



Situated within this exclusive position of Hutton Mount, an imposing detached six bedroom residence featuring a stunning interior throughout with accommodation arranged over three floors. The ground floor accommodation comprises impressive reception hall, cloakroom, two formal reception rooms, extensively fitted kitchen, laundry room and delightful conservatory with garden view. To the first floor there is a galleried landing providing access to five bedrooms, three with ensuite facility and luxury guest bathroom. To the second floor there is a further bedroom and bathroom. Externally the property affords an appealing landscaped rear garden and large carriage driveway to the front which serves twin integral garages and is accessible via electronically operated security gates.

**BROCKLEY GROVE
HUTTON**

Price: £1,399,500



Entrance via Herringbone brick laid steps up to solid oak door into reception hall.

RECEPTION HALL

23' x 8' 7" (7.01m x 2.62m) Ceiling height of 16' max (4.88m) Decorative ceiling cornice. Solid oak staircase ascending to first floor. Feature window to front elevation measuring 14' height. Recessed ceiling lights and chandelier. Wall mounted security and gate entry system.

STUDY

10' 3" x 7' 4" (3.12m x 2.24m) Window to front elevation. Decorative ceiling cornice. Recessed ceiling lights. Radiator with ornate oak cover. Internet broadband connection.

LOUNGE

26' 4" x 15' 5" max (8.03m x 4.70m) Double doors from reception hall. Decorative ceiling cornice. Window to front elevation. Two radiators with ornate oak covers. Impressive Inglenook fireplace housing wood burner with complementary storage units for housing home entertainment system. Double doors to conservatory. Surround sound and remote controlled home entertainment system.

KITCHEN

23' x 10' 2" (7.01m x 3.10m) Decorative ceiling cornice. Recessed ceiling lights. Extensive range of units with contrasting granite work surfaces and splash backs with complementary recessed and pelmet lighting. Central island with matching granite work surfaces incorporating wine rack and provision for wine chiller. Inset one and a quarter sink unit with mixer tap over. Provision for Range Master Elan dual fuel cooker with six ring hob incorporating twin high burners, grill, oven, slow cooker and plate warmer. Provision for American style fridge freezer. Integrated dishwasher. Porcelain tiled floor with under floor heating, complementary granite borders and recessed lighting. Provision for wall mounted plasma screen which is linked into the home entertainment system. Internet and broadband connection. Door to laundry room. Double doors to dining room. Open plan to conservatory.

CONSERVATORY

26' x 10' 3" (7.92m x 3.12m) Attractive views over garden. Double doors to rear terrace. Porcelain tiled floor with under floor heating, complementary granite borders and recessed lighting. Home entertainment system installed.

LAUNDRY ROOM

Decorative ceiling cornice. Matching wall and base level units complementing the kitchen. Granite style work surfaces incorporating inset stainless steel sink drainer unit with mixer tap over. Provision for washing machine, condenser dryer and additional low level freezer. Porcelain tiled floor. Courtesy door to garage. Extractor fan.

CLOAKROOM

Obscured glazed window to side elevation. Recessed ceiling lights. Villeroy and Boch suite comprises wall mounted wash hand basin and low level wc. Porcelain tiling to walls with tumbled marble border. Porcelain tiling to floor. Heated chrome towel rail. Extractor fan.

DINING ROOM

13' 9" x 12' 7" (4.19m x 3.84m) Window and double doors to rear terrace. Decorative ceiling cornice. Radiator with ornate oak cover. Home entertainment system installed.

FIRST FLOOR GALLERIED LANDING

Radiator with ornate oak cover. Spiral staircase ascending to second floor. Home entertainment system installed. Wall mounted alarm point.

PRINCIPAL BEDROOM

22' x 12' 6" max (6.71m x 3.81m) Decorative ceiling cornice. Window to rear



elevation. Two radiators with ornate covers. Internet broadband connection. Dressing area with custom built range of fitted bedroom furniture. Door to ensuite shower room. Home entertainment system installed.

