



Grange House, Beggar Hill, Fryerning, Ingatestone CM4 0PE  
Offers In Excess Of £2,500,000



# Grange House, Beggar Hill Fryerning, Ingatestone CM4 0PE

An outstanding lifestyle property, centered around an impressive reception hall boasting a bespoke staircase and double sided wood burner. Featuring an array of 'smart-home' conveniences with control 4 pads, designed for those who enjoy entertaining; this country home has it all! From the eclectic design led kitchen/dining room, with dark tones contrasting with a extensive use of glass taking the eye out of the garden terrace, pool and leisure room, to the social living spaces which flow into each other through high-end dual opening doors. For the busy family, there is an oversized utility/boot room, featuring integrated seating and underfloor heating which continues throughout the house. For those returning from a countryside dog walk, there is a covered side way with a sink and direct access into the boot room area.

On the first floor, there are a total of five double, en-suite bedrooms; perfect for family living. The indulgent master suite has as walk-through dressing area with bespoke fitted wardrobes, luxury en-suite shower and the added benefit of direct access to a roof terrace with stunning views. The remaining four double, en-suite bedrooms are well-proportioned, with some featuring period fireplaces. To the rear of the property, there is a striking entertaining space , complete with surround sound speakers. This area affords views overlooking open fields, with a tiled lounging area incorporating a fireplace; a heated outdoor pool; and the stunning entertaining room/pool house featuring a subterranean wine cellar, shower room and drinks bar. To the front is a broad gravelled carriage driveway providing ample parking, with CCTV (plus EV charge point). there is further potential for garaging (STPC).

Fryerning is an affluent semi-rural area, located just 2.2 miles to the southwest of Ingatestone Village which is situated on the A12 route and with a mainline station for London's Liverpool Street providing a regular 32-minute train service to the City.





