

FRYERNING COURT

Beggar Hill, Fryerning

savills

FRYERNING COURT

Beggar Hill ♦ Fryerning

A large versatile house in glorious landscaped gardens and parkland

6,764 sq ft: 6 bedrooms (5 en suite, 3 with balconies)
3 Reception rooms ♦ Garden room ♦ Bespoke kitchen/
breakfast room ♦ Study ♦ 3 Cloakrooms (one with
shower) ♦ Gym ♦ Laundry room

Outside

Private carriage driveway ♦ Extensive stone terraces
Beautiful mature landscaped gardens ♦ Swimming pool
Tennis court ♦ Garden loggia ♦ Parkland and potential
paddocks with stables

ABOUT 7.8 ACRES

A12 2 miles
Ingatestone 2.2 miles (rail service to London)
Shenfield 5.5 miles (rail service to London, Crossrail from
2018/2019)
M25 (junction 28) 8.5 miles



Situation

Fryerning is surrounded by a wealth of greenbelt farmland, ancient hedgerows and woodland and the area retains a distinctly rural atmosphere despite its convenient location between Ingatestone, Shenfield and Chelmsford and its excellent rail and road links into London. Crossrail will soon be available from Shenfield providing a service to London's West End and Heathrow Airport.

Fryerning itself is renowned for having one of the most exclusive postcodes in Essex and boasts two public houses of note: The Cricketers and The Viper. Neighbouring Ingatestone, just one mile away, is the larger of the two villages and has a wide range of amenities including numerous shops, a doctors surgery, library, post office and a railway station on the main line into Stratford and London Liverpool Street. Chelmsford city to the north offers a cosmopolitan pedestrian shopping centre including the new Bond Street area containing John Lewis and many other branded shops and restaurants, and a wide variety of recreational facilities. There is an excellent choice of both state and private schools including Anglo European School, Brentwood School, St Martin's, King Edward Grammar School, Chelmsford County High School for Girls, New Hall and Felsted, all within driving distance.

Description

Fryerning Court is a merger of two properties: Fryerning Court and Fryerning Cottage, which are thoughtfully linked with a glazed garden room. The property is discreetly located behind a wall of mature trees approached through a horseshoe driveway.

Fryerning Court is approached over a fine reception hall overlooked by a galleried landing and lit by six full-height glazed doors which open onto a rear terrace. At the front of the property is a fitted home office overlooking the front gardens with a door to the gardens at the side of the house. On the opposite side of the hall lies a good sized family room with deep windows overlooking the front gardens and glazed doors opening into the kitchen. A lovely, light sitting room is located at the rear of the house with windows and doors onto the formal gardens and incorporates a raised, modern fireplace. The kitchen has been cleverly designed with a minimalist, contemporary feel. Extensive storage is provided behind a wall of gloss-fronted units with contrasting base units finished in walnut with polished granite tops, which contrast with the white stone flooring. There is a Miele integrated oven, integrated dishwasher and fridge. Six full-height windows and double doors open onto a garden terrace, ideal for al fresco dining.



A glazed garden room, 33.2' x 17.5', provides a link into a former cottage providing versatile space, which includes a library, large utility room, gym, ground floor shower and cloakroom and a purpose built kitchen for al fresco dining together with two first floor bedrooms, one with its own en suite.

On the first floor of the principal house there is a lovely, light-filled landing overlooking the gardens, grounds and countryside beyond. The master bedroom suite occupies the whole of the south wing of the house providing a good sized bedroom, 22.10' x 14.3', with double doors onto a delightful balcony overlooking the property's grounds. A large en suite bathroom with adjoining dressing room is accessed directly from the bedroom. There are three further double bedrooms, all with en suites, and a fourth bedroom with a Jack and Jill facility.

Outside

The gardens to the front of the house are predominantly lawned, bordered by a driveway and planted with mature trees providing privacy from the lane. At the rear of the house, which enjoys a south and south-easterly aspect, is a series of terraces which immediately adjoin the formal gardens. The gardens are principally divided into three areas. The first, immediately behind the cottage, is a shaded woodland glade incorporating a sunken water feature and established shrub borders. The garden is discreetly positioned with night-time lighting creating a lovely atmospheric area. Behind the principal house is a substantial terrace with inset lighting planted with box hedging and a variety of evergreen and deciduous specimen shrubs and trees providing lovely colour tones and textures. To the south is a very private area of garden incorporating an in-ground heated swimming pool surrounded by paving and a large terrace, which joins onto a loggia designed in the theme of a Chinese tea house featuring a semi-vaulted, part-glazed roof and glazed sliding walls. Behind is the filtration unit for the pool. A tennis court stands on the far southern boundary, hard-surfaced and enclosed by full-height fencing. The majority of the land lies to the south and south east, an extensive area of parkland planted with a variety of mature evergreen trees. The area also includes two natural ponds and a collection of former stables.





Postcode

CM4 0PD

Services

Gas, electricity and drainage.

