

Walkers
People & Property

Fryerning Lane, Ingatestone, CM4 0NN

Guide Price £3,500,000 - £3,750,000



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Set within approximately 1.2 acres along one of Ingatestone & Fryerning's most highly regarded country lanes, Cherwell House is an exceptional family residence offering substantial accommodation, impressive leisure facilities and far-reaching views across the surrounding countryside.

Approached across a broad gravelled driveway, the house occupies a wonderfully private and established setting, framed by mature trees and landscaped gardens. The architecture has a distinctive Arts & Crafts influence, with oak windows and doors throughout incorporating square leaded lights, creating a consistent and characterful finish to the property.

Internally, the accommodation is particularly generous, with an impressive entrance hall and sweeping staircase leading into a series of substantial reception spaces. These include a large formal living room, separate dining room, snug, study and office, providing an excellent balance between entertaining, family life and working from home.

At the heart of the house is the expansive kitchen, breakfast and family room, enjoying excellent natural light and direct access onto the gardens. The kitchen benefits from underfloor heating and air conditioning, while extensive cabinetry, a central island and adjoining utility, store and plant rooms provide excellent practical accommodation.

A particularly impressive feature is the 11m x 5m indoor swimming pool, which forms an integral part of the main house rather than being housed within a separate garden building. With dedicated changing facilities and direct access towards the gardens, it provides a superb year-round leisure and entertaining space.

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The first floor currently provides four exceptionally generous bedrooms, including a substantial principal suite with its own dressing room (can be easily converted back into a 5th bedroom), en-suite bathroom and private balcony overlooking the grounds. Further bedrooms are complemented by dressing rooms and en-suite facilities.
There is also significant potential to further enhance the accommodation. Building Regulations approval has been obtained and full architectural and structural designs produced for the conversion of approximately 1,000 sq ft of loft space, creating two additional bedrooms and a Jack & Jill bathroom (STPP). The existing plumbing and heating systems have already been designed and installed with the proposed additional accommodation in mind.

Outside, the grounds offer an excellent combination of privacy, recreation and open views. The rear lawn benefits from a professional pop-up irrigation system, while the property also features a floodlit Astroturf tennis court, allowing for year-round use.

Garaging is particularly impressive, with a substantial four-car garage, above which is a large games room/home gym/studio, offering valuable additional recreational or flexible accommodation.

The gardens themselves are beautifully established, with mature trees, extensive lawns, landscaped planting and views across neighbouring farmland providing a genuine sense of countryside living while remaining within convenient reach of Ingatestone village and its mainline station.



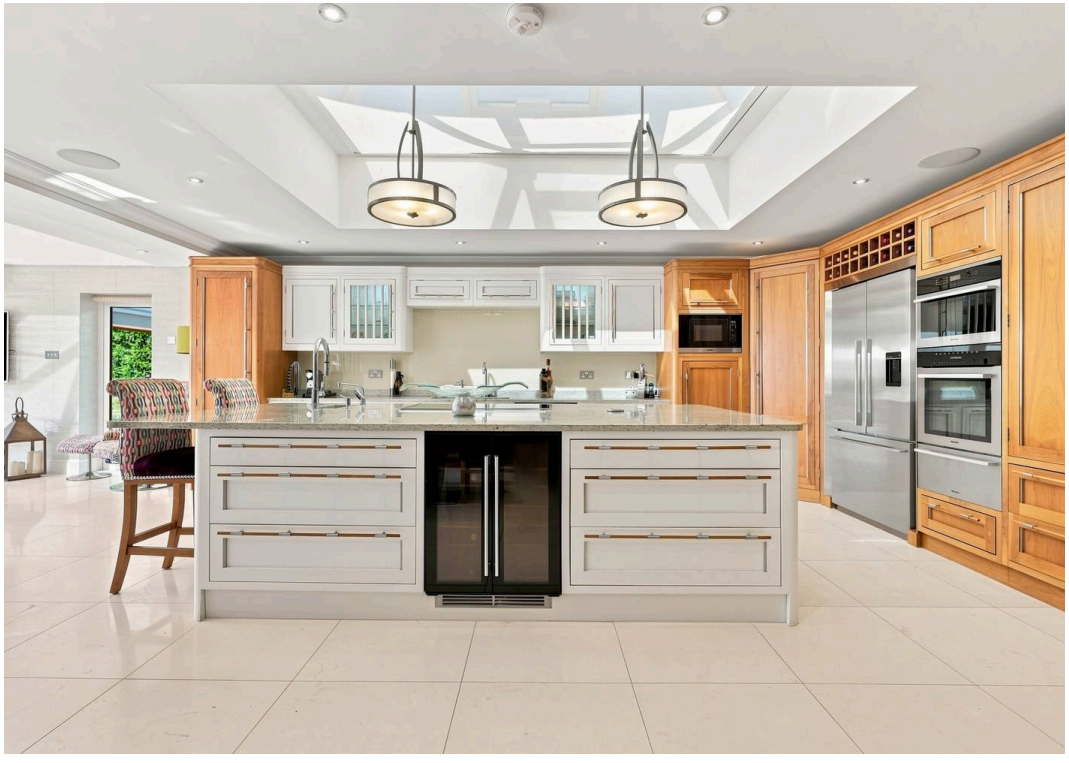






















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Fryerning Ln

Approx. Gross Internal Area 746.7 sq metres (8036.9 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
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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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