



A versatile house on a grand scale

Thriftwood, 60 Heronway, Hutton Mount, Brentwood, Essex, CM13

Guide £4,100,000 Freehold



Video tour available • Video tour available • Over 6,300 sq ft of accommodation • Versatile three storey living • Sought-after private estate • About 0.65 acres • Close to rail services, state and private schools • No ongoing chain

Local Information

Shenfield rail station and Broadway: 0.8 miles, A12 (Junction 12): 2.3 miles, M25 (Junction 28): 4 miles. All distances approximate.

Hutton Mount is a prestigious, private residential estate located within walking distance of Shenfield. It is popular with London commuters, as Shenfield mainline station provides a fast and frequent service to Stratford and London Liverpool Street in approximately 24 minutes. Shenfield is a Crossrail hub and will soon deliver a high frequency, high capacity service to 40 stations linking Reading, Heathrow, Central and West London to Shenfield. This will further enhance the appeal of the area. Shenfield Broadway provides a cosmopolitan range of shops, bars and eateries and further shopping facilities are available at nearby Brentwood and Billericay.

Local road connections are excellent with the A12 linking to junction 28 of the M25. The area is renowned for its excellent schools, both state and private. These include Brentwood School for boys and girls including prep, Woodland School at Hutton for both infants and juniors and St Martin's senior School with academy status, which is within a

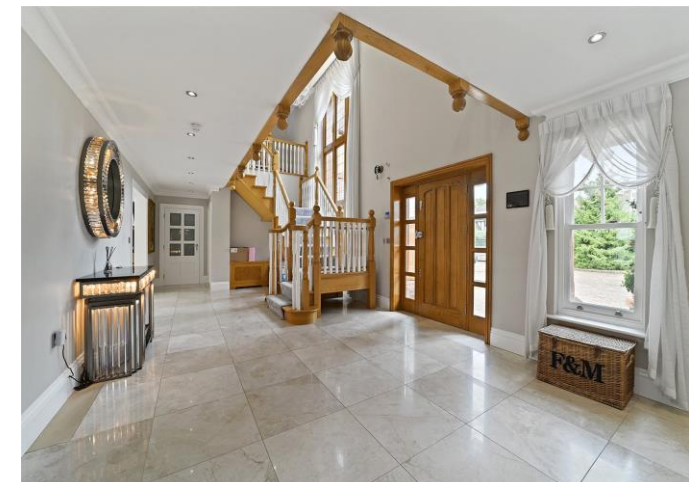
quarter of a mile from the property.

This stunning family home is located within a leafy cul-de-sac in one of the estate's premier roads. Built in 2010 and subsequently upgraded, the house extends to around 6,000 sq ft, within a plot approaching 0.65 acre.

About this property

A spacious reception hall is overlooked by a galleried landing and includes a beautiful staircase. The east wing has a large living room, south-facing, with folding doors overlooking the gardens. At the front of the house the fitted home office overlooks the gated drive. A cinema room, with electric blackout blinds is accessed from the hallway, and on the west wing lies the utility and games room (former garage). Taking pride of place at the centre of the house is a sumptuously appointed kitchen with family dining area, finished with walnut and contrasting painted units and incorporating a range of built-in appliances. A substantial island with breakfast bar separates the family area and garden room. The whole area is finished with a travertine tiled floor with underfloor heating.

On the first floor the principal suite occupies the entire west wing comprising a large bedroom





overlooking the gardens, en suite dressing room, bathroom and second dressing room/ bedroom. There are three further en suite bedrooms on the first floor. The second floor may well suit as an independent 'flat', currently a bedroom, shower room and gym.

The gardens to the rear enjoy a southerly aspect and extend to about 260'. A substantial patio provides a space for al fresco dining and entertaining, predominately laid to lawns, the gardens have been designed for low maintenance screened on all boundaries with mature trees and hedging.

The secure front area has two gated entrances and provides substantial parking.

In all about 0.65 acres.

All main services connected.

Tenure

Freehold

Directions

From Shenfield railway station turn right towards Billericay and immediately right beside the fuel station in to Mount Avenue. Take the third turning on the right-hand side in to Roundwood Avenue and at the junction continue straight on in to Heronway passing the crossroads where the house will be found shortly past Kilminster Close on the right-hand side.

Energy Performance

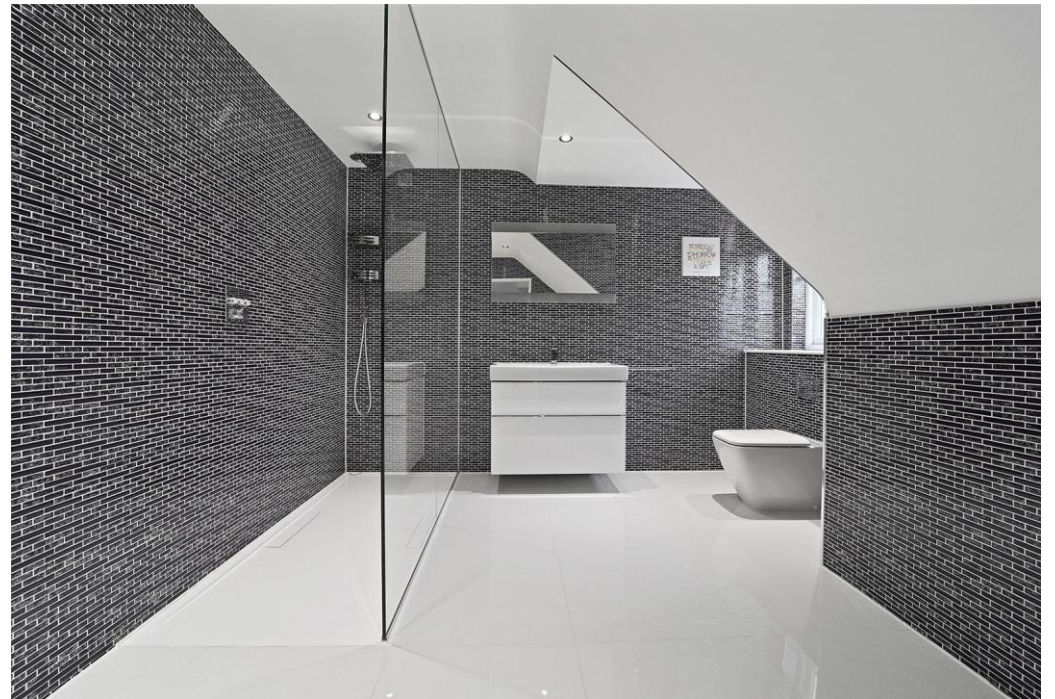
EPC Rating = B

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Chelmsford Office.

Telephone: +44 (0) 1245 293 233.












| Energy Efficiency Rating | | |
|---|-------------------------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-) | A | |
| (81-91) | B | 87 |
| (69-80) | C | |
| (55-68) | D | |
| (39-54) | E | |
| (21-38) | F | |
| (1-20) | G | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC |  |

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