



Mill Green Road
Fryerning, Ingatestone Essex CM4 0JE

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A sublime private estate of impeccable quality in prime Fryerning, host to three ancillary cottages in addition to a luxurious main residence with basement, extensive garaging and helipad. In total 3.8 acres. The Clearings offers a collection of independent dwellings set discreetly behind electric gates within professionally landscaped grounds; namely a House Manager's Cottage, Pool House, and Gate House, in addition to a six-bedroom house of 4,775 sq. ft. Including extensive garaging for as many as nine vehicles, the total built area stands at over 10,600 sq. ft.

The main house boasts an entrance hall leading to a spacious wrap-around living space, which forms a formal sitting room, garden room, breakfast/entertainment bar, and dining area. Offering stunning garden views and bifold doors, this space seamlessly connects with the outdoors. The high-quality kitchen features a large island, wine cooler, and a selection of Gaggenau appliances, with an adjacent utility room by Smallbone for added convenience. Additional ground floor amenities include a TV/snug room, formal dining area, and cloakroom, all benefiting from underfloor heating and air conditioning in select areas.

Planning permission has now been obtained to enlarge the first floor accommodation to provide up to four en-suite bedrooms, if required, as well as an extended hallway and galleried landing with new feature staircase. The asking price has been reduced accordingly to more than cover the likely cost of these enhancements. Artist's impressions and proposed layout shown, however purchasers can choose their own internal configuration.

To the first floor, a principal bedroom with dual dressing areas and an en-suite bathroom, along with two additional bedrooms, each with en-suite facilities, and a family bathroom. The top floor features a further bedroom and bathroom, while the impressive basement offers a bedroom, a shower room, and gym.

The main house is equipped with Crestron and Lutron systems, Nest heating controls, and comprehensive security features such as CCTV cameras and security beams, ensuring comfort and peace of mind.

Professionally Landscaped Grounds

The landscaped gardens have been professionally crafted, featuring a picturesque terrace highlighted by ornamental ponds, winding pathways, and lush mature planting. The formal gardens benefit from an automatic rainwater irrigation system and are enhanced by a designer Hunza lighting system, creating seamless illumination. Adjacent to the pool, a Riviera cedar hot tub provides a relaxing setting with scenic views of the many and varied statues and sculptures (available by separate negotiation). A woodland walk, helipad, and Alitex greenhouse all add to the appeal of the gardens, with functional areas including a gardener's workspace complete with a hut, storage facilities, WC, and a detached games room boasting a veranda, woodburner, sink, and tea-making amenities.

Ancillary Buildings:

-Pool House-

Set beside the pool and ornamental pods, this is an ideal guest house, with bi-folding doors onto the garden terrace with a lounge area and kitchen. There is also a Jack and Jill shower and W/C, also accessible from outside for anyone wishing to use it before or after a swim. Upstairs is a bedroom and store/dressing room with further ensuite. The Pool House has underfloor heating on the ground floor and runs on its own separate boiler. It has air conditioning on the first floor and also runs on Lutron, Crestron with Sonos systems. The cottage also features its own separate gated entrance and parking for several cars.

-House Manager's Cottage-

A superb 2 bedroom house with its own patio garden. The ground floor consists of reception room with views over the gardens, and a separate kitchen. There is internal access to a large utility room which is used to service all the homes on the estate. On the first floor there are 2 bedrooms and a family bathroom. You can also access a 2-bay garage from the utility area, and there is a separate gardener's loo accessed from the garden. The cottage has air conditioning in the main bedroom and is also served by Lutron and Crestron systems.

-Gate House-

A lovely 1 bedroom house with kitchen, reception room and family bathroom with bi-folding doors leading to its own private terrace. The bedroom on the first floor has air conditioning, with ample storage and fitted work desk area. This house has plenty of parking and its own entrance via electric gates into Hardings Lane, or can be accessed via the main entrance in Mill Green Road.

-Garden Kitchen-

This stunning wood clad pool house has full length bi-folding doors and a sumptuous outdoor kitchen/dining room, perfect for a party or entertaining family and friends. Air conditioned (heating and cooling) and fitted with Wolf gas hob and barbeque, featuring a wine cooler, ice maker and runs on Lutron & Creston systems.

