



Melford Grange  
44 Ridgeway | Hutton | Brentwood | CM13 2LJ

FINE & COUNTRY

# STEP INSIDE

## 44 Ridgeway

Offered for sale with no onward chain comes this detached home offering six bedrooms, set back within a mature plot of approximately one-third of an acre in the highly sought-after area of Hutton Mount. Offering excellent scope for re-modeling and further extension with a heated outdoor swimming pool, plus separate Jacuzzi, and established gardens with mature planting. Located within walking distance of Shenfield's mainline railway station and nearby schools.

An excellent opportunity to acquire a property on the prestigious Hutton Mount estate. This six bedroom three storey home is offered for sale with no onward chain and offers excellent scope for re-modelling and extension. Set back behind secure electric gates within a generous and private plot with an array of established tree and shrub planting and having the addition of a heated swimming pool to the rear and being conveniently placed for access to the local schools and Shenfield station.

The ground floor has three distinct reception areas, including a split-level formal lounge with contemporary glass-insert gas fireplace and access to the conservatory addition, which overlooks the pool and garden. Adjacent is a formal dining room and an additional snug, each filled with natural light from large double-glazed windows. The heart of the home lies in the expansive kitchen/breakfast room, fitted with high-quality units, granite surfaces, and a central island—ideal for both casual family meals and entertaining. Completing the downstairs layout is a spacious utility room and a convenient guest WC.

Upstairs, the central landing leads to four bedrooms, including a principal suite complete with fitted wardrobes and an ensuite bathroom featuring a walk-in shower and twin vanity basins. There is a modern family shower room offering added convenience for family or guests. The second floor includes two additional bedrooms and a useful shower room.



















# STEP OUTSIDE

## 44 Ridgeway

---

Stepping outside, the property's rear garden offers a heated swimming pool, Jacuzzi, and a mix of mature trees and landscaped shrubbery, providing a great space to sit and enjoy the outside. The detached garage, coupled with extensive driveway parking, ensures ample space for vehicles and additional storage.

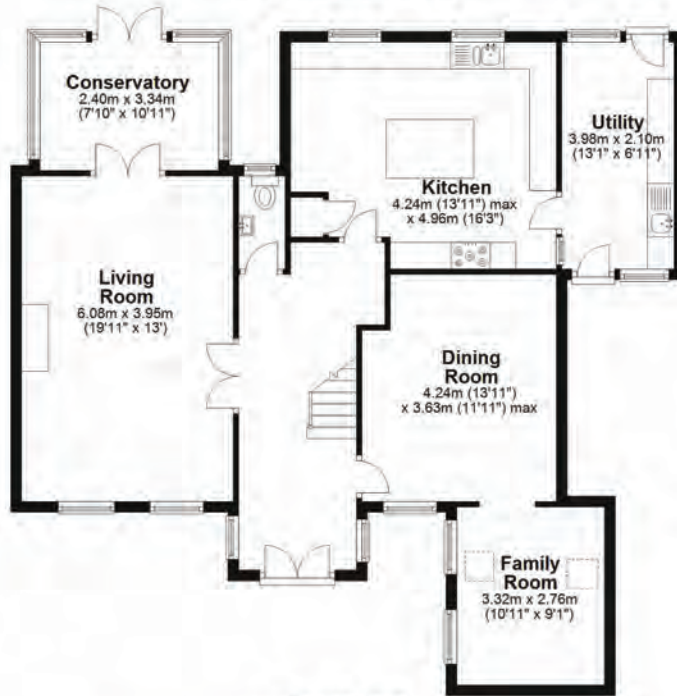
Situated in the prestigious private setting, this property offers both the seclusion and the proximity to essential amenities, including local shops, pubs, and top-rated schools. With Shenfield station only 0.5 miles away, residents enjoy direct access to London, making this home perfect for both relaxation and easy commuting.

### Property Features

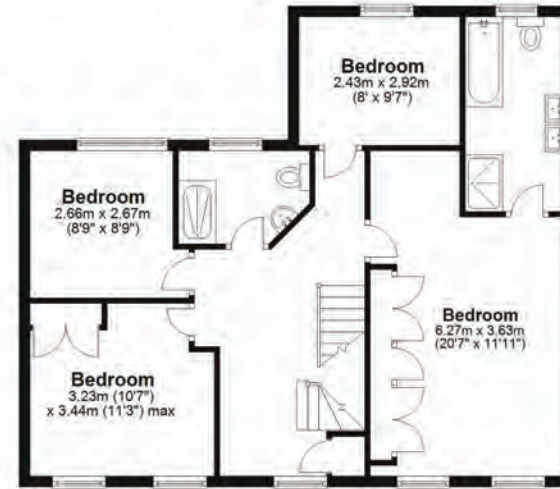
- Private, Gated Entrance with Extensive Driveway and Detached Garage
- Six Spacious Bedrooms, Including A Principal Suite with Ensuite Bathroom
- Four Reception Rooms, Offering Ample Entertaining and Relaxation Space
- Expansive Kitchen with Granite Surfaces and Central Island
- Secluded Rear Garden Featuring a Heated Outdoor Pool and Separate Jacuzzi
- Walking Distance to Shenfield Station (0.5 Miles)
- Beautifully Maintained Gardens on Approximately a Third Of An Acre



**Ground Floor**  
Approx. 102.8 sq. metres (1108.3 sq. feet)



**First Floor**  
Approx. 73.2 sq. metres (787.5 sq. feet)



**Outbuilding**  
Approx. 25.8 sq. metres (276.0 sq. feet)



**Second Floor**  
Approx. 40.8 sq. metres (437.4 sq. feet)



Total area: approx. 242.2 sq. metres (2607.2 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, mis-statement or use of data shown.

Property marketing provided by [www.matthewkyle.co.uk](http://www.matthewkyle.co.uk)

Council Tax Band: G  
Tenure: Freehold

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		69	77
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2024 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 12293451 Registered Office: F&C Area 25 Limited, 46 Hullbridge Road, South Woodham Ferrers CM3 5NG. Printed 09.12.2024



follow Fine & Country Mid and South Essex on



Fine & Country Mid and South Essex  
1st Floor, 101-135 Kings Road, Brentwood, Essex, CM14 4DR  
Tel: +44 (0)1277 714044 | [midandsouthessex@fineandcountry.com](mailto:midandsouthessex@fineandcountry.com)

