



Mill Green Road, Fryerning

Mill Green Road Fryerning

£3,250,000

Superbly located in the heart of Fryerning, one of Essex's most desirable villages, this stunning property boasts a 0.64 (32.28m) acre (subject to land survey) corner plot with beautifully landscaped gardens, complete with hot tub and vegetable garden. The traditional style interior has modern elements, including a basement with luxurious home spa style features such as a gym, single-width exercise sunken swimming pool, spacious wet room-style shower and cloakroom. The first floor offers four double bedrooms, with the master bedroom having a beamed and vaulted ceiling, balcony and a luxurious en-suite bathroom. Two bedrooms share a 'Jack and Jill' en-suite shower room and there is also a separate shower room from the landing. The property is perfectly located, just 1.4 miles from Ingatestone's high street, where you can find a wide array of shops, bars, restaurants and the mainline railway station nearby for commuting to London, taking just 23 minutes to Stratford with links to Canary Wharf and the Elizabeth Line for the West End and Heathrow airport. EPC C.



Entrance Hall

Original oak latch style entrance door set in stone mullion leads to the reception hall whereupon you are immediately greeted by a modern raised circular woodburner set in a chimney recess. Oak flooring continues into the reception rooms and a semi circular oak staircase leads to the first floor with built in storage cupboard beneath.

Cloakroom

Modern two piece suite including a square column wash hand basin and back-to-wall WC. Tiled floor and window to front aspect.

Study 13' 8" x 11' 8" (4.16m x 3.55m) into bay.

Leaded light Crittall style window overlooking the garden and matching glazed door leading to loggia that extends across the rear of the lounge.

Lounge 20' 8" x 12' 8" (6.29m x 3.86m)

Dual aspect with centrally positioned marble fire surround and brick inset with open grate. French doors to loggia overlooking the superb rear garden and further window to front.

Kitchen/Breakfast Room 29' 0" x 16' 0" (8.83m x 4.87m) into bay.

Contemporary fitted kitchen featured around a large central island with adjacent staircase leading to the basement, open-plan access to the dining room, bay window to front and double glazed Crittall style French doors to the garden. Inset sink with Quooker hot tap, integrated dishwasher, Miele induction hob with DeDietrich downdraft extractor fan. Breakfast bar area and floor to ceiling fitted units set across a large expanse of wall housing Gagganau larder fridge and freezer with inset wine cooler. Twin Miele ovens either side, steamer oven, warming drawer and coffee machine with drawer's beneath. Ceramic tiled floor with underfloor heating and uplights. Inner lobby with oak door to front, access to the utility room and family room.

Dining Room 13' 4" x 11' 5" (4.06m x 3.48m)

Superb herringbone style oak floor, window to rear and cornice to ceiling.

Utility Room 12' 10" x 4' 3" (3.91m x 1.29m) to front of fitted units.

Wall to wall fitted units housing space for stacking washing machine and tumble drier. Ceramic tiled floor and door to rear.

Family Room 27' 8" narr. 16' 2" x 18' 10" (8.43m x 5.74m)

A large airy room with wood flooring, window to front and Crittall style double glazed doors to garden with part vaulted and oak beamed ceiling leading to a further seating area with window to rear.

Basement

Stairs lead down from the kitchen to the lower level with ceramic tiled floor, built in plant room and Crittall style glazed partitions overlooking the home gymnasium and exercise pool. A door leads



to stairs rising to the garden and further opaque glazed doors lead to a shower room and cloakroom.

Gym/Games Room 38' 11" x 17' 7" (11.85m x 5.36m)

A superb room partitioned from the exercise pool via Crittall style windows with wood floor, air conditioning and recessed ceiling speakers. Television wall point.

Swimming Pool 38' 11" x 8' 1" (11.85m x 2.46m)

Mosaic tiled single width exercise pool with marble tiled walls, air conditioning and ceiling speakers.

Shower Room 7' 0" x 6' 4" (2.13m x 1.93m)

Large wet room style shower with glazed door and changing area.

Cloakroom

Back to wall WC and wall mounted wash hand basin, Mosaic tiled floor.

First Floor Landing

Wooden floor, built in double width linen cupboard and doors to;

Master Bedroom 17' 3" x 14' 6" (5.25m x 4.42m)

Impressive room with exposed beam vaulted ceiling, wooden floor and double glazed Crittall style French doors to balcony. Door to en-suite bedroom.

Balcony

Glass bottomed with oak balustrade overlooking the beautiful rear garden.

