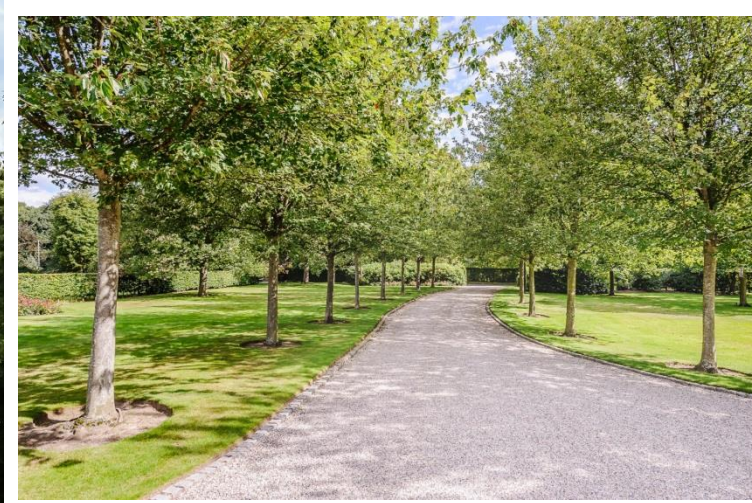


Beresfords

COUNTRY  
& Village





# THE THATCHED HOUSE

MILL GREEN ROAD | FRYERNING | INGATESTONE | ESSEX

Ingatestone railway station within 1.8 miles (fast rail service to London Liverpool Street with a journey time of approximately 27 mins) | Shenfield railway station within 5.6 miles (fast rail service to London Liverpool Street with a journey time of approximately 23 mins) | Stansted Airport within 34.3 miles | Chelmsford town centre within 7.8 miles | The A12 at Junction 13 within 1.5 miles, with easy access to the M25 and all other major motorway links.

The Thatched House is a striking four bedroom detached family residence benefitting from four reception rooms, four bathrooms, set well back from Mill Green Road within a beautiful, established and private plot of circa 5 acres (stls). The property is approached from one of the prime positions in Fryerning via an extensive shingle banjo driveway which dissects the substantial front lawns, leading up to the main house and indeed the detached triple garage. EPC TBC.

- Benefitting from not being listed
- Double aspect Master Bedroom with En-suite
- 4 Reception Rooms with additional study
- Triple aspect drawing room
- Kitchen breakfast room
- Southerly aspect throughout
- Heated outdoor swimming pool
- Hard surface tennis court
- Detached triple garage
- Private setting
- Premier location within the village of Fryerning
- Plot of approximately 5 acres (Stls)



The house itself is in immaculate condition both internally and externally, offering a charming flow of accommodation which is noticeably light and airy. This is partly due of course to its Southerly aspect but also the high ceilings and generous windows throughout.

The accommodation in brief consists of a beautiful dual aspect kitchen/breakfast room with large central island, electric induction cooker and access into the adjoining utility room with matching units. It is important to note that both the kitchen and utility room open onto an extensive York stone patio.

A generous family room also benefits from double doors onto the patio and is adjacent to a ground floor study which looks onto the front gardens and benefits from bespoke fitted units.

The beautifully lit dining room has solid wood flooring, part wood paneled walls and generous window enjoying wonderful views of the rear gardens beyond. It also features an attractive fireplace.

A further triple aspect drawing room again offers double doors onto the rear patio with views to the front, east and of course South onto the beautiful rear grounds. This substantial reception forms part of the previously mentioned 2-storey extension and also provides a magnificent open fireplace.

A turning stairwell to the first floor accommodation leads up to an attractive landing with picture window overlooking the front garden and pond.

All of the bedrooms offer wonderful views; of particular note, the dual aspect master located above the drawing room forming the first floor of the recent 2-storey extension which also benefits from fitted wardrobes and a beautiful marble en-suite shower room with his-and-her sinks and again, views across the rear gardens.

The three remaining bedrooms are all good sized doubles, with bedroom 4 currently utilised as a single. Bedroom 3 is located to the West wing of the house and is very much on its own, offering a Westerly and Southerly aspect with the benefit of its own shower room. This bedroom is currently enjoyed as a fantastic guest suite.

Bedrooms 2 and 4 are served by a family bathroom with marble enclosed, oval bathtub and indeed and a separate family shower room which is directly opposite bedroom 4.