**IMPRESSIVE RECEPTION HALL**  
17'1 x 16'2 max (5.21m x 4.93m max)

**TWO GROUND FLOOR  
CLOAKROOMS**

**DUAL ASPECT LOUNGE**  
23'4 x 17'1 (7.11m x 5.21m )

**HOME OFFICE/T.V. ROOM**  
14'4 x 9'9 (4.37m x 2.97m)

**STUNNING KITCHEN/DINING  
ROOM**  
27'9 x 19 max (8.46m x 5.79m max)

**UTILITY/BOOT ROOM**  
20'1 x 10'4 max (6.12m x 3.15m max)

**MASTER BEDROOM SUITE WITH  
DRESSING AREA AND LUXURY**  
16'6 x 11'6 (5.03m x 3.51m)

**TERRACE WITH PANORAMIC  
COUNTRY VIEWS**  
11'9 x 11'7 (3.58m x 3.53m)

**BEDROOM TWO WITH ENSUITE**  
12'10 x 11'11 (3.91m x 3.63m)

**BEDROOM THREE WITH EN-  
SUITE**  
12'10 x 11'11 (3.91m x 3.63m)

**BEDROOM FOUR WITH EN-SUITE**  
11'8 x 11'1 (3.56m x 3.38m)

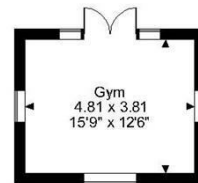
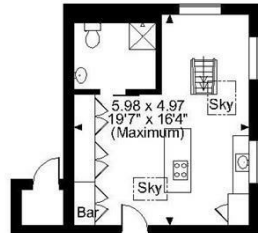
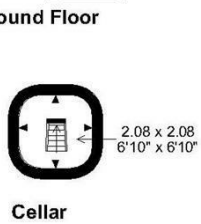
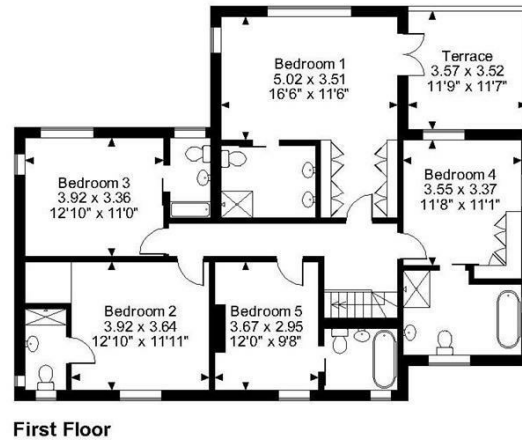
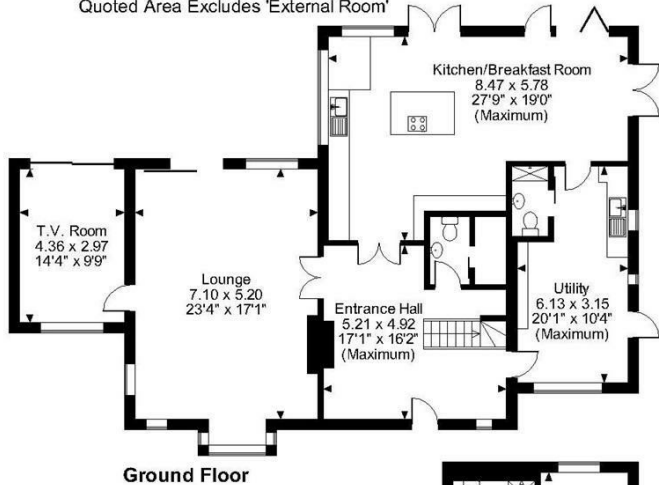
**BEDROOM FIVE WITH EN-SUITE**  
12 x 9'8 (3.66m x 2.95m )

**OUTSTANDING DETACHED  
ENTERTAINING/POOL HOUSE**  
19'7 x 16'4 (5.97m x 4.98m)

**SUBTERRANEAN WINE CELLAR**  
6'10x 6'10 (2.08mx 2.08m)

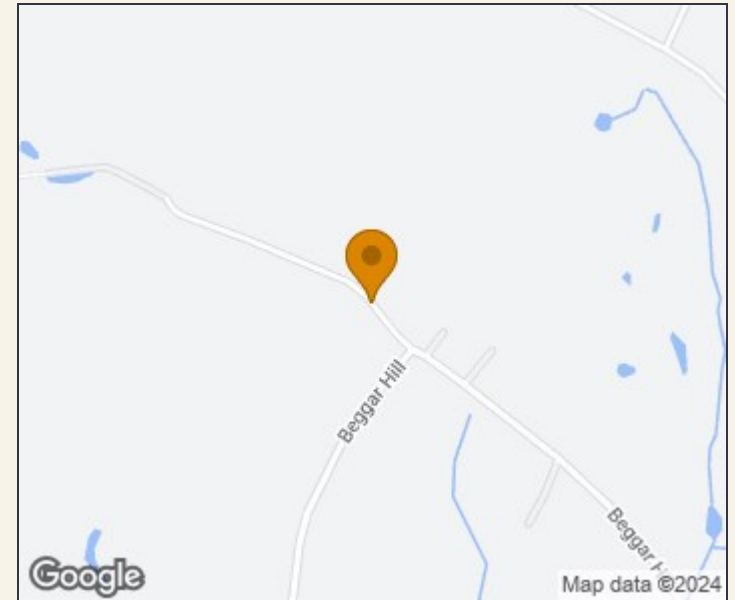
**BESPOKE FITTED GYM**  
15'9 x 12'6 (4.80m x 3.81m)

Approximate Gross Internal Area  
 Main House = 2757 Sq Ft/256 Sq M  
 Pool House & Bar = 357 Sq Ft/33 Sq M  
 Gym = 197 Sq Ft/18 Sq M  
 Terrace external area = 122 Sq Ft/11 Sq M  
 Total = 3311 Sq Ft/307 Sq M  
 Quoted Area Excludes 'External Room'



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

The position & size of doors, windows, appliances and other features are approximate only.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**VIEWING:** Strictly by prior arrangement with Ashton White Estate Agents.

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