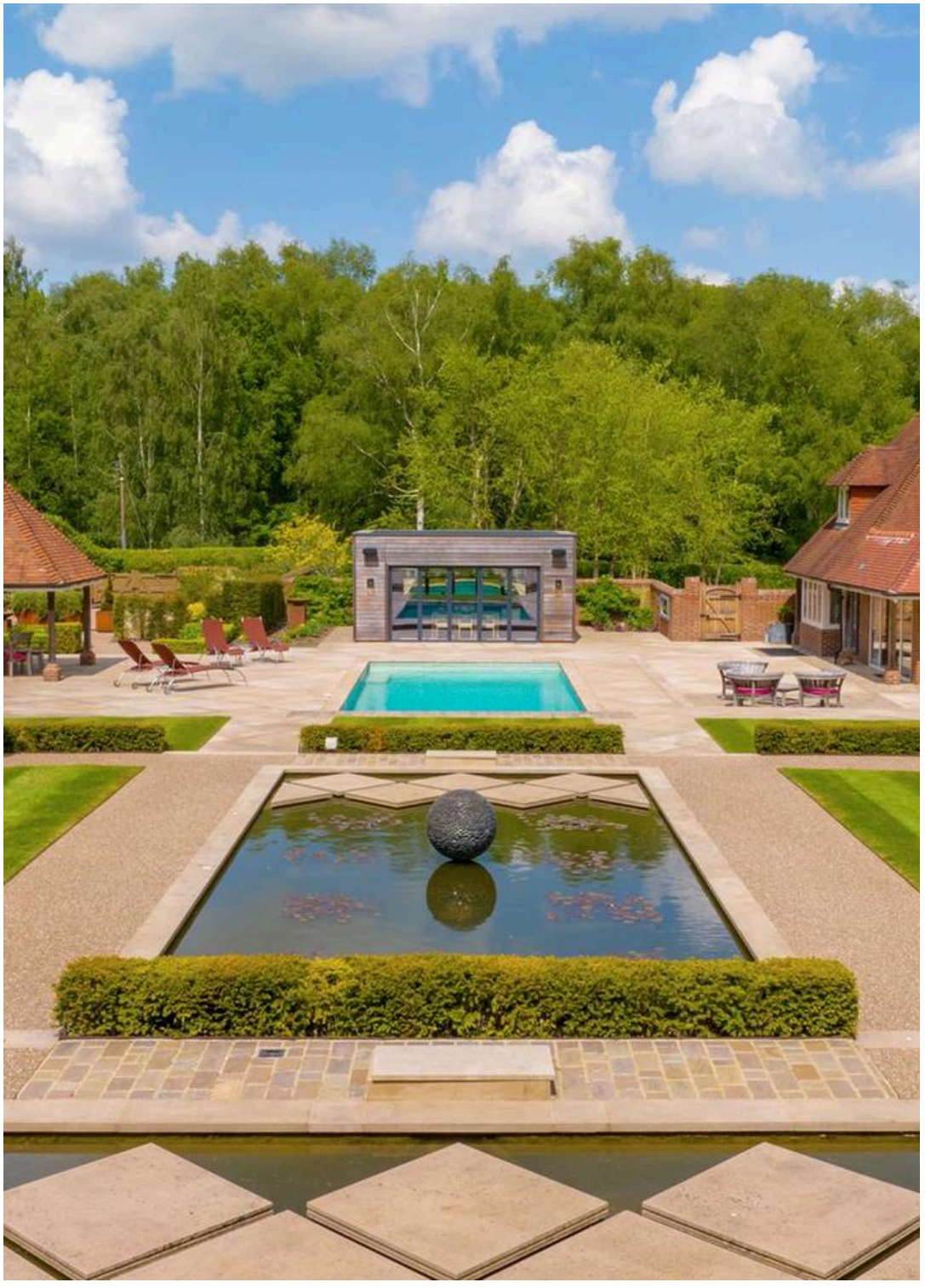


Walkers
People & Property

Mill Green Road, Mill Green, CM4 0JE

Guide Price £4,750,000



Mill Green Road

Mill Green, Fryerning. CM4 0JE

A sublime private estate of impeccable quality in prime Fryerning, host to three ancillary cottages in addition to a luxurious main residence with basement, extensive garaging and helipad. In total 3.8 acres. The Clearings offers a collection of independent dwellings set discreetly behind electric gates within professionally landscaped grounds; namely a House Manager's Cottage, Pool House, and Gate House, in addition to a six-bedroom house of 4,775 sq. ft. Including extensive garaging for as many as nine vehicles, the total built area stands at over 10,600 sq. ft.

The main house boasts an entrance hall leading to a spacious wrap-around living space, which forms a formal sitting room, garden room, breakfast/entertainment bar, and dining area. Offering stunning garden views and bifold doors, this space seamlessly connects with the outdoors. The high-quality kitchen features a large island, wine cooler, and a selection of Gaggenau appliances, with an adjacent utility room by Smallbone for added convenience. Additional ground floor amenities include a TV/snug room, formal dining area, and cloakroom, all benefiting from underfloor heating and air conditioning in select areas.

Planning permission has now been obtained to enlarge the first floor accommodation to provide up to four en-suite bedrooms, if required, as well as an extended hallway and galleried landing with new feature staircase. The asking price has been reduced accordingly to more than cover the likely cost of these enhancements. Artist's impressions and proposed layout shown, however purchasers can choose their own internal configuration.

To the first floor, a principal bedroom with dual dressing areas and an en-suite bathroom, along with two additional bedrooms, each with en-suite facilities, and a family bathroom. The top floor features a further bedroom and bathroom, while the impressive basement offers a bedroom, a shower room, and gym.

The main house is equipped with Crestron and Lutron systems, Nest heating controls, and comprehensive security features such as CCTV cameras and security beams, ensuring comfort and peace of mind.

The Clearings, Mill Green Road

Mill Green, Fryerning. CM4 0JE

Professionally Landscaped Grounds
The landscaped gardens have been professionally crafted, featuring a picturesque terrace highlighted by ornamental ponds, winding pathways, and lush mature planting. The formal gardens benefit from an automatic rainwater irrigation system and are enhanced by a designer Hunza lighting system, creating seamless illumination. Adjacent to the pool, a Riviera cedar hot tub provides a relaxing setting with scenic views of the many and varied statues and sculptures (available by separate negotiation). A woodland walk, helipad, and Alitex greenhouse all add to the appeal of the gardens, with functional areas including a gardener's workspace complete with a hut, storage facilities, WC, and a detached games room boasting a veranda, woodburner, sink, and tea-making amenities.

Ancillary Buildings:

