

# FRYERNING MEWS



**J&M**  
HOMES

# Four homes in a well-established village setting

Fryerning forms part of the parish of Ingatestone and is widely regarded as one of the most desirable residential areas in Essex.

The surroundings are characterised by large detached houses, open countryside and quiet lanes, while everyday amenities remain close by. Ingatestone High Street is only minutes away and includes cafés, restaurants and local shopping.

Fryerning Mews is a collection of four individually designed

houses positioned along Beggar Hill. Each property sits within its own generous plot and has been planned with practical layouts, traditional detailing and a considered specification throughout.

The intention is simple: homes suited to long-term living rather than typical estate housing.



# Day-to-day living

## IN THE VILLAGE

Ingatestone works well because most daily needs are within a short drive. The high street is made up largely of independent businesses, including a bakery, butchers, convenience shopping and a number of long-established local services such as hairdressers and beauty salons.

## EATING & SOCIAL

Cafés and restaurants form part of everyday life in the village. Popular spots include Pastaciutta and Coriander on the high street, with The Star providing a more traditional setting. Within Fryerning itself, both The Viper and The Cricketers are well known locally, while nearby options such as The Leather Bottle in Blackmore and Smiths in Ongar offer wider choice for evenings out.

## OUTDOORS

The village has an active community feel, supported by facilities including a floodlit

tennis club and a gym, along with a boutique pilates studio on the high street.

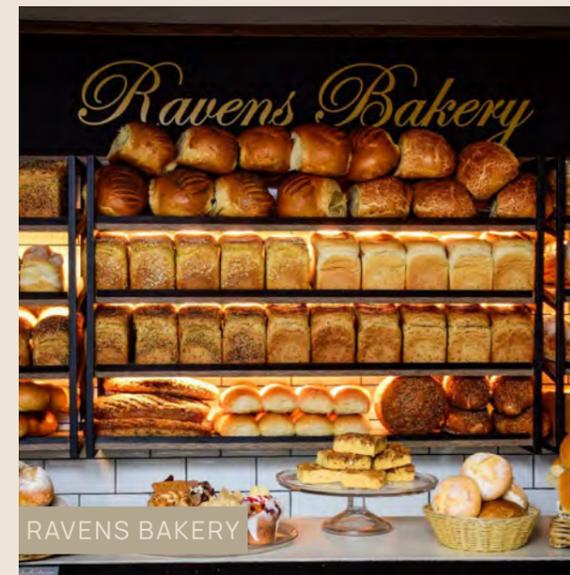
Walking routes begin directly from the village and extend into surrounding countryside, with Thorndon Country Park only a short drive away.

The quiet lanes around Fryerning and Ingatestone are also popular for road cycling.

## VILLAGE HERITAGE

Ingatestone developed as a coaching stop along the historic London to Colchester road, and many of its buildings still reflect that earlier period of travel and trade.

The village is home to Ingatestone Hall, a 16th-century manor house built in 1539. The surrounding parish church of St Edmund and St Mary dates back to the medieval period and remains a focal point of the village.



