



Lightoaks Cottage
Mill Green | Fryerning | Ingatestone | Essex | CM4 0HX

Lightoaks Cottage

A beautifully appointed period home in the heart of Fryerning, this property combines timeless character with modern comfort on a beautifully landscaped plot of 0.75 acre. Perfect for a growing family or professional couple, it offers charm, elegance and a highly sought-after location in one of the area's most exclusive settings. With highly-regarded schools within easy reach and nearby road and rail links to central London, together with Elizabeth Line services from Shenfield.

With refined interior design throughout, the main residence offers three spacious double bedrooms and two well-appointed bathrooms. Light-filled reception rooms flow seamlessly from front to back, complemented by a contemporary fitted kitchen at the heart of the home.

To the rear, a triple garage is accompanied by a separate gym/studio complete with its own kitchen and WC facilities, providing excellent versatility for modern living. Beyond lies an exquisite landscaped garden, featuring a bespoke Victorian glasshouse as its centrepiece.

Stepping inside, a welcoming reception hall with parquet flooring sets the tone for the home, with a stylish ground-floor cloakroom tucked just off the hallway. The spacious dual-aspect dining room, also with parquet floors, features an original fireplace — the perfect setting for cosy evenings with family and friends.

The kitchen is fitted with bespoke cabinetry, a breakfast bar, and integrated appliances, combining practicality with style. Plantation shutters frame the windows, offering both privacy and a touch of elegance.

At the heart of the home, the impressive 24ft reception room provides a light-filled space for both relaxation and entertaining, with wood flooring benefitting from underfloor heating and French doors that allow natural light to flood in.

A central staircase leads up to the first floor where the principal bedroom, to the front aspect, features a private en-suite shower room, feature original fireplace and built-in storage. The second bedroom features ample storage/wardrobes and a feature window. There is a third double bedroom, bathroom with separate shower and a separate wc. The bedrooms have high ceilings, inset LED lighting and tasteful décor. The property features a Sonos surround-sound system, electronically controlled entry gates, external security, feature lighting and CCTV.













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Outside, behind the main house stands an impressive oak-framed garage with an adjoining gym/studio beneath a pitched tiled roof. Perfect as a home office or leisure space, it is complete with a kitchen zone and separate WC. For car enthusiasts, the secure garaging features Oak doors and a mezzanine floor. is complemented by a generous block-paved driveway and turning area, all discreetly screened from the road.

The landscaped gardens begin with a striking Victorian glasshouse, ideal for the keen gardener, complete with cold frames and ample workspace. Beyond, the gardens are beautifully designed with well-tended lawns, lush borders and a feature brick wall with an inset gateway leading to a further garden area. Here, meandering pathways edged with low box hedging guide you past specimen trees, shrubs, and thoughtfully placed seating areas — perfect for quiet reflection or enjoying the surroundings.

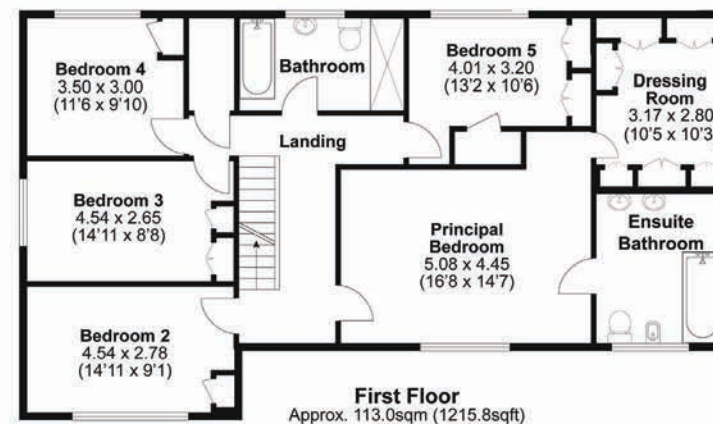
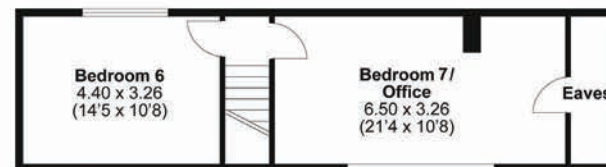
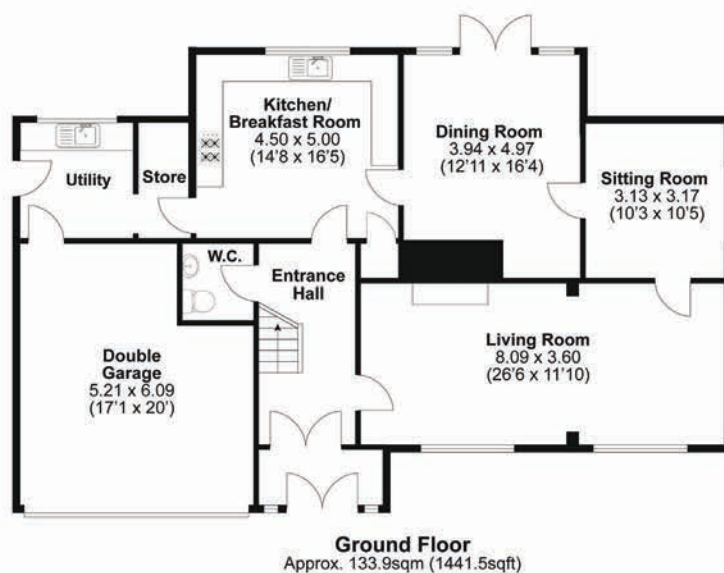
Fryerning enjoys a truly special setting, surrounded by Green Belt, farmland and ancient woodland, giving the area a distinctly rural feel while remaining well connected. The countryside is dotted with acclaimed local pubs and restaurants, including The Cricketers and The Viper, offering excellent options for dining and socialising. Nearby Ingatestone village provides boutique shops, restaurants and a variety of sporting facilities, while Chelmsford City Centre and Brentwood offer a wider selection of amenities. The area is renowned for its outstanding schools, including Chelmsford's grammar schools, Brentwood School and the Anglo European School in Ingatestone.

Commuters benefit from excellent transport links, with nearby Ingatestone and Shenfield stations (Elizabeth Line) providing swift services into London, as well as convenient road connections via the A12 and M25.



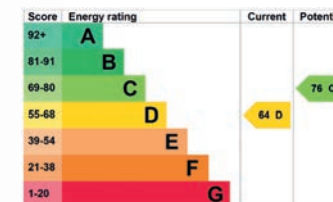






TOTAL FLOOR AREA: 3114.5 sq.ft. (289.3 sq.m.) approx.

Council Tax Band: E
Tenure: Freehold



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Fine & Country Mid and South Essex
1st Floor, 101-135 Kings Rd, Brentwood CM14 4DR
Tel: +44 (0)1277 714044 | midandsouthessex@fineandcountry.com