-Pool House-

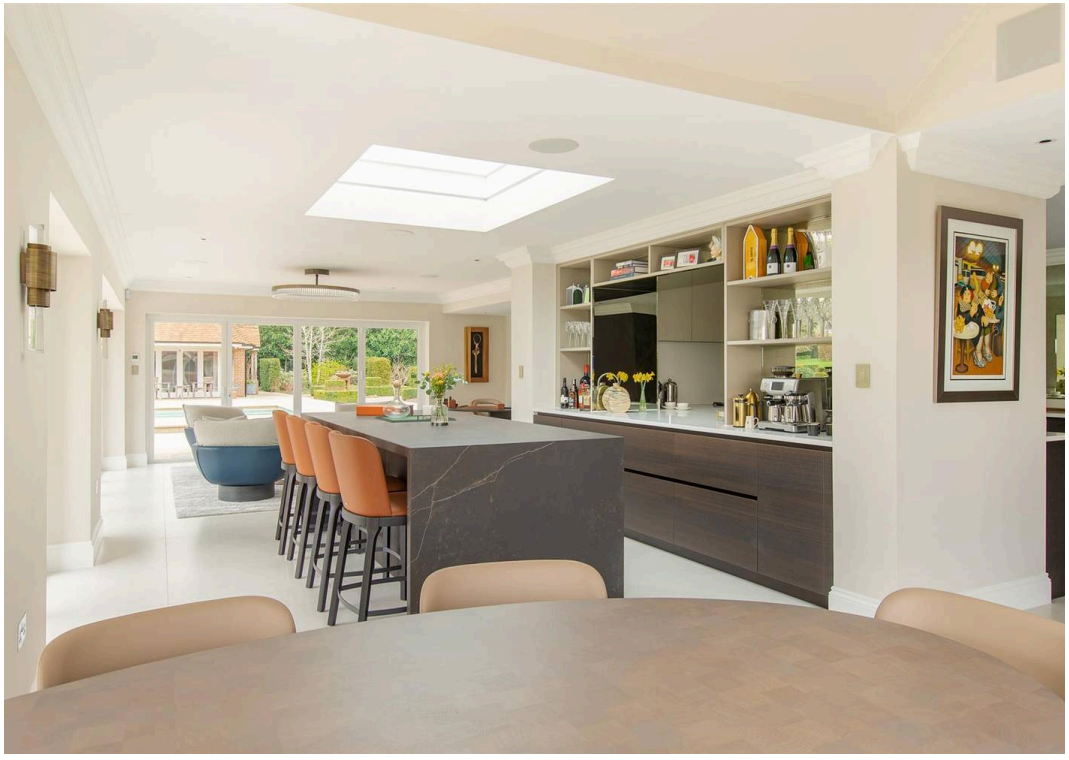
Set beside the pool and ornamental pods, this is an ideal guest house, with bi-folding doors onto the garden terrace with a lounge area and kitchen. There is also a Jack and Jill shower and W/C, also accessible from outside for anyone wishing to use it before or after a swim. Upstairs is a bedroom and store/dressing room with further ensuite. The Pool House has underfloor heating on the ground floor and runs on its own separate boiler. It has air conditioning on the first floor and also runs on Lutron, Crestron with Sonos systems. The cottage also features its own separate gated entrance and parking for several cars.