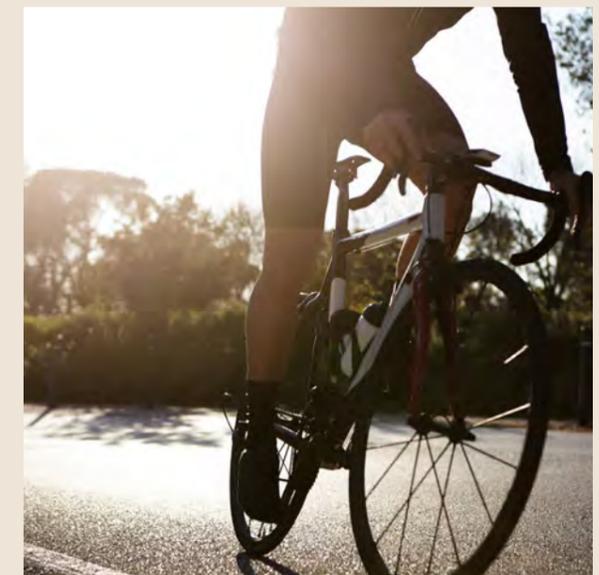
RAVENS BAKERY



THE CRICKETERS

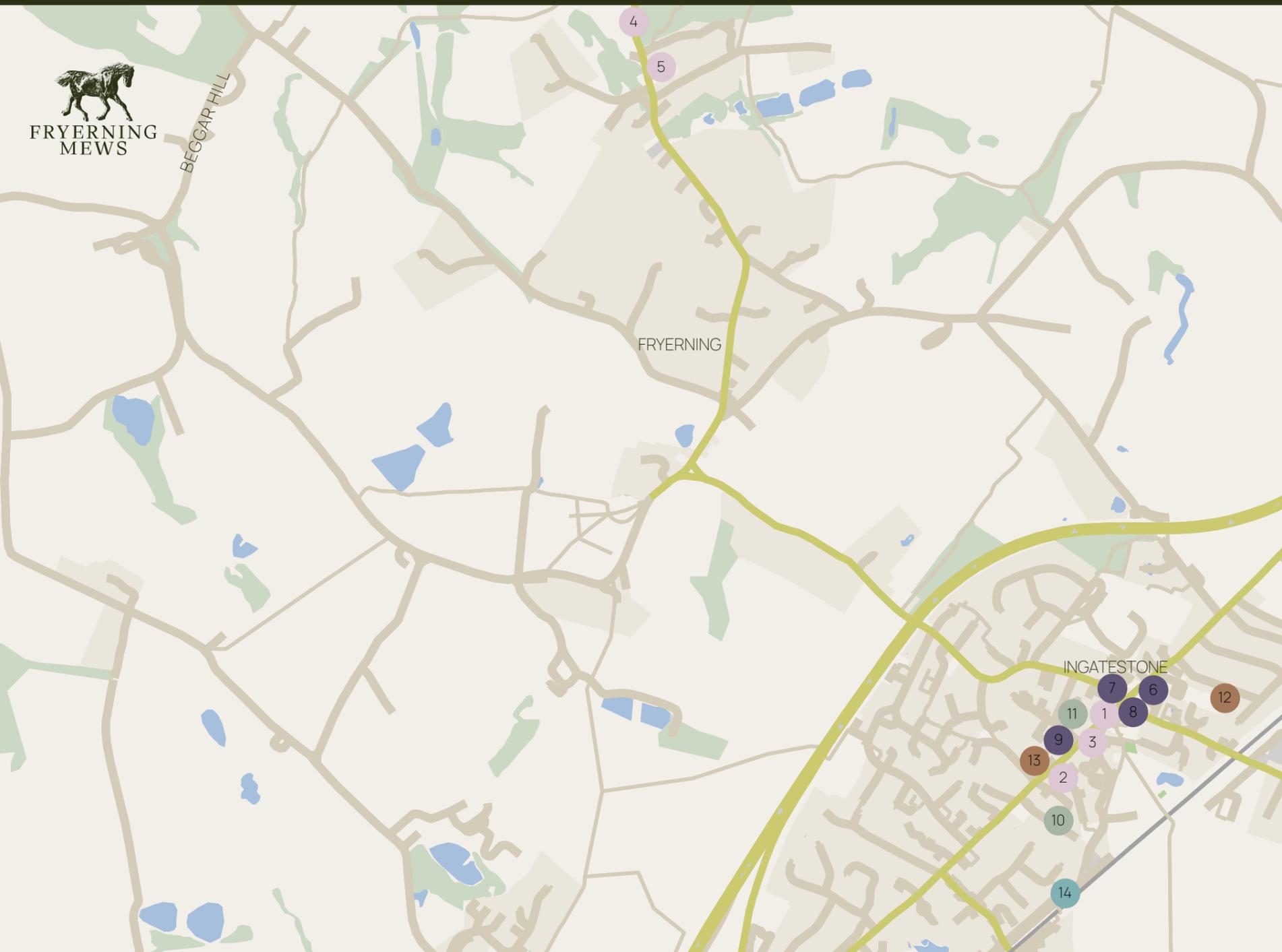


THE STUDIO PILATES STUDIO



INGATESTONE HIGH STREET

# On your doorstep



## Cafés & restaurants

1. Pastasciutta, Ingatestone
2. Coriander, Ingatestone
3. The Star Inn, Ingatestone
4. The Viper, Fryerning
5. The Cricketers, Fryerning

## Everyday essentials

6. Co-op, Ingatestone
7. Ravens Bakery
8. Ingatestone Butchers
9. Kennedy's Hairdressing

## Health & practical

10. Ingatestone & Fryerning Surgery (GP)
11. Ingatestone Pharmacy

## Leisure & outdoors

12. Ingatestone Tennis Club
13. The Pilates Studio

## Travel

14. Ingatestone Railway Station

## Well connected for London & beyond

Living in Fryerning offers a quieter setting without losing access to key routes. Rail and road connections allow daily travel to remain straightforward while keeping home separate from busier town centres.

Ingatestone station provides direct services to London Liverpool Street in approximately 25–30 minutes, making regular journeys practical without relying on the car.

Road connections are equally convenient, with the A12 nearby and the M25 accessible via Brentwood, allowing straightforward travel across Essex and into London.

Beyond the village, Chelmsford and Brentwood are both within easy reach and provide wider retail, dining and leisure facilities, while Stratford and central London remain accessible for work or occasional visits.

For travel further afield, Stansted Airport is around a 35-minute drive.





## Well placed for schooling

Families are well served locally, with village schools in Ingatestone and a number of established independent schools within easy reach.

Ingatestone has state infant, junior and secondary schools all within the village itself, allowing children to attend locally without the need for long daily travel. The schools are within walking or short driving distance of Fryerning, which is one of the reasons the area remains popular with long-term residents.

