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Beresfords

COUNTRY  
*& Village*





# BLANKET HALL

BEGGAR HILL | FRYERNING | ESSEX

Ingatestone Train Station 2.4 miles (Approx 8 minutes) | Shenfield Station 5.1 miles (Approx 13 minutes) | Brentwood School 6.2 miles (Approx 15 minutes) | Stansted Airport 24 miles (Approx 33 minutes)

**Directions:** Approaching the village from Fryerning Lane, turn left on to the Blackmore road, follow the road round to the right and continue up the lane for approximately 1 mile. Take the first turning to the right hand side which brings you onto Beggar Hill. The property is then located approximately 200 yards on the right hand side set well back from the quiet country lane.

This imposing and striking private residence occupies one of the most prominent positions in the renowned village of Fryerning, positioned discreetly behind a bank of fully fledged trees and hedging on the crest of Beggar Hill, providing an impressive elevation across the parkland grounds surrounding the property. This substantial and well proportioned house in the Queen Anne style has been built to an exceptionally high standard throughout. The attention to detail surrounding the symmetry of the main dwelling is apparent when approaching the property from the sweeping horseshoe driveway accessed via the private electric gates to the front of the property. EPC D

- Idyllic location
- Master bedroom with en-suite, dressing room and south facing balcony
- Five additional double bedrooms
- Four further en-suites.
- Five reception rooms
- Indoor pool complex with Jacuzzi
- Indoor gym & games room
- Integral double garage
- Attic room/ potential cinema room
- Circa 9000sqft of living accommodation
- All weather tennis court
- Artificial golf green installed by Tour Greens Europe
- Outbuildings with equestrian potential
- Set on a plot of circa 9.2 acres (STLS)
- Further land available via separate negotiation



## Description

### Internally

Entering the property you are welcomed into a grand and impressive entrance hall with feature winding staircase, vaulted ceiling and galleried landing which serves as the perfect introduction to this fine home. All of the reception rooms on the ground floor are accessible from the entrance hall, you have the study directly to your right and working round counter clockwise you will find the downstairs cloakroom, formal sitting room, formal dining room, kitchen breakfast room and the family sitting room.

The kitchen breakfast room at the rear of the property benefits from having direct access to the separate utility room and the formal dining room to the other side. Exiting the kitchen the pool complex located in the north east wing of the property is accessed via a glass roofed double aspect walk way to provide a contemporary and functional link to this section of the house. The pool itself is a 10m x 4.5m fully heated deck level swimming pool, in addition to this you have a six seater Jacuzzi and commercial standard semi circular bar located at the rear of the room to provide a fantastic entertaining space. From this section of the house you can easily access the gym and games room above via a spiral staircase or walk through to the double garage area with electrically operated up and over doors.





## Description

### First Floor

The first floor plays host to all six of the family bedrooms. The master suite is located to the rear of the property, with its near floor to ceiling and wall length windows and balcony beyond the room making the most of its southerly aspect. The master suite comprises the primary bedroom with fitted wardrobes and a walk in dressing room complete with a full width en-suite including a shower steamer. Bedrooms two, three, four and five all benefit from additional en-suites. The first floor also includes a family bathroom and feature galleried landing. A second staircase coming off the landing leads up to the attic room above the entrance hall. With its high pitched roof and wide open floor space this unused room provides the perfect opportunity to create a home theatre without having to compromise on one of the bedrooms or outbuildings.

### Externally

The property itself sits on circa 9.2 acres of mature landscaped grounds with an extensive horseshoe driveway fronting the property and a full width stone patio making up the rear. The grounds to the rear also comprise an all weather tennis court and an artificial golf green installed by the renowned Tour Greens Europe. Brick built barns located parallel to the property on the left hand side of the plot allow for an equestrian usage with two stables already being in situ or the potential for further ancillary accommodation (STPP).

**Agents Note:** A further circa 7.4 acre plot (STLS) of land adjoining the property is available via separate negotiation to any prospective purchaser.





# Blanket Hall, Fryerning

Gross internal area (approx.)

Total = 851 sq m (9155 sq ft)

Main House = 803 sq m (8643 sq ft)

Garage & Workshop = 48 sq m (512 sq ft)

Quoted Area Excludes 'External Store'

For identification purpose only. Not to scale.

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--- Denotes restricted head height



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