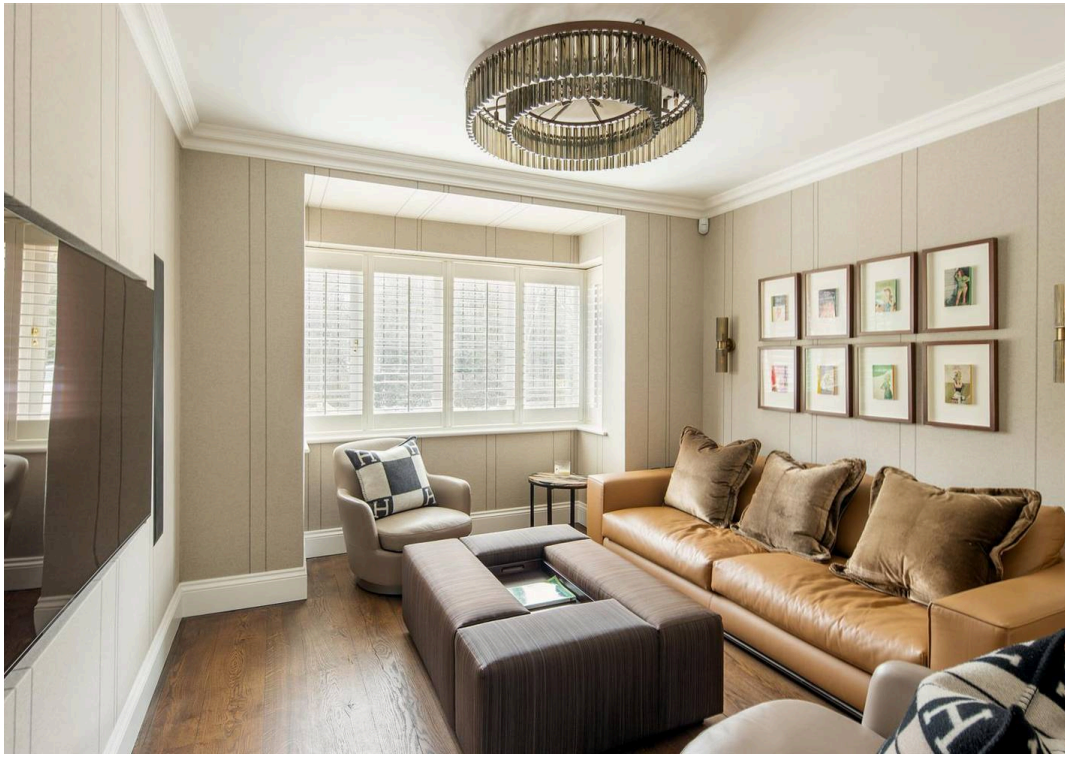








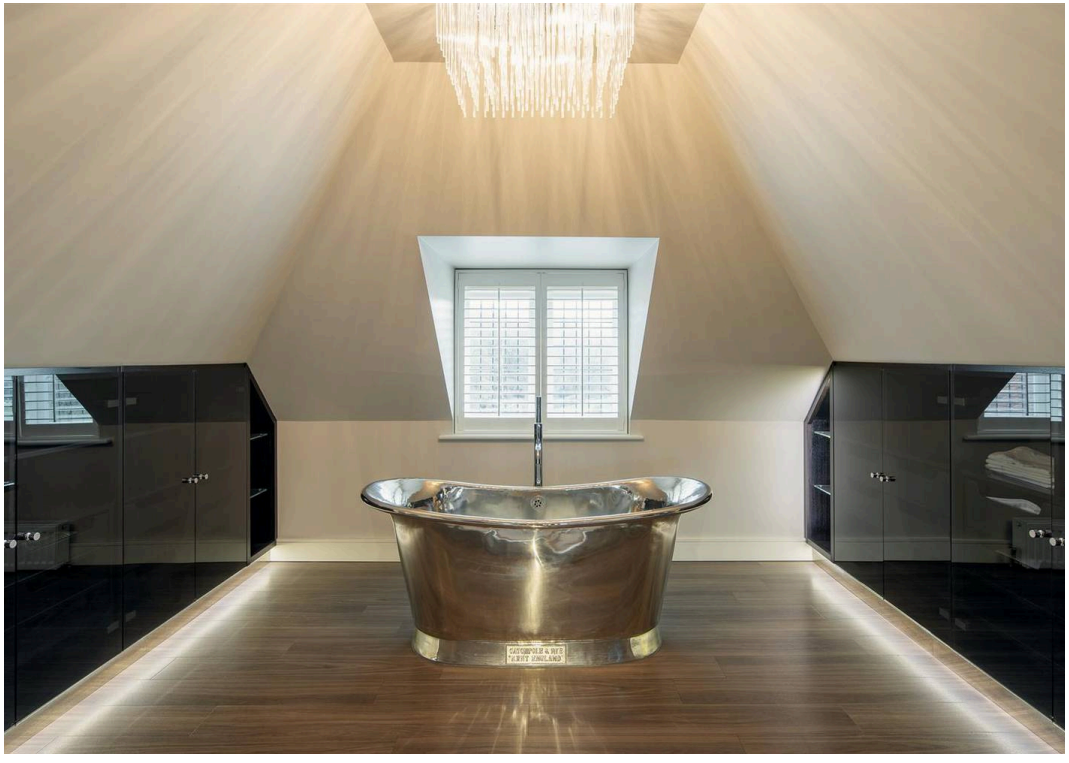














Approximate Area = 544.8 sq m / 5864 sq ft
Including Limited Use Area (28.4 sq m / 306 sq ft)
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 315578

About Us

Walkers | People & Property is built on a lifelong family passion for homes. Martin, Gillian and Adam Walker lead a respected, professional team who live and breathe all aspects of property. With over 30 years of experience, we understand the moving process on a personal level and are committed to delivering exceptional results. Most of all, helping people move is our hobby, and handing over the keys to excited buyers remains our favourite moment.

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