Garaging

For those seeking to house a collection of cars or motorbikes, the garaging at The Clearings excels, with potential to house up to nine cars in the various garages, each of which can be independently temperature controlled, featuring underfloor heating and dehumidifiers. Furthermore, there is extensive parking within the driveways and roadways inside the estate.

Swimming pool

The swimming pool is gas heated with electric safety cover, fully tiled and has ultraviolet filters.

There are also 2 EV charging points (22kw)

Location

A12: 2 miles, Ingatestone: 1.5 miles, Shenfield: 5.6 miles, M25 (Junction 28) :8.3 miles. All distances approximate.

Fryerning is surrounded by a wealth of 'Green Belt', farmland, ancient hedgerows and woodland and the area retains a distinctly rural atmosphere despite its convenient location between Ingatestone, Shenfield and Chelmsford and its excellent rail and road links into London. The Elizabeth Line available from Shenfield provides a service to London's West End and Heathrow Airport.

Fryerning itself is renowned for having one of the most exclusive postcodes in Essex and boasts two public houses of note; The Cricketers and The Viper. Neighbouring Ingatestone just one mile away, is the larger of the two villages and has a wide range of amenities including numerous shops, a doctor's surgery, library, post office and a railway station on the main line into Stratford and London Liverpool Street.

Chelmsford city, to the north, offers a cosmopolitan pedestrian shopping centre and a wide variety of restaurants and recreational facilities. There is an excellent choice of both state and private schools including Anglo European, Brentwood School, St. Martin's, King Edward Grammar School, Chelmsford County High School for Girls, New Hall and Felsted, all within driving distance.

Acreage: Circa 3.85 Acres

Directions

Directions From Ingatestone . Proceed into Fryerning Lane and continue to the top of this road. At the junction turn right on Mill Green Road. Proceed until you pass Hardings Lane and the entrance is on your right.

Additional Info

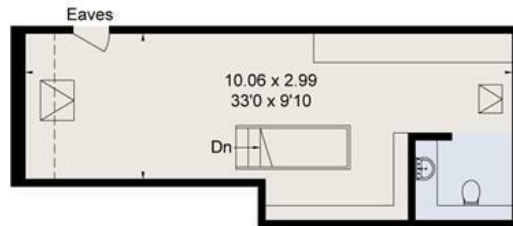
Mains Drainage
Mains Gas
Mains Electric







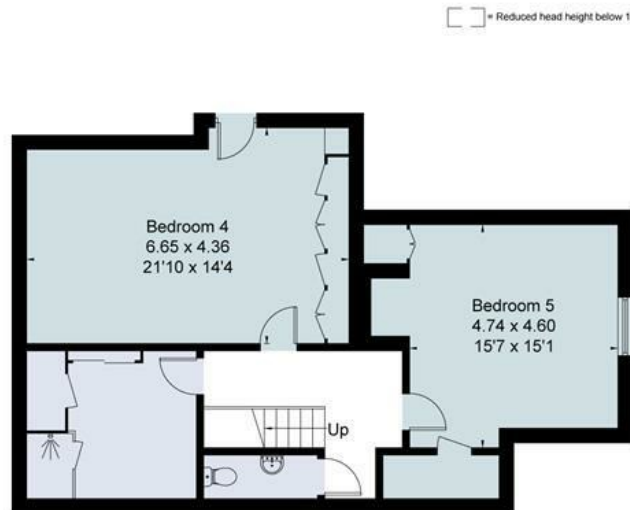
Approximate Area = 366.5 sq m / 3945 sq ft
 Basement = 77.1 sq m / 830 sq ft
 Total = 443.6 sq m / 4775 sq ft
 Including Limited Use Area (1.8 sq m / 19 sq ft)
 For identification only. Not to scale.
 © Fourwalls



Second Floor



First Floor

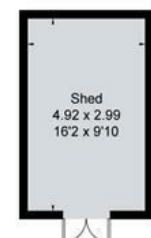


Basement

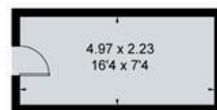


Ground Floor

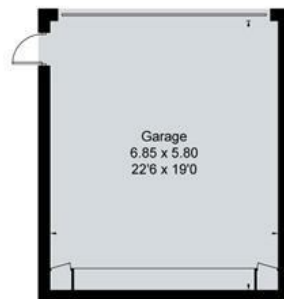
Approximate Area = 544.8 sq m / 5864 sq ft
Including Limited Use Area (28.4 sq m / 306 sq ft)
For identification only. Not to scale.
© Fourwalls