The Thatched House is a striking family residence set well back from Mill Green Road within a beautiful, established and private plot of circa 5 acres (stls). The property is approached from one of the prime positions in Fryerning via an extensive shingle banjo driveway which dissects the substantial front lawns, leading up to the main house and indeed the detached triple garage. It is important to note that the garage block also houses the plant room for the heated outdoor pool which benefits from a 2-year old boiler. There is also substantial storage above. A further separate entrance to the property lies discreetly to the Western boundary and offers a post and rail paddock, with wide access up to a detached outbuilding which is currently utilised for garden equipment and storage with the benefit of a wash basin and water supply.



This section of the grounds could be viewed as an ideal separate plot should a prospective purchaser want to work the planning. It also obviously offers fantastic equestrian potential if not. To the rear of the house, a beautiful York stone patio extends out to the formal grounds and around the previously mentioned heated outdoor swimming pool, offering extensive seating areas with all the principal rooms opening onto it. The lawns beyond have been well considered in their landscaping, with delightful beds and borders leading past a hard surface tennis court into the more established section of the garden to the Southern boundary. This parkland area of the plot links with the previously mentioned paddocks to the Western boundary. The Thatched House benefits from not being listed. It was constructed in 1939 with more recent improvements and additions, most notably the 2-storey extension to the Eastern wing.

The Norfolk reed thatched roof which is thought to have at least 30 years of life remaining. The roof has been re-ridged every 4 years and is therefore in fantastic condition and repair.



**The Thatched House, Mill Green Road, Mill Green, Ingatestone**

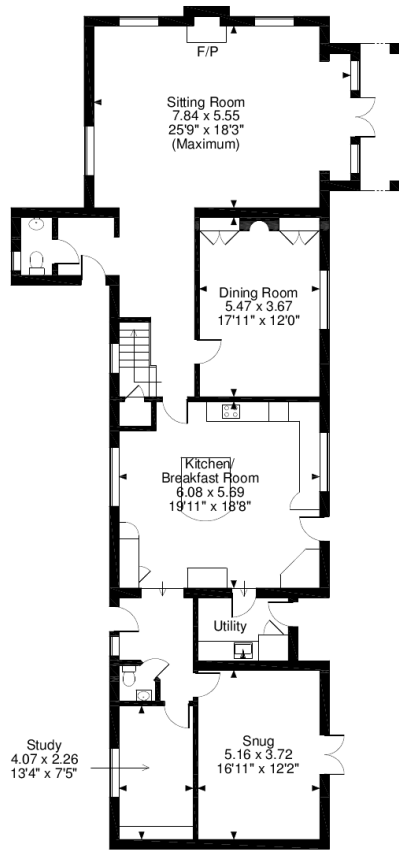
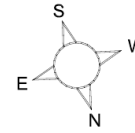
**Approximate Gross Internal Area**

**Main House = 3044 Sq Ft/283 Sq M**

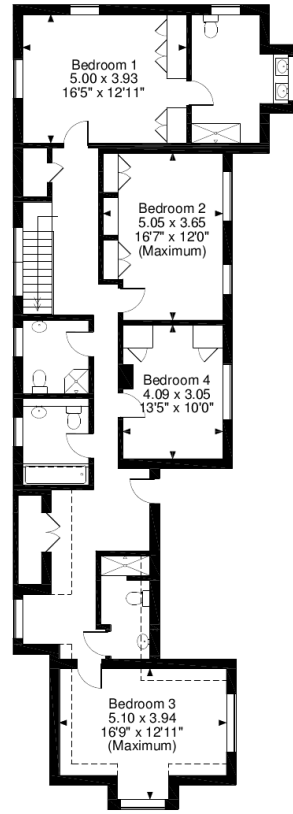
**Garage = 695 Sq Ft/65 Sq M**

**Total = 3739 Sq Ft/348 Sq M**

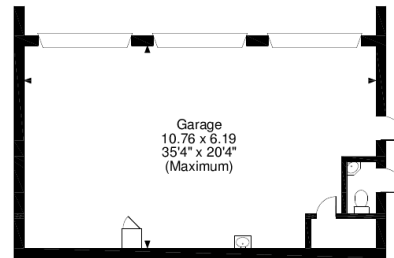
Quoted Area Excludes 'External W.C.'



**Ground Floor**



**First Floor**



**Garage**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

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

--- Denotes restricted head height

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