



Proposed Rear View



Wild Wood Mill Lane

Fryerning, CM4 0HP

Total privacy in the heart of Fryerning, with planning approval to enlarge and remodel. A stunning one-acre plot with a sweeping driveway, triple garaging and 170ft screened frontage.

Positioned within the highly sought-after 'Fryerning Triangle,' this impressive home occupies a beautifully mature plot of approximately one acre, with a sweeping, gated driveway and an elevated setting. A mature frontage exceeding 170ft provides complete screening, creating an exceptional sense of privacy. Established gardens offer a variety of spaces to enjoy, with the extensive front lawns and mature planting being particularly noteworthy. Triple garaging, with accommodation above, adds considerable versatility, while a detached outbuilding provides additional storage.

Planning permission has been granted to thoughtfully extend and remodel the property, creating an impressive home extending to almost **5,000 sq ft, including the triple garage and accommodation above**. The approved scheme centres on a substantial open-plan kitchen and living arrangement overlooking the gardens, bringing together generous cooking, dining and relaxation spaces to form the heart of the home.

The proposals also include a repositioned central entrance, a generous entrance hall and an opened-up stairwell and landing, enhancing the sense of arrival and connection between the floors. Further improvements include replacing the conservatory with permanent living accommodation, creating a separate snug/study, and enlarging and reconfiguring the bedroom accommodation with additional en-suite and dressing facilities. Together, these changes offer an opportunity to combine the property's established setting and character with a layout suited to modern family living.

Existing Accommodation

The house already offers expansive and versatile accommodation. An inviting entrance hall leads to multiple reception rooms, including a spacious living room with garden views, a conservatory, a formal dining room and a cosy snug. The bespoke kitchen/breakfast room is complemented by a useful utility room and a ground-floor WC.

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On the first floor are four bedrooms, three en-suites and a family bathroom. The principal suite enjoys a private balcony overlooking the landscaped gardens. A sizeable room above the garage provides an excellent games space or potential fifth bedroom/guest suite, subject to any necessary consents.

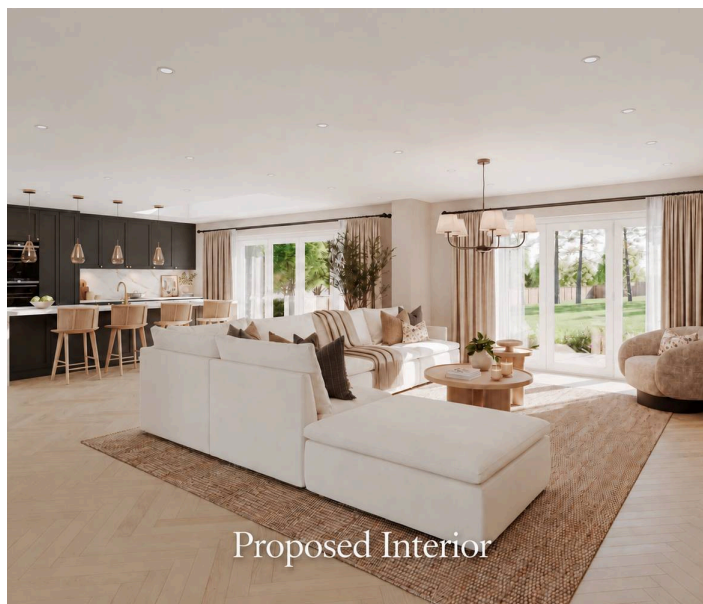
Approved Plans and Further Potential

The approved plans provide a clear starting point for purchasers wishing to enlarge and personalise the property. There may also be scope for further enlargement beyond the approved scheme, subject to the necessary planning permissions. The generous plot may offer longer-term redevelopment potential, also subject to consent.

Approved drawings are available for review. The accompanying computer-generated images illustrate the proposed appearance and potential interior styling.

Anti-Money Laundering Checks and Legal Support

A mandatory Anti-Money Laundering (AML) check is required on all buyers and sellers and is facilitated via our legal partner at a cost of £65 per property, payable upon instruction. The service also provides access to an unlimited legal advice helpline staffed by qualified solicitors to assist with any questions you may have during your moving journey, and Mover Protection, which is designed to help recoup certain costs if your sale or purchase falls through through no fault of your own (terms and limits apply).



Proposed Interior



Proposed Interior







Approx. Gross Internal Area
Main House 386.7 Sq M (4162.4 Sq Ft)
Outbuilding 8.3 Sq M (89.9 Sq Ft)
Total 395.1 Sq M (4252.3 Sq Ft)



Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.

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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