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



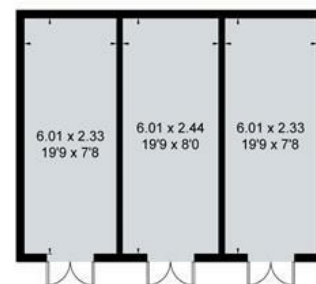
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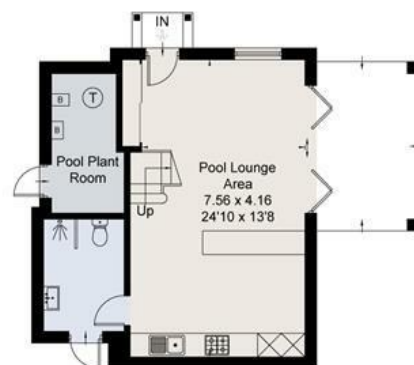
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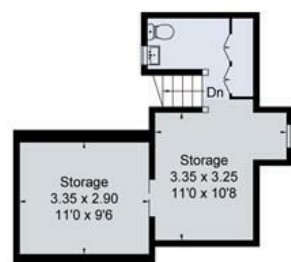
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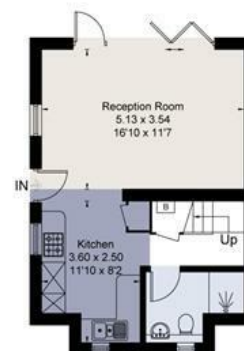
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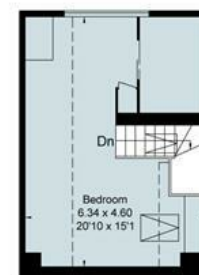
Outbuilding - Ground Floor
(Not Shown In Actual Location / Orientation)



Outbuilding - Mezzanine



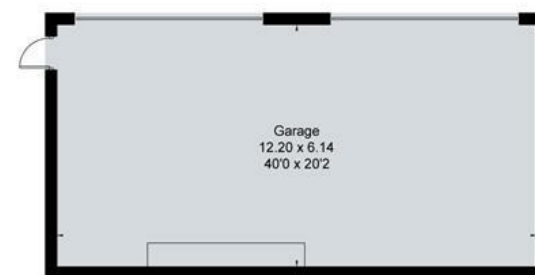
Gatehouse - Ground Floor



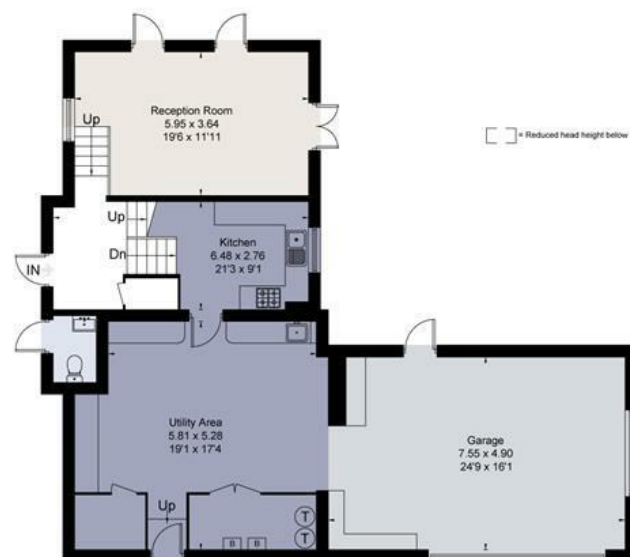
Gatehouse - First Floor



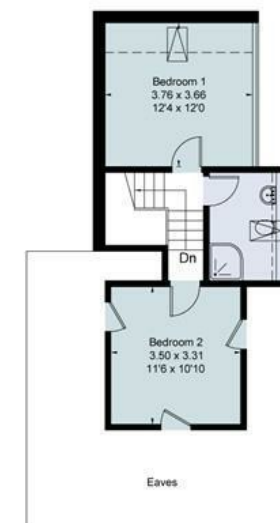
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Annexe - Ground Floor



Annexe - First Floor

