes.*

Situated adjacent to the master bedroom with door from landing and used by the current owners as an additional dressing room. Comprehensively fitted with David Barham furniture comprising a range of wardrobes and drawers. Matching island fitted with drawers below and inset seating area. Window to rear.

**Bedroom 5** *14' 5" x 10' 6" (4.39m x 3.20m)*

Window to front and radiator.

**Bathroom**

Fitted freestanding oval shaped Victoria & Albert bath with floor mounted controls and hand-held shower. Back to wall Villeroy & Boch WC, Victoria & Albert vanity wash hand basin with cupboards below. Tiled floor with underfloor heating. Heated towel rail and window to rear.

**Second Floor**

Spacious landing area with sloping ceiling serving as an access to two further rooms Rako lighting controls. Doors to:-

**Cloakroom**

WC and vanity wash hand basin with mixer tap. Tiling to floor and part tiling to walls. Contemporary style chromium radiator. Velux window to side.

**Room 1** *24' 0" x 12' 4" red. 8'7" (7.31m x 3.76m)*

Dormer window to rear elevation. Spotlights to sloping ceiling. Door to eaves storage.

**Room 2** *15' 3" x 6' 7" (4.64m x 2.01m)*

Restricted head height. Radiator. Velux window to rear. Door to eaves storage.

**Externally**

Stands in a wide 0.4 acre plot (STLS) with two remote controlled electronically operated five bar timber gates. Sweeping carriage driveway and central semi-circular raised bed with mature shrubs and pine tree. Access to garage and side access to the rear garden. measuring 138' in depth by 86' in width with southerly aspect and paved terrace. Outside Sonos music system. Large heated sunken swimming pool with seating area adjacent and pool house. The remainder of the garden is laid to lawn with a variety of mature trees and shrubs. To the rear of the garden is an outbuilding/summerhouse - 6.65m x 3.35m (21'10 x 11') - window to the front elevation, spotlights to ceiling and electric storage heater.

**Garage** *23' 0" x 15' 7" (7.01m x 4.75m)*

Remote control electronically operated up and over door. Power and light. Two Worcester wall mounted gas fired boilers and two mega-flow water cylinders and Monarch water softener. Rako lighting equipment. Double doors opening to the rear garden and water tap.











### Energy Efficiency Rating

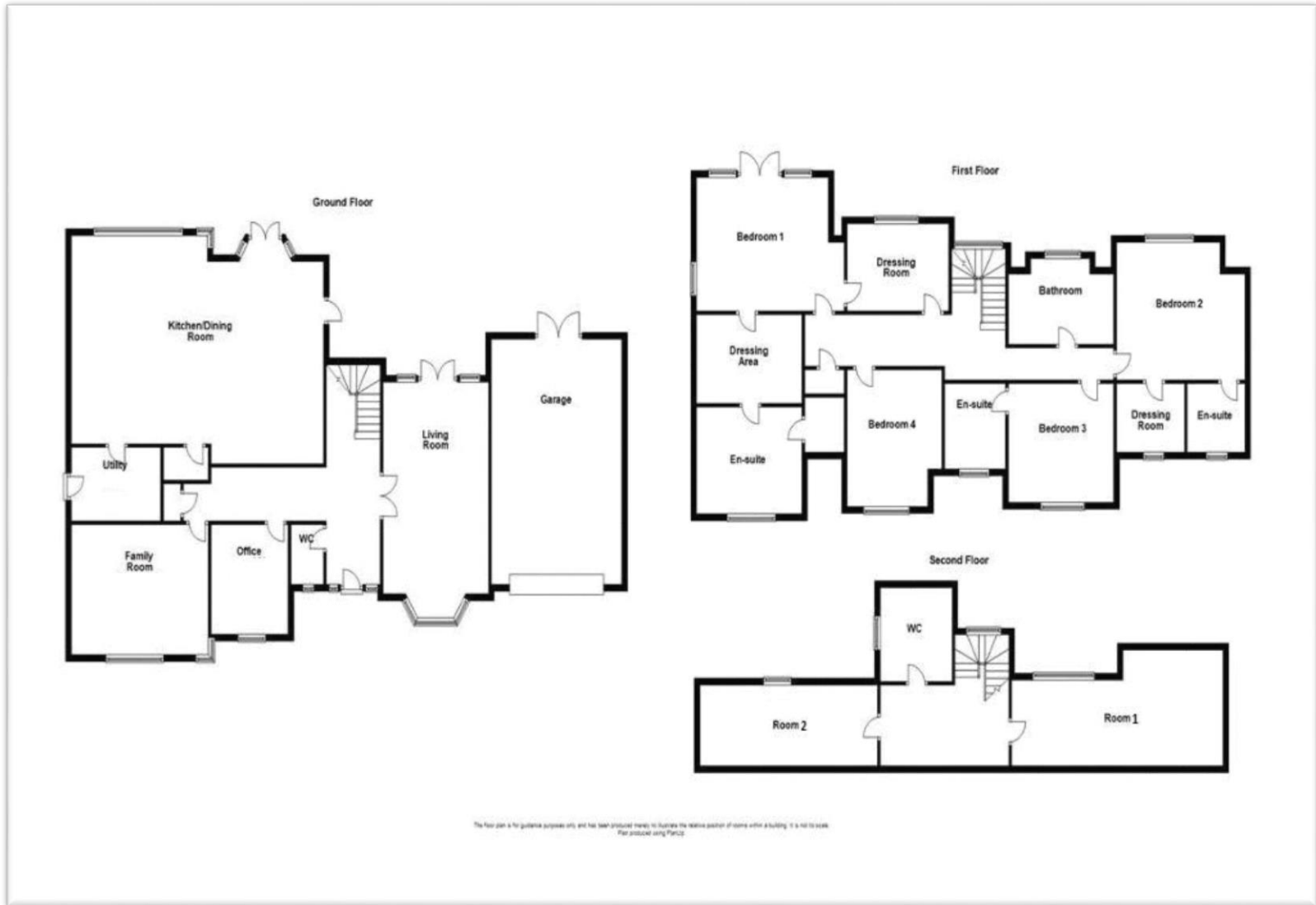
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	70	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

www.epc4u.com

Council Tax Band H

148 Hutton Road  
 Shenfield  
 Essex CM15 8NL  
**01277 225191**

admin@wnproperties.co.uk  
 wnproperties.co.uk



The floor plan is for guidance purposes only and has been produced merely to illustrate the relative position of rooms within a building. It is not to scale. Plan produced using PlanIt.

Every effort has been made to ensure the complete accuracy of these particulars, however they cannot be guaranteed. Always check before agreeing to purchase. This includes checking on the existence of relevant permissions, fixtures, fittings and appliances which have not been tested by WN Properties and there is no guarantee that they are in working order or fit for purpose. Photographs are for general information and it cannot be inferred that any items shown are included in the sale or within the ownership of the seller and therefore must be verified by your legal representative. No assumptions can be made from any description or image, relating to the type of construction, structural condition or the surroundings of the property. All measurements are approximate and any drawings/floorplans provided are for general guidance and are not to scale. WN Properties recommend ancillary service providers from time to time to assist you with your purchase. You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider may pay us a Referral Fee. The Referral Fee is separate from your obligation to pay your fees or commission.