En-suite Bathroom

An impressive room set within a turret-style bay window with a circular floor-standing bath and mixer tap with four windows above. Large walk-in wet room style shower with glass screen. Back to wall WC and rectangular shaped suspended wash hand basin and drawer beneath. Heated towel rail and ceramic tiled floor.

Bedroom 2 14' 9" x 12' 9" (4.49m x 3.88m) to rear of wardrobe.

Dormer style window to front, wooden floor, bespoke fitted curved wardrobes and opaque glazed door to;

Jack and Jill En-suite Shower

Wet room style shower with glazed screen, Laufen Alessi back to wall WC and suspended wall mounted wash hand basin with open storage and dormer style window to rear. Opaque glazed door to bedroom three.



Bedroom 3 16' 8" x 11' 8" (5.08m x 3.55m) to rear of wardrobes.

Wood flooring and window to rear aspect overlooking the garden. Opaque glazed door to Jack and Jill en-suite shower.

Bedroom 4 13' 2" x 11' 3" (4.01m x 3.43m) to rear aspect.

Dormer window to rear aspect. Fitted wardrobes and wooden flooring.

Shower Room

Shower cubicle, back to wall WC and wash hand basin. Ceramic tiled floor and walls. Window to front.

Externally

Occupying 0.64 of an acre (STLS) plot with beautifully landscaped grounds approached via a sweeping carriage driveway with electric farm style gates that lead to the entrance and adjacent garage with cart lodge and further parking at the side. The remainder of the garden is a large expanse of lawn with established shrub borders and side access either side leading to the rear garden. Across the rear of the property is a large sandstone paved terrace that continues to a sunken hot tub area with outside dining area beyond. Two rows of established pleached trees with a lawn between draw your eye down the garden to a large lawn via sandstone paved steps with shrubs borders that are well stocked with a wide variety of mature shrubs.

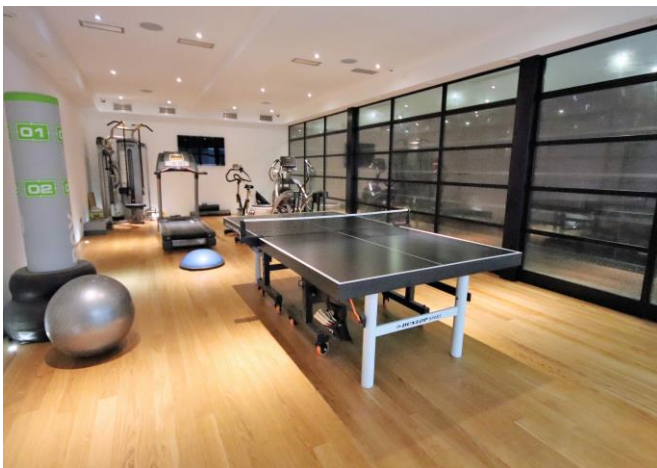
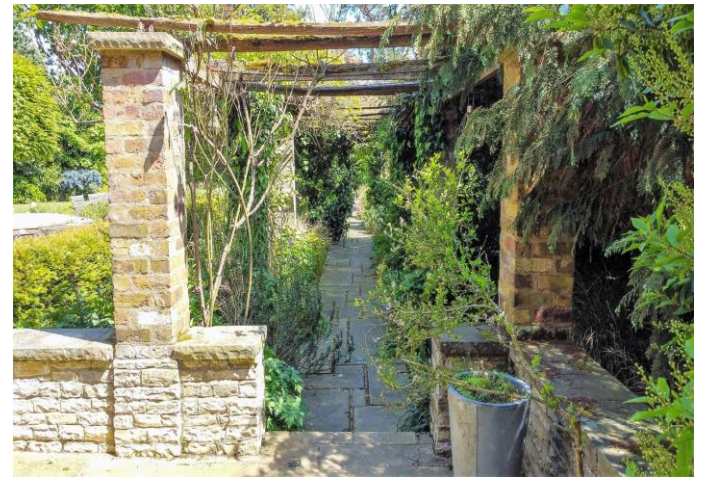


Two rows of established pleached trees with a lawn between draw your eye down the garden to a large lawn via sandstone paved steps with shrubs borders that are well stocked with a wide variety of mature shrubs. An arbour extends down the garden with climbing shrubs that leads to a secluded vegetable garden and there is a small wooded copse behind the formal gardens with access via double wooden gates from Mill Lane.

