



5 Luxford Close  
Much Hadham | Hertfordshire | SG10 6FA

FINE & COUNTRY



# Seller Insight

“Tucked away on a gated, private road within the extremely desirable Hertfordshire village of Much Hadham is Number 5 Luxford Close, an imposing family home that was beautifully designed and built in 2016. “We purchased the property shortly after completion and I’d have to say that it was a range of factors that initially attracted us to it,” says the owner. “It sits on a very quiet road within this pretty little village – which is much sought after not only because of stunning rural surroundings, but also because it enjoys such a convenient location – and the house has been built to a very high standard and has also been extremely well designed. In short, for us as a family it ticked every box.”

“Before we happened upon this property we had mainly been looking at period homes, but we loved contemporary design and layout of this house – and the fact that it would need minimal maintenance. It has a very open feel throughout as well as a tremendous feeling of light and space, which, as we are originally from Denmark, are all things we love. The whole point of moving here was to be able to spend more quality time together as a family, and I’d says that this house has definitely facilitate that as the layout is centred around a huge, open-plan kitchen, dining and living space. It’s where the cooking is done, meals are eaten, we can sit and watch a bit of TV... so it’s the part of the house where we can all be together without feeling on top of one another.”

“Both the kitchen area and the living space have huge sliding doors that open onto the patio terrace, so there’s a lovely connection between inside and out,” continues the owner, “and the garden is another really lovely feature of the property. We have the patio, a large area of lawn and we have had a heated swimming pool put in, which has provided us all with hours of fun. The garden as a whole is very private and peaceful and it backs onto open countryside so the view is great for as far as the eye can see.”

“We have decided to move back home, but if we were staying in the UK we wouldn’t even consider leaving this house,” says the owner. “It’s absolutely stunning, but in my mind what really sets it apart is the superb location as it has enabled us to enjoy the very best of both worlds.”\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



“The part of the house that we spend the majority of our time in is the huge kitchen, dining and living space,” says the owner, “it’s the real hub of our home and it’s also a great space to entertain in.”

# Step inside

## 5 Luxford Close

Luxford Close is located to the northern end of Much Hadham High Street and very close to Ash Valley Golf Club. This beautiful home is arranged over three levels and provides spacious, well-planned accommodation throughout that includes three reception rooms, a luxury kitchen/breakfast room, two utility rooms, five bedrooms and five en suites. To the outside there is a west facing rear garden that provides far reaching views across both open countryside and Golf Course. The garden is laid mainly to lawn together with a patio area and a newly constructed heated swimming pool.

The development is approached via electric security gates that lead to a tarmac driveway and a detached double-garage.

“The master bedroom suite is another standout feature of this house,” says the owner. “I’d say that it takes up almost half of the first floor and incorporates a huge bedroom, a large dressing room and a bathroom.”





“ I have loved the fact that our immediate surroundings are so incredibly picturesque, and yet everything we could possibly want or need is within easy reach,” says the owner. “I can be at the railway station in no more than ten minutes, Stansted Airport is 20 minutes away by car and we have an array of well-served towns and villages within striking distance. It’s a fabulous location and one that has provided us all with a really good quality of life.”



