

Beresfords

COUNTRY & Village





SPINNEY COTTAGE

FRYERNING | ESSEX

2.2 miles to Ingatestone train station (journey time into Liverpool Street approx. 29 minutes) | 5.6 miles to Shenfield train station (journey time to Liverpool Street approx. 25 minutes)
1.5 miles to Anglo European School, Ingatestone | 6.6 miles to Brentwood School | Approx. 19 minute drive to Chelmsford town centre

A charming family residence, on a private road thought to date back to 1908 with more recent additions and improvements. The property is set on approximately 1 acre (stls), elevated within the plot which offers striking specimen trees within a very private idyllic setting. Located in a prime position within the ever popular village of Fryerning, offering four bedrooms with en-suite to the master, three receptions and beautiful views from all the principal rooms onto the beautiful formal grounds. There is an extensive driveway leading to a detached double garage. EPC D

- Four bedrooms en-suite to master
- Family shower room/Separate WC
- Drawing room opening to morning patio
- Double aspect kitchen/breakfast room
- Ground floor bathroom
- Study
- Conservatory
- Extensive driveway
- Detached double garage
- Private, idyllic mature plot of 1acre (stls)
- 2.2 miles to Ingatestone train station
- 5.6 miles to Shenfield train station
- On a private road
- 1.5 miles to Anglo European School, Ingatestone
- 6.6 miles to Brentwood School
- Walking distance to both local pubs



The property is in excellent condition both internally and externally, located in a prime position within the ever popular village of Fryerning. The house is extremely private with established specimen trees within a unique plot, offering a parkland feel however still retaining a wealth of natural light throughout the residence itself. Approached via a generous driveway offering extensive parking for numerous vehicles leading to a detached double garage, adjacent to the generous frontage which is mainly laid to lawn.

On entering into the grounds themselves, you have superb views across an extensive courtyard/seating area which is also accessed via the previously mentioned garage offering a tiered patio with hot tub leading down to well considered landscaped beds. Discreet pathways lead down to the formal grounds which overlook a beautiful lake beyond the rear boundary. This wonderful plot enjoys the sun throughout the day with a further morning patio accessed via the drawing room.

Internally the property offers a sensible flow of family living space over both floors with all of the principal rooms offering views of the garden. The hallway benefits from fitted cupboards and gives access into a good size ground floor bathroom with tiled flooring and also into a utility room which is located opposite the dual aspect kitchen breakfast room, with large bay windows looking onto the South facing garden.

A generous office/study sits between the kitchen and the L-shaped sitting room and gives access into a generous vaulted conservatory which opens via double doors onto the surrounding patio. The sitting room has a lovely dual aspect and double doors onto the morning patio and South facing gardens. It also enjoys a working fireplace with inset wood burner.

To the first floor there are three double bedrooms and one single, of particular note the dual aspect master bedroom which also benefits from a walk-in wardrobe and en-suite bathroom. Bedrooms two and three are also good size doubles with the forth single bedroom looking back onto the front courtyard. A good size family shower room and separate cloakroom combined with the ground floor bathroom serve these three bedrooms.



Spinney Cottage, Hardings Lane, Ingatestone

Approximate Gross Internal Area

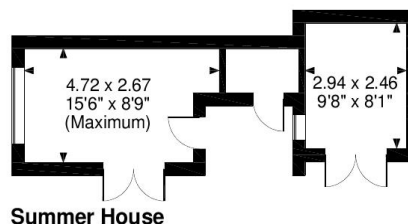
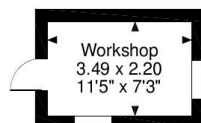
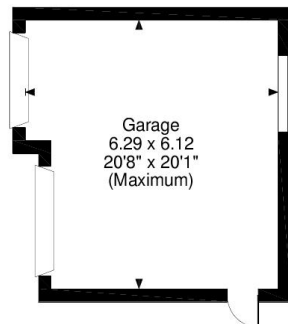
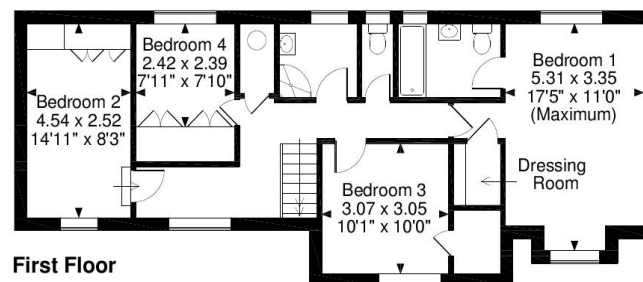
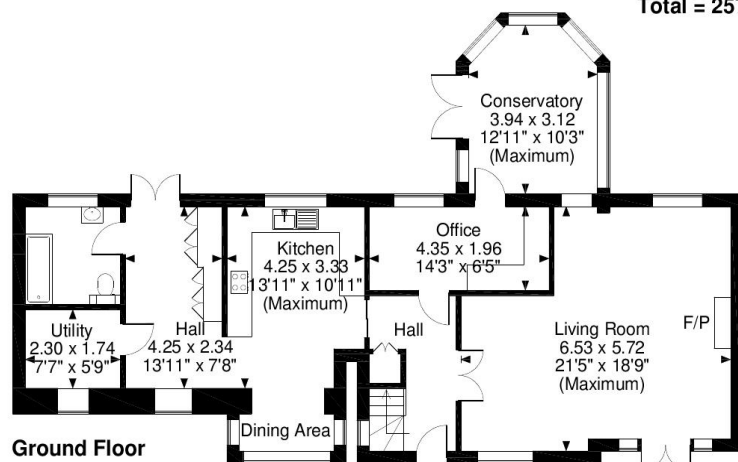
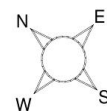
Main House = 1878 Sq Ft/174 Sq M

Garage = 391 Sq Ft/36 Sq M

Workshop = 83 Sq Ft/8 Sq M

Summer House = 226 Sq Ft/21 Sq M

Total = 2578 Sq Ft/239 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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