Several well-known independent schools are also close by. Brentwood School is around a ten-minute drive, while New

Hall in Chelmsford and Widford Lodge Preparatory School are both within straightforward reach. Felsted School is slightly further but still practical for daily travel or school transport.

Together they provide options from early years through to sixth form, meaning families often remain in the area throughout their children's education rather than needing to relocate later.

### PRIMARY SCHOOLS

|                         |           |
|-------------------------|-----------|
| Ingatestone & Fryerning | 2.1 miles |
| Mountnessing            | 2.8 miles |
| Margaretting            | 3.7 miles |

### INDEPENDENT SCHOOLS

|                         |            |
|-------------------------|------------|
| Brentwood               | 6.1 miles  |
| Widford Lodge           | 7.9 miles  |
| King Edward VI          | 9.4 miles  |
| Chelmsford Girls (CCHS) | 9.6 miles  |
| Felstead                | 19.2 miles |

### SECONDARY SCHOOLS

|                |            |
|----------------|------------|
| Anglo European | 2.1 miles  |
| St Martin's    | 5.8 miles  |
| Becket Keys    | 6.3 miles  |
| Chelmer Valley | 11.9 miles |

### UNIVERSITIES

|                           |            |
|---------------------------|------------|
| Anglia Ruskin             | 9.8 miles  |
| Writtle                   | 8.0 miles  |
| University of East London | 27.8 miles |
| University of Essex       | 37.5 miles |



## A considered rural setting

Fryerning Mews is made up of four individually designed homes, planned to sit naturally within the landscape. Thoughtful positioning between plots preserves outlook and privacy, while orientation draws in natural light throughout the day.



Externally, the architecture reflects the character of Fryerning through traditional forms and natural materials, giving the homes a timeless, settled presence.