ENSUITE SHOWER ROOM

7' 8" x 7' (2.34m x 2.13m) Obscured glazed window to rear elevation. Decorative ceiling cornice. Recessed ceiling lights. Heated chrome towel rail. Villeroy and Boch suite comprises low level wc, pedestal wash hand basin and shower enclosure with Matki shower system. Recessed ceiling lights. Fully tiled walls and floor with contrasting limestone border. Extractor fan.

BEDROOM TWO

13' x 11' 4" (3.96m x 3.45m) Decorative ceiling cornice. Windows to dual elevation. Radiator with ornate cover. Door to ensuite shower room. Internet and broadband connectivity. Home entertainment system installed.

ENSUITE SHOWER ROOM

Decorative ceiling cornice. Obscured glazed window to side elevation. Recessed ceiling lights. Villeroy and Boch suite comprises low level wc, pedestal wash hand basin and shower enclosure with Bristan shower system. Fully tiled walls and floor with contrasting tumbled marble border. Heated towel rail. Extractor fan.

BEDROOM THREE

14' x 11' 5" (4.27m x 3.48m) Decorative ceiling cornice. Windows to dual elevation. Radiator with ornate cover. Door to ensuite shower room.

ENSUITE SHOWER ROOM

Decorative ceiling cornice. Villeroy and Boch suite comprises low level wc, pedestal wash hand basin and shower enclosure with Bristan shower system. Fully tiled walls and floor with contrasting limestone border. Extractor fan. Heated chrome towel rail.

BEDROOM FOUR

10' 2" x 9' 4" (3.10m x 2.84m) Window to front elevation. Decorative ceiling cornice. Radiator with ornate cover.

BEDROOM FIVE

12' 8" x 7' 5" max (3.86m x 2.26m) Window to side elevation. Decorative ceiling cornice. Radiator with ornate cover. Fitted wardrobe.

GUEST BATHROOM

Obscured window to rear elevation. Recessed ceiling lights. Villeroy and Boch suite comprises extra large bath with shower attachment all set into marble tiled surround, pedestal wash hand basin and low level wc. Corner shower enclosure with Matki shower system. Spanish marble tiling to walls and floor with moulded decorative border. Under floor heating. Home entertainment system installed.

SECOND FLOOR LANDING

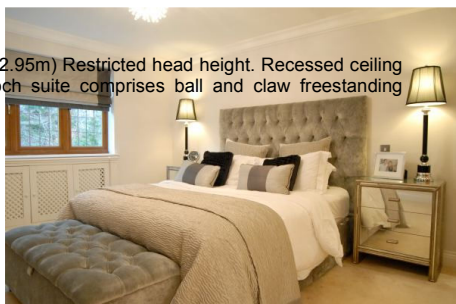
Window to rear elevation. Radiator with ornate oak cover. Recessed ceiling lights.

BEDROOM SIX

16' x 9' 7" (4.88m x 2.92m) Restricted head height. Recessed ceiling lights. Windows to dual elevation. Radiator with ornate oak cover.

BATHROOM

11' 5" x 9' 8" (3.48m x 2.95m) Restricted head height. Recessed ceiling lights. Villeroy and Boch suite comprises ball and claw freestanding rolled edge bath with



recessed mood lighting, low level wc and pedestal wash hand basin.
Tiling to floor.

EXTERIOR

REAR GARDEN

The property affords a landscaped rear garden commencing with a paved terrace. The remainder is laid to lawn with attractive borders. To the rear of the garden there is an impressive raised decked area with recessed lighting and balustrades.

FRONT GARDEN

Carriage driveway accessible via wrought iron electronically operated security gates serving twin integral garages with automated doors. Exterior lighting.

MORTGAGES & FINANCIAL SERVICES

If you require a mortgage to assist you in the purchase of this property or any other property please contact Andrew Gomes our Mortgage Adviser on 01277 216800 or email andrew@balgoreshayes.com.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
	71	74	75
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England, Wales & N.Ireland		England, Wales & N.Ireland	

