

# CHALLACOMBE CLOSE HUTTON MOUNT

Price: £1,999,995



Front Elevation

Situated within this highly desirable position on Hutton Mount, a brand new five bedroom luxury residence currently under construction. The property will be built to a high specification with approximately 6,800 square feet of carefully arranged accommodation. Occupying an overall plot of approximately one third of an acre which incorporates formal gardens, an indoor pool complex with a large heated swimming pool and custom built shower room. The stunning interior will include a grand reception hall, cloakroom, two formal reception rooms, study, huge kitchen/morning room and laundry room. To the first floor there is a principal bedroom suite with dressing room and ensuite facility, four further bedrooms two having ensuite facility and further guest bathroom. Plans are available of this wonderful family residence at our Brentwood office.



Rear Elevation



Side Elevation



Beechwood Manor, Challacombe Close, Hutton Mount. The main house and integral garage is approx 6000 sqft and the pool area approx 860 sqft. Totalling almost 7000sqft of accommodation.

See below for detailed specifications, this is a guide.

Decor:

- Magnolia walls
- White Ceilings
- White Coving
- White Gloss Architrave & skirting
- Biscuit/Beige carpet & underlay throughout all non tiled areas

Overall Internal Specifications:

- Central heating with boiler housed in garage plus megaflo to ensure water pressure throughout.
- Audio system running throughout following areas: kitchen, dining room, lounge, master bedroom & main bathroom.
- Oak veneered internal doors with chrome ironmongery.
- Solid Oak Staircase
- Working open fireplace with woodburner

Overall External Specifications:

- Woodgrain upvc double glazed windows and patio doors with chrome ironmongery.
- Woodgrain uPVC conservatory with chrome ironmongery.
- Woodgrain uPVC soffits and fascia's
- Marley clay roof tiles
- Cream render and tile hanging to each aspect to match existing
- Garden terrace laid with Indian limestone slabs
- Side gates providing access to both sides of property

Electrics:

- Alarm.
- Wiring for Sky & broadband throughout.
- Chrome switches and sockets - dimmers fitted to bedroom and main living areas.
- Chrome Ceiling spots to all bathrooms, kitchen and utility.
- Black lanterns fitted to front and back of house
- Security lighting fitted to side of house
- Garden lighting to illuminate large tree.
- Front garden lighting to illuminate entrance.
- A socket placed higher up walls in the kitchen, lounge and master bedroom to allow for wall mounted plasma TV's.

#### ENTRANCE HALL

21' 1" x 20' 0" (6.43m x 6.10m)

#### LIVING ROOM

30' 1" x 18' 7" (9.16m x 5.67m)

#### DINING ROOM

25' 4" x 14' 0" (7.71m x 4.27m)

#### KITCHEN/MORNING ROOM

44' 9" x 23' 7" (13.44m x 7.19m)

Kitchen :

- Open plan incorporating large conservatory with vaulted ceiling.
- Castille Buttermilk (Cream) Units incorporating pan drawers, cutlery tray, larder cupboards, wine rack, storage baskets & central island
- Appliances to include:
- Black Rangemaster 1100 Dual Fuel Cooker
- Matching Rangemaster chimney style extractor

fan

- American Fridge Freezer with Ice Maker
- Wine Cooler - Bosch or similar
- Integral Bosch dishwasher
- Integral Microwave
- Vileroy and Boch double butler sink
- Black Granite worktops
- Underfloor heating
- Cream Tiled Floor

#### STUDY

16' 1" x 16' 0" (4.90m x 4.88m)

#### LAUNDRY ROOM

14' 5" x 13' (4.39m x 3.95m)

Utility:

- Units same as above
- Washing Machine - Bosch or similar
- Tumble Dryer - Bosch or similar
- Black Worktops
- Underfloor heating
- Cream Tiled Floor

#### WC

10' 5" x 4' 3" (3.17m x 1.30m)

#### FIRST FLOOR LANDING

27' 9" x 4' 11" (8.45m x 1.50m)

#### PRINCIPAL BEDROOM SUITE

20' 0" x 13' 1" (6.10m x 4.00m)