Inside, the specification has been approached with genuine attention to detail. Bespoke kitchens form the centre of each home, while panelling, architectural detailing and carefully chosen ironmongery

add depth and character. Bathrooms are fully tiled, with finishes carried through to skirtings and architraves. Vaulted ceilings and stone baths create focal moments within the principal spaces, giving a sense of considered design rather than simple fit-out.

Every element has been selected for longevity — not just how it looks on completion day, but how it will feel to live with over time.

# Plot one - Millgate



4 bedrooms 4 baths 3,500 ft<sup>2</sup> Plot size: 0.25 acres

This well-designed home has a timeless feel with a subtle contemporary edge. The front elevation features smooth render, brick detailing and a pitched roofline, giving it a balanced and elegant presence.

At the rear, a two-storey glazed gable draws in natural light and frames open views of the garden. Wide glazing across

the ground floor links the kitchen, dining and living areas directly to the outside.

The layout suits modern family life, with generous rooms and an easy flow between spaces. Four bedrooms sit on the first floor, including a spacious principal suite with dressing area and en-suite.

|                |             |                |             |               |             |
|----------------|-------------|----------------|-------------|---------------|-------------|
| Entrance       | 5.3m x 6.2m | Bathroom       | 1.9m x 2.9m | Bedroom 4     | 4.1m x 3.2m |
| Formal Lounge  | 5.4m x 9.7m | Boot Room      | 3.2m x 1.2m | Dressing Room | 3.2m x 2.9m |
| Kitchen/Living | 6.5m x 6.1m | Principal Bed  | 5.6m x 6.0m | En-Suite 1    | 3.7m x 2.1m |
| Living Room    | 5.6m x 6.0m | Princ En-Suite | 3.1m x 4.0m | En-Suite 2    | 3.1m x 2.1m |
| Study          | 4.3m x 3.2m | Bedroom 2      | 6.0m x 3.9m | En-Suite 3    | 3.0m x 2.1m |
| Utility        | 4.6m x 3.0m | Bedroom 3      | 4.1m x 3.2m | Landing       | 5.8m x 2.9m |

Ground floor



First floor



Computer-generated images are for illustrative purposes only. The floor plan is for identification and illustrative purposes only and is not to scale. All dimensions, room sizes and layouts are approximate and subject to change.

# Plot two - Farriers View



4 bedrooms 4 baths 4,100 ft<sup>2</sup> Plot size: 0.65 acres

As the largest home in the development, this property offers impressive scale and a strong architectural identity. Red brickwork, defined gables and a substantial chimney give the frontage a sense of weight and presence.

To the rear, large areas of glazing open the house to the garden. A first-floor balcony sits above a brick projection, adding depth to the façade and providing private outdoor space from the principal suite.

Inside, a generous kitchen and dining space forms the heart of the ground floor, supported by multiple reception rooms that allow flexibility for entertaining and everyday living. Circulation is practical and well planned.

Upstairs are four substantial bedrooms, including a vaulted principal suite with dressing area, en-suite and direct access to the terrace.

|                |              |                |             |               |             |
|----------------|--------------|----------------|-------------|---------------|-------------|
| Entrance       | 5.6m x 4.0m  | Utility        | 2.4m x 3.2m | Bedroom 3     | 5.6m x 3.7m |
| Kitchen/Living | 9.0m x 10.1m | WC             | 1.3m x 1.9m | Bedroom 4     | 6.3m x 3.2m |
| Formal Living  | 6.5m x 5.5m  | Pantry         | 1.9m x 1.9m | Dressing Room | 6.5m x 3.2m |
| Study          | 4.8m x 3.7m  | Principal Bed  | 6.5m x 7.4m | En-suite 1    | 2.4m x 3.2m |
| Playroom       | 5.0m x 3.2m  | Princ En-suite | 3.4m x 3.1m | En-suite 2    | 1.6m x 2.7m |
| Snug           | 3.6m x 2.0m  | Bedroom 2      | 3.9m x 4.3m | Landing       | 9.6m x 2.3m |

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# Plot three - The Hayloft



4 bedrooms 4 baths 3,335 ft<sup>2</sup> Plot size: 0.35 acres

Dark timber boarding, a brick plinth and a pitched roof give this home a contemporary take on rural architecture. A detached double garage reinforces the sense of arrival and space.

