



Walkers
People & Property

Mill Green Road, Mill Green. CM4 0JE

Guide Price £5,495,000

Mill Green Road

Mill Green, Ingatstone

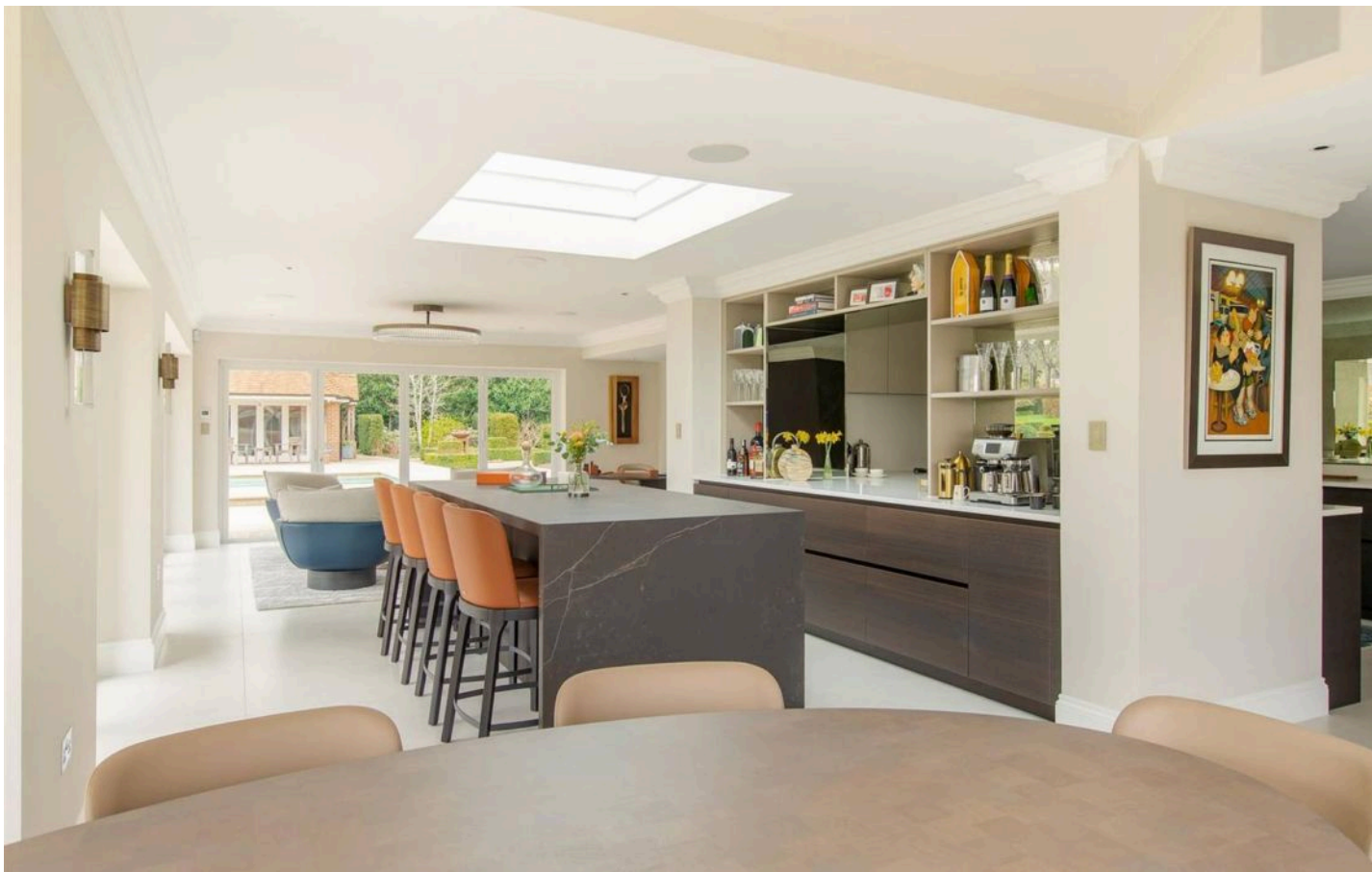
A sublime private estate of impeccable quality in prime Fryerning, host to three ancillary cottages in addition to a luxurious main residence with basement, extensive garaging and helipad. Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



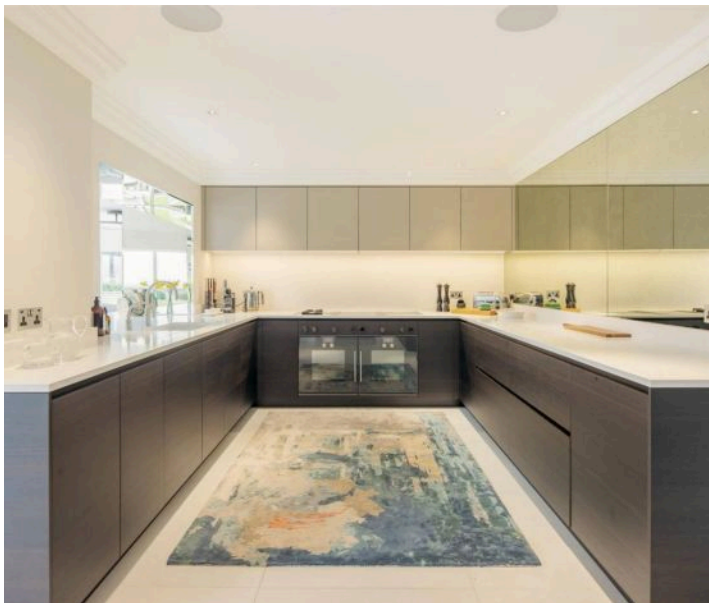


The Clearings, Mill Green Road

Mill Green, Ingatstone

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.