Directions

From Ingatestone village centre proceed onto Fryerning Lane and continue over the A12. At the top of the road is a triangular green. Turn left onto Blackmore Road and continue for 1.2 miles. Turning right into Beggar Hill, Fryerning Court will be found after a short distance on the right-hand side.

Viewing

Strictly by prior appointment with the sole agents Savills.

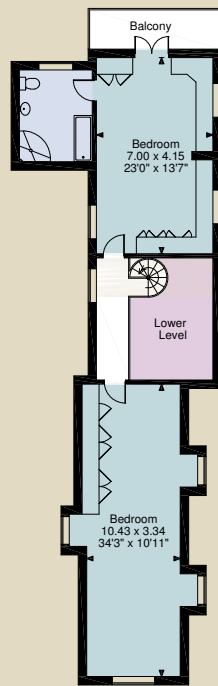


FLOORPLANS

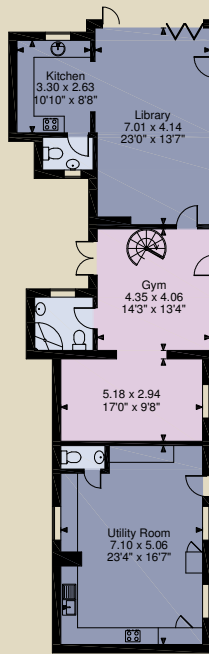
Fryerning Court gross internal area = 4,617 sq ft (429 sq m)

Fryerning Cottage gross internal area = 2,147 sq ft (199 sq m)

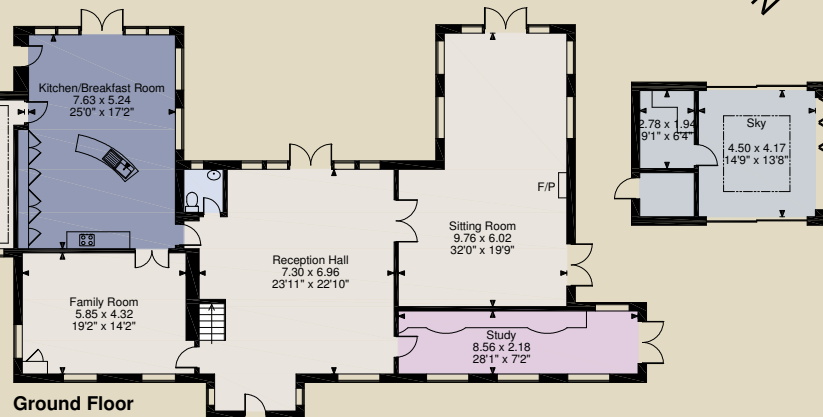
Total gross internal area = 6,764 sq ft (628 sq m)



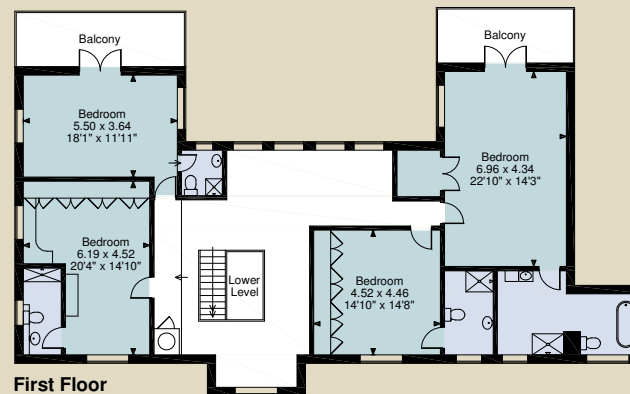
Cottage First Floor



Cottage Ground Floor



Ground Floor



First Floor

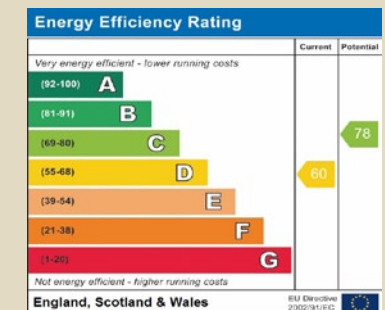
FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

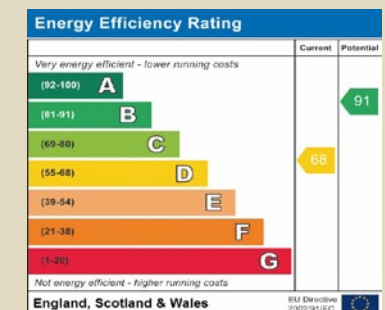
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8469160/MMC



Fryerning Court



Fryerning Cottage



savills

STEPHEN WHITE
SAVILLS CHELMSFORD

Savills, 136 New London Road, Chelmsford,
Essex, CM2 0RG
Tel: +44 (0) 1245 293 233
swhite@savills.com

TIMOTHY PHILLIPS
SAVILLS COUNTRY DEPARTMENT

Savills Country Department, 33 Margaret Street,
London, W1G 0JD
Tel: +44 (0) 20 7075 2806
tmphillips@savills.com

IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 170726LC