The rear elevation stretches across the garden with multiple glazed openings and bi-fold doors, creating a strong indoor-outdoor connection. Its long

form brings in plenty of light while keeping a clean, understated look.

Internally, the layout is generous and practical. A large kitchen and dining/living area sits at the centre, with separate reception rooms offering flexibility for work or relaxation. Upstairs, four well-proportioned bedrooms include a principal suite with dressing room and en-suite.

|               |             |                |             |            |             |
|---------------|-------------|----------------|-------------|------------|-------------|
| Entrance      | 5.0m x 3.1m | WC             | 2.1m x 0.9m | Bedroom 4  | 3.7m x 3.6m |
| Formal Lounge | 4.3m x 5.9m | Principal Bed  | 5.4m x 6.4m | En-Suite 1 | 2.2m x 2.6m |
| Playroom      | 4.3m x 3.0m | Princ En-Suite | 2.7m x 4.5m | En-Suite 2 | 3.5m x 2.2m |
| Study         | 4.1m x 3.6m | Dressing Room  | 5.4m x 2.5m | Landing    | 8.6m x 3.6m |
| Utility       | 2.7m x 2.5m | Bedroom 2      | 6.1m x 3.6m |            |             |
| Kitchen       | 8.0m x 9.0m | Bedroom 3      | 5.1m x 3.6m |            |             |

Ground floor



First floor



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# Plot four - Saddlebrook



4 bedrooms 4 baths 3,350 ft<sup>2</sup> Plot size: 0.36 acres

This home has a clear architectural presence, shaped by dark horizontal cladding, warm brickwork and a substantial chimney. The covered entrance and integrated garage are neatly arranged, giving the front elevation structure without excess.

At the rear, wide bi-fold doors open the main living areas onto the garden. Carefully positioned windows maintain symmetry

on the first floor, while a projecting brick element adds depth and interest.

The internal layout is spacious and well resolved. The kitchen and dining area forms the natural hub, flowing into adjoining living spaces. Separate reception rooms provide flexibility, and upstairs four well-sized bedrooms include a principal suite with dressing space and en-suite.

|               |             |                |             |            |             |
|---------------|-------------|----------------|-------------|------------|-------------|
| Entrance      | 7.0m x 3.5m | WC             | 2.1m x 0.9m | Bedroom 4  | 3.7m x 3.6m |
| Formal Lounge | 4.3m x 5.9m | Principal Bed  | 5.4m x 6.4m | En-Suite 1 | 2.2m x 2.6m |
| Playroom      | 4.3m x 3.0m | Princ En-suite | 2.7m x 5.4m | En-Suite 2 | 3.5m x 2.2m |
| Kitchen       | 8.0m x 9.1m | Dressing Room  | 5.4m x 2.5m | Landing    | 8.6m x 3.6m |
| Utility       | 2.7m x 2.5m | Bedroom 2      | 6.1m x 3.6m |            |             |
| Study         | 4.1m x 3.6m | Bedroom 3      | 5.1m x 3.6m |            |             |



First floor



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# The specification

## EXTERNAL

- Double garage with electric roller door
- Porcelain paving to patio areas
- Generous gardens

## HEATING & COMFORT

- Air source heat pump
- Underfloor heating to ground floor and all bathrooms
- Radiators to first floor bedrooms and landing
- Working chimney with log burner

## KITCHENS

Bespoke kitchens featuring solid-wood, hand-painted doors with solid oak dovetail drawer boxes, premium internal fittings and tailored design detailing throughout. Framed end panels, full-height larder doors, pantries and pilasters create a refined, furniture-led finish.

