



Hardings Lane  
Mill Green CM4 0HZ  
Guide Price £1,750,000-£1,800,000

## Hardings Lane, Mill Green, CM4 0HZ

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Woodlands is situated in a private, no through country lane in the sought after conservation area of Mill Green, Fryerning, being within a few minutes drive of the village of Ingatestone with Mainline station providing a 25 to 30 minute service to London Liverpool Street.

Offering beautifully presented accommodation arranged over three levels, Woodlands presents a rare opportunity to purchase a luxury home on a secluded and manageable plot of approximately one third of an acre.

Having been substantially renovated by the present owners, the living space commences with an attractive entrance hall, which leads to a stunning bespoke kitchen by Brighton Kitchens, with open plan dining/living area and adjoining utility room. There are two main reception rooms, one to the lower ground floor with French doors to a covered terrace, the other with French doors to a raised, decked terrace, providing elevated views of the grounds. Further accommodation includes a master bedroom at first floor level with a luxury en-suite shower room, three further bedrooms - one with en-suite shower room, and a bathroom serving the two others. There is also a study/fifth bedroom to the front at ground floor level.

The grounds, which provide total privacy, are laid primarily to lawn with a raised decking area giving excellent country views, as well as a large, professionally laid Sandstone patio, ideal for summer entertaining. To the front of the property is a gated shingle driveway, with a mature Laurel hedge giving added privacy.



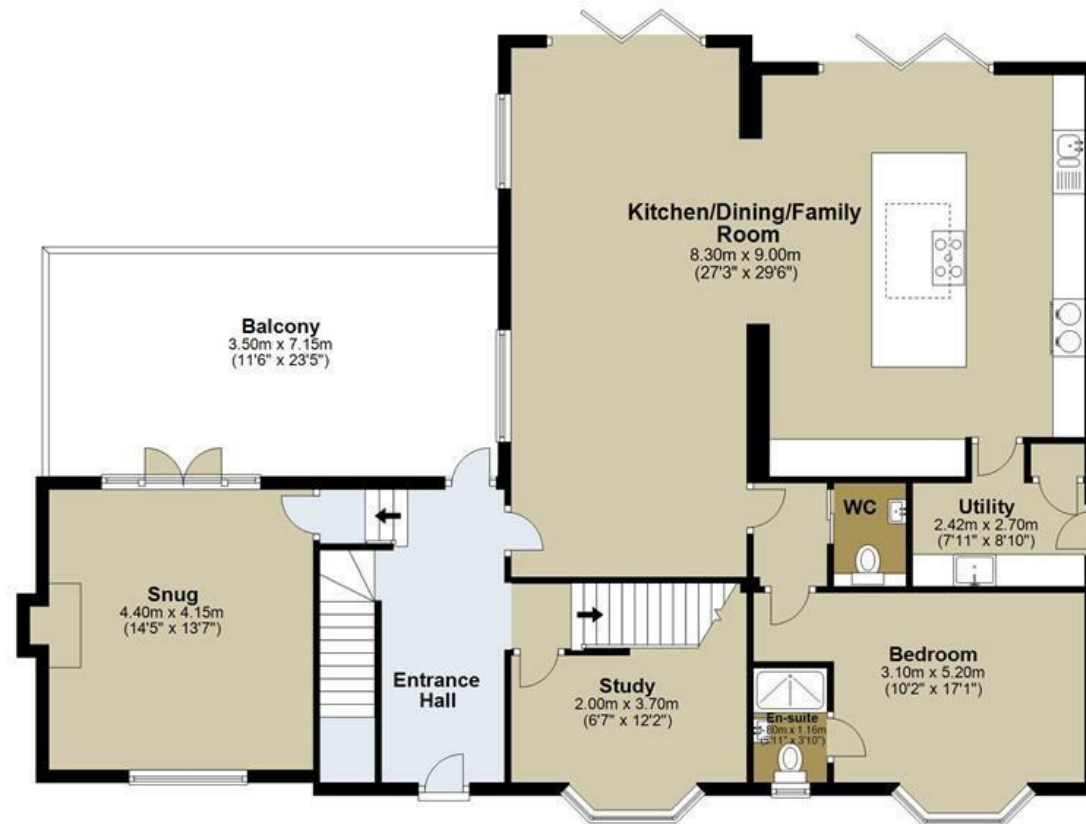








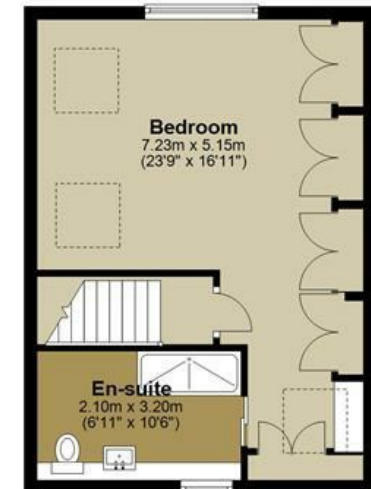
**Ground Floor**  
Approx. 134.5 sq. metres (1447.7 sq. feet)