# 5 Luxford Close, Much Hadham, SG10 6FA

Approximate Gross Internal Area  
355.8 sq m / 3829 sq ft

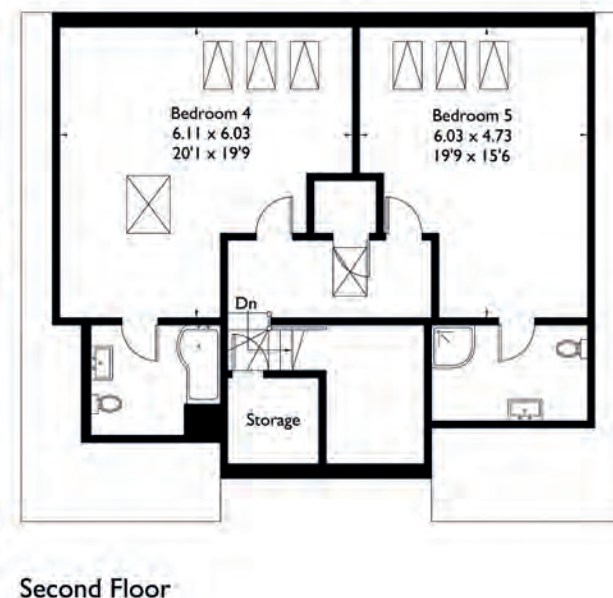
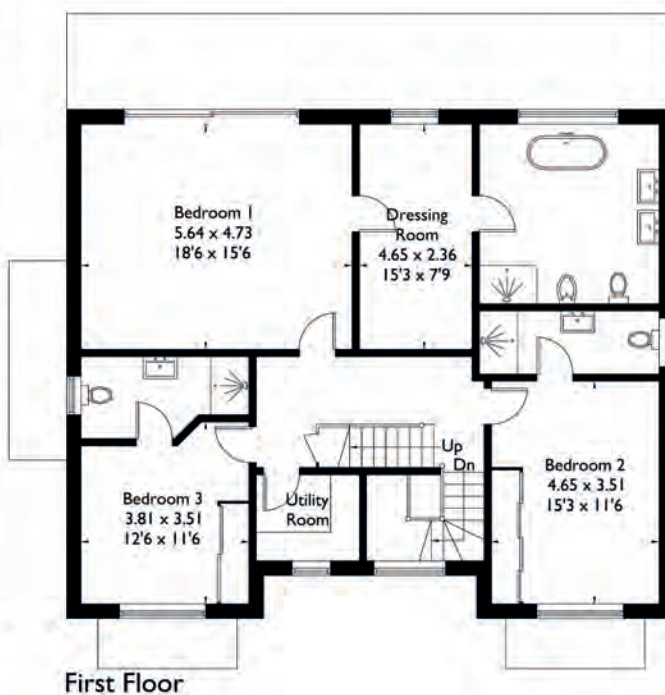
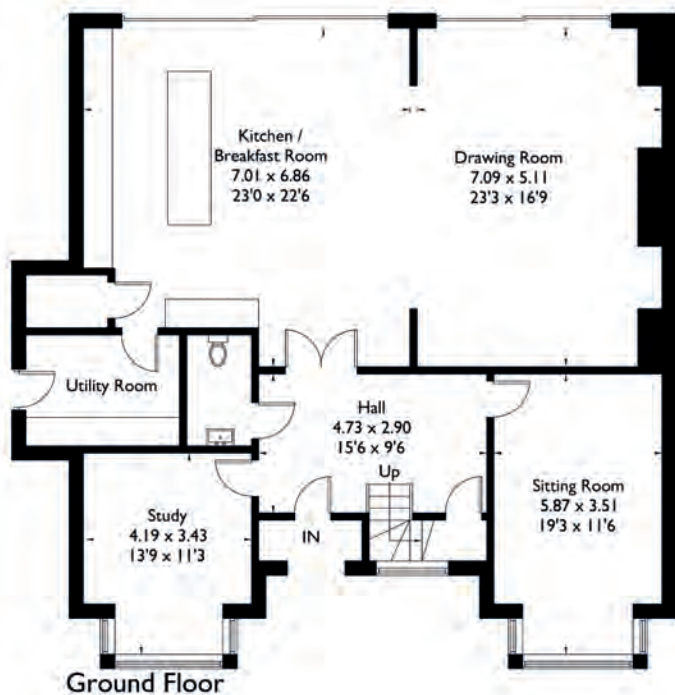


Illustration for identification purposes only. Not to scale  
Ref: 200911

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
95-100	A		
81-94	B	88	91
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			

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