- Quartz worktops
- Full suite of Miele appliances
- Quooker Cube boiling and filtered water system

## BATHROOMS

- Large-format porcelain or marble tiling
- Marble skirting, architraves and trim
- Sanitaryware from Haddon: a luxury, family-owned British bathroom brand
- Mirrors with fluted side lights
- LED niches
- Principal ensuite featuring a black oak niche with glass shelving

## FLOORING

- Amtico to ground floor hall and living areas
- Carpets to remaining rooms, with stair runner

## SECURITY

- Full Ajax security system including:
- Alarm with visual notifications
  - Video doorbell
  - CCTV with colour-at-night technology

## WINDOWS & DOORS

- Flush casement, RAL-sprayed windows and doors
- Bi-fold and sliding doors to gardens
- Crittall-style full-height internal doors to kitchen from entrance hall
- Two-panel internal doors

## MEDIA & ELECTRICAL

- CAT 6 networking to all rooms
- TV points throughout
- Low-profile, screwless fittings including toggle switches

## FINER DETAILS

- Panelling with dado rail
- Ornate skirting and architraves with plinth blocks
- Large oak beams to external porches with stop chamfers and matching RAL exposed rafters
- Matching RAL fascia with exposed rafter feet
- Decorative moulding and exposed sprockets for traditional character



Interiors designed for  
the way people live



# A shared standard

At Fryerning Mews, every detail has been shaped through collaboration with carefully selected specialist suppliers. We work closely with trusted partners who share our commitment to quality, longevity and thoughtful design.



Eden Clay

Based in Billericay, Eden Clay is a design-led supplier of premium tiles.

For Fryerning Mews, Eden Clay supplied the full surface tile specification across all four homes. The principal en-suites feature Savoy Honed Marble laid in herringbone across the floor with a matching herringbone mosaic feature wall, marble skirting and dado detailing. The honed surface gives the stone a soft, tactile feel,

allowing the natural character of the marble to take centre stage. The remaining en-suites are finished with Italian Breccia porcelain tiles in a large format of 1200x1200mm. A polished finish has been applied to the walls to add depth and light to the spaces, while a matte finish has been selected for the floors to provide a practical, slip-resistant surface. The large format helps create clean lines and a sense of quiet luxury throughout.

## HADDON

Haddon Bathrooms

Haddon is a British, family-led bathroom brand founded by father and son Mike and George Manders. With a focus on enduring design and exceptional quality, Haddon pieces are crafted to balance traditional proportion with modern refinement.

For Fryerning Mews, we selected elements from the Arlington range of vanity units and brassware, alongside Haddon's sculptural Hampton freestanding stone bath. The

carefully chosen detailing - from generous vanity storage to finely engineered taps and showers - creates bathrooms that feel calm and luxurious

Farrow & Ball paint finishes to the vanity units and polished nickel brassware add depth and richness, while the stone bath provides a striking yet understated focal point. The result is a series of bathrooms designed to feel restorative, and beautifully designed.

# The developer

“For the past 30 years, I have been building homes across Essex. Fryerning Mews represents the culmination of that experience and is, without question, the highlight of my career.

Fryerning is widely regarded as one of the county’s most desirable addresses, valued for its unspoilt countryside setting, excellent connections, and an outstanding selection of country pubs and restaurants. Having previously delivered Crown Mews in the neighbouring village of Ingatestone, I know and love this area well, and understand what makes it such a special place to live.

This development has been delivered with the support of highly skilled tradespeople who share my commitment to craftsmanship. Exceptional attention has been given to every detail of the design and all finishes, resulting in generously proportioned homes of outstanding quality. I am immensely proud of what has been achieved at Fryerning Mews and confident it offers a truly rare opportunity to own a home of distinction in one of Essex’s finest locations.”

*Mark Eaton*  
Director



# Sales information

Fryerning Mews is ready to be experienced in person. For further information, to arrange a private viewing, or to discuss availability, please contact our appointed selling agents.



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