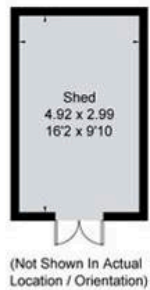
Planning permission has now been obtained to enlarge the first floor accommodation to provide up to four en-suite bedrooms, if required, as well as an extended hallway and galleried landing with new feature staircase. The asking price has been reduced accordingly to more than cover the likely cost of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







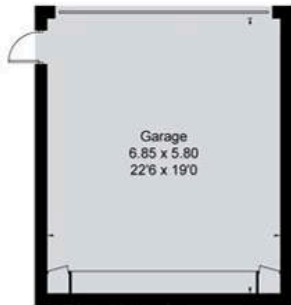
Approximate Area = 544.8 sq m / 5864 sq ft
 Including Limited Use Area (28.4 sq m / 306 sq ft)
 For identification only. Not to scale.
 © Fourwalls



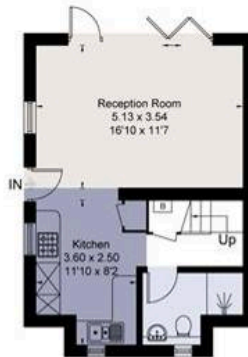
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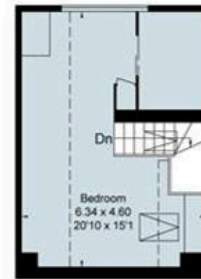
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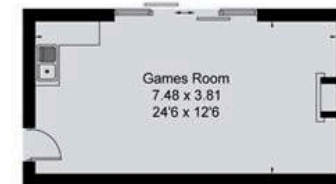
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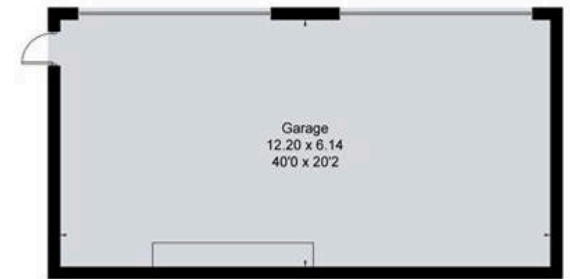
Gatehouse - Ground Floor



Gatehouse - First Floor



(Not Shown In Actual Location / Orientation)



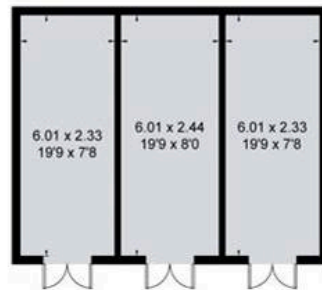
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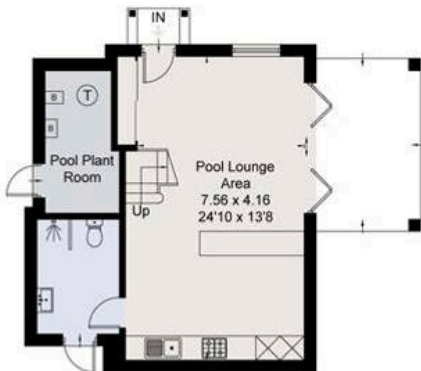
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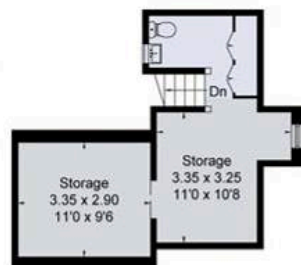
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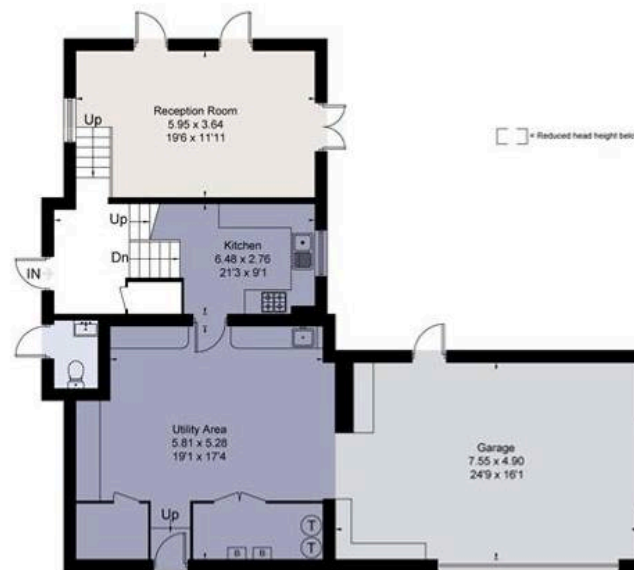
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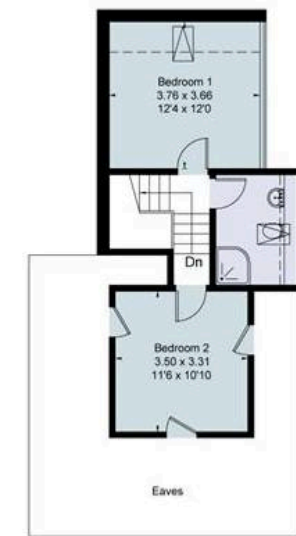
Outbuilding - Ground Floor
(Not Shown In Actual Location / Orientation)



Outbuilding - Mezzanine



Annexe - Ground Floor



Annexe - First Floor

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Walkers discreet marketing?

Many people lose out on their dream home to someone in a better position.

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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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