**Lower Ground Floor**  
Approx. 66.6 sq. metres (716.7 sq. feet)

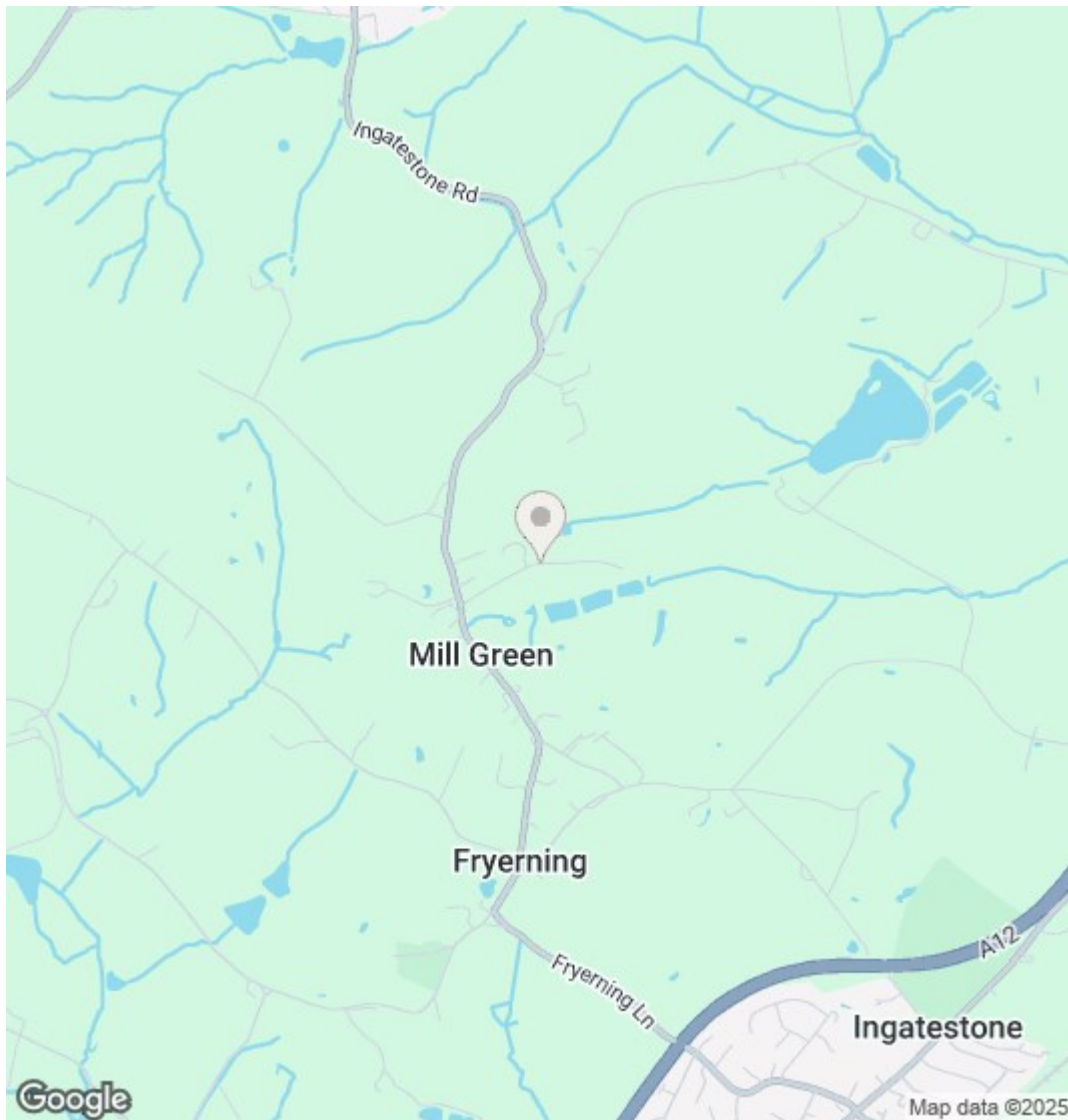


**First Floor**  
Approx. 37.5 sq. metres (403.2 sq. feet)



Total area: approx. 238.5 sq. metres (2567.7 sq. feet)

**Hardings Lane**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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