#### DRESSING ROOM

6' 8" x 6' 2" (2.03m x 1.89m)

#### ENSUITE

6' 8" x 6' 2" (2.03m x 1.89m)

#### BEDROOM TWO

19' 1" x 18' 3" (5.82m x 5.55m)

#### ENSUITE

7' 6" x 4' 11" (2.28m x 1.50m)

#### BEDROOM THREE

19' 1" x 16' 2" (5.82m x 4.94m)

#### ENSUITE

7' 6" x 4' 11" (2.28m x 1.50m)

#### BEDROOM FOUR

20' 7" x 18' 3" (6.28m x 5.55m)

#### BEDROOM FIVE

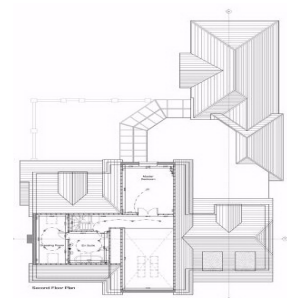
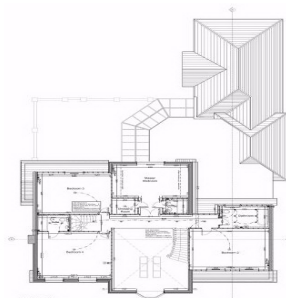
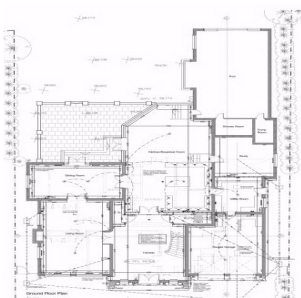
20' 7" x 14' 2" (6.28m x 4.31m)

#### GUEST BATHROOM

16' 8" x 9' 4" (5.08m x 2.84m)

Bathrooms:

- Vileroy & Boch bathroom suites -



white

- Baths boxed in with a tiled surround
- Half tiled walls/fully tiled shower areas.
- Soft Closing Toilet Seats
- Chrome heated towel rails
- Mirrors
- Underfloor heating to main bathroom
- Jacuzzi Bath to main bathroom

**SWIMMING POOL**

35' 9" x 18' 9" (10.90m x 5.72m)

Pool Area:

- Existing indoor heated swimming pool - approx 26ftx10ft
- Fully fitted shower room

**SHOWER ROOM**

10' 4" x 6' 9" (3.15m x 2.05m)

**PUMP ROOM**

9' 4" x 5' 0" (2.85m x 1.53m)

**REAR GARDEN**

Externally:

- Electronic/Remote Controlled black iron entrance gates.
  - Block paved driveway
  - Electronic up and over garage doors in oak.
  - Oak double front door
- Garden laid to lawn

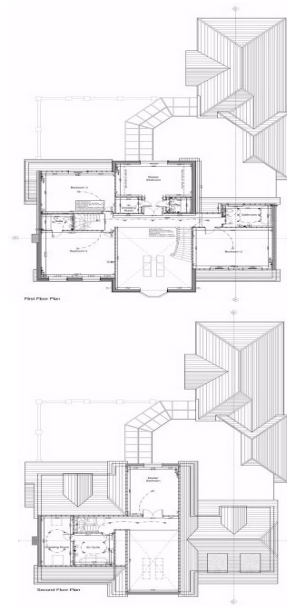
**FRONT GARDEN**

**DOUBLE GARAGE**

24' 5" x 20' 1" (7.44m x 6.13m)

**MORTGAGE & 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](mailto:andrew@balgoreshayes.com).



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 to 100) <b>A</b>		(92 to 100) <b>A</b>	
(81 to 91) <b>B</b>		(81 to 91) <b>B</b>	
(69 to 80) <b>C</b>	77 78	(69 to 80) <b>C</b>	75 76
(55 to 68) <b>D</b>		(55 to 68) <b>D</b>	
(39 to 54) <b>E</b>		(39 to 54) <b>E</b>	
(21 to 38) <b>F</b>		(21 to 38) <b>F</b>	
(1 to 20) <b>G</b>		(1 to 20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England, Wales & N.Ireland EU Directive 2002/91/EC		England, Wales & N.Ireland EU Directive 2002/91/EC	