Garage 17' 8" x 9' 2" (5.38m x 2.79m)

Double opening wooden doors.

Cart Lodge 17' 8" x 10' 7" (5.38m x 3.22m)



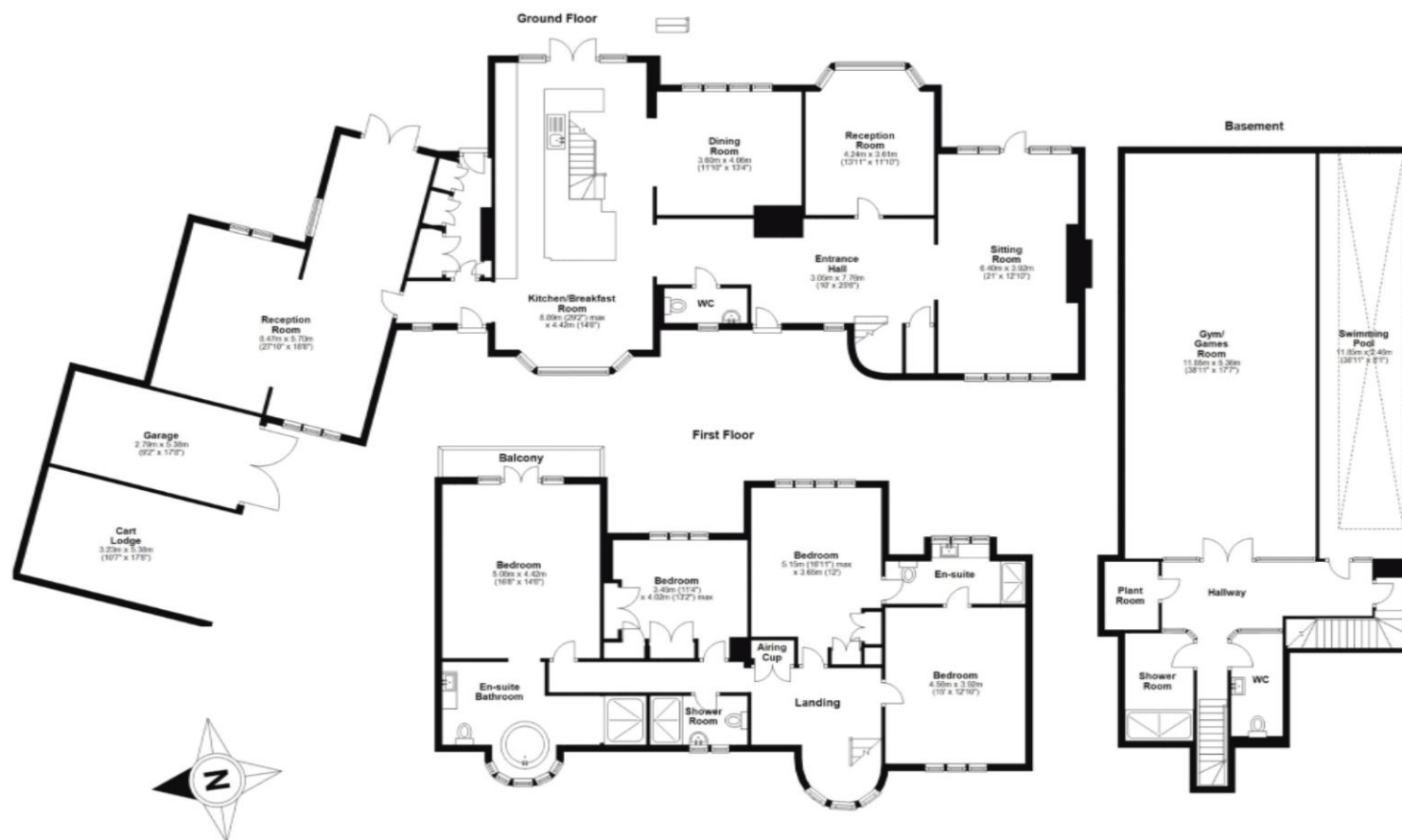


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		81
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Council Tax Band H.

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APPROX GROSS INTERNAL AREA MAIN HOUSE 417 SQ M (4490 SQ FT)
GARAGES/CART LODGE 33 SQ M (360 SQ FT) TOTAL 450 (4850 SQ FT)
 This floorplan is for illustrative purposes only and is **NOT TO SCALE**
 All measurements are approximate **NOT** to be used for valuation purposes **Copyright WN Properties 2023**

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