



**Oliver  
Minton**  
*Sales & Lettings*

**The Enclosure, Arches Hall,  
Latchford, Nr Standon**

**Hertfordshire SG11 1QY**

**Price Guide £995,000**

Oliver Minton Village & Rural Homes are delighted to offer this stunning semi-detached barn conversion, superbly appointed within the Arches Hall farm complex. 'The Enclosure' is a wonderful 4 bedroom, 4 bathroom semi-detached 'character' home, with over 2700 sq ft of accommodation (including garage barn), built to an exceptionally high standard in 2020. This luxurious family home offers superb, well-designed accommodation throughout and boasts a wealth of high specification features combined with a stylish, modern interior. The gated driveway provides parking for numerous vehicles and is complemented by a large double garage size section of a nearby storage barn with large electric roller door and personal access door from driveway. The super garden back directly on to paddocks, where further land and the large semi-detached open barn is available by separate negotiation.





## SUMMARY

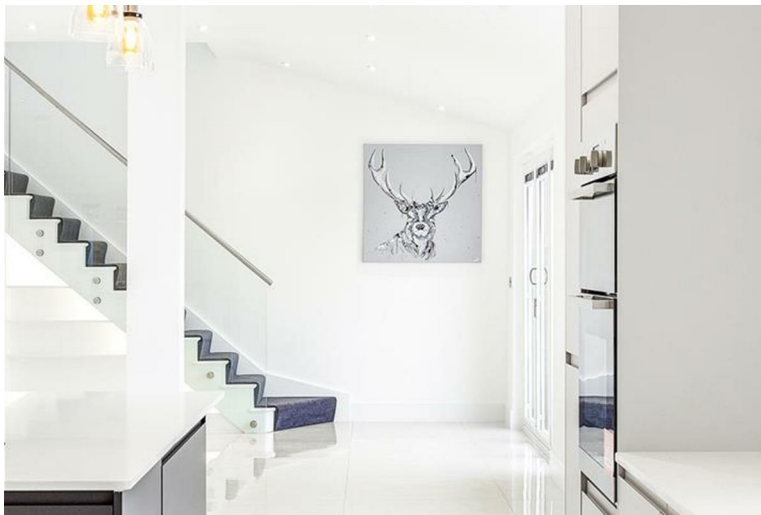
The Enclosure presents a rare opportunity to purchase a contemporary modern 4 bedroom Barn Conversion in the grounds of Arches Hall Stud which has been used over many years as a private stud farm. The property is located towards the end of a quiet country road, which finishes at the peaceful hamlet of Latchford. This location, whilst allowing a great degree of seclusion is a short drive from the A120, providing fast access to the M11 and hence good transport links the M25 and Stansted Airport. There are also a choice of mainline stations in the vicinity with speedy links to central London. Schooling is excellent with many private and public schools to choose from locally.

The property has been converted to an exceptionally high standard. There are integrated blinds to all doors and windows and solar controlled electric velux roof blinds. All flooring, both internal and external is porcelain, with oil fired underfloor heating to ground floor with individual room stats and conventional radiators to the upper floor.

Negative pressure construction has been used to achieve a high U value and all internal doors are of solid soundproof construction. The windows to the south elevation have been double glazed with smoked glass and all windows are tilt and turn operation. Low energy lighting is present throughout.

The property has been fully wired for full data connection with super fast fibre optic broadband available if required.

This is a fabulous unique property set in an idyllic location and must be viewed to be truly appreciated.



## ACCOMMODATION

Double glazed main entrance door on side elevation. opening to:

## OPEN-PLAN ENTRANCE VESTIBULE

Open-plan to Superb Living Room and Kitchen, and door to:

## UTILITY ROOM 1.91m x 1.91m (6'3 x 6'3)

Double glazed window. White 'Carrara' Italian marble worktops incorporating 'Butler' sink. Plumbing for washing and housing for tumble dryer above. Fitted storage drawer and wall unit. Door to:

## LUXURY CLOAKROOM

White 'Villeroy & Boch' WC with push button flush and wash basin with storage crawler below. Dual aspect double glazed windows. Fully tiled walls. Extractor fan. Inset ceiling lights.

## SUPERB OPEN PLAN LIVING ROOM / KITCHEN 13.36m max x 5.72m overall (43'10 max x 18'9 overall)

Luxury fitted kitchen area with wall, base and larder units, with 'Carrara' work surfaces incorporating sink unit. Integrated dishwasher, built-in electric double ovens, recess for large fridge/freezer. Island featuring breakfast bar and Induction hob with extractor hood above and large storage drawers. Double glazed door to side driveway. High ceiling with inset downlights. Staircase to first floor with glass balustrade. Two sets of bi-fold doors to rear patio and garden. Door to:

## RECEPTION ROOM / BEDROOM FOUR 4.27m x 3.38m (14'0 x 11'1)

2 double glazed windows to front. Door to:

## LUXURY EN-SUITE SHOWER ROOM 2.36m x 1.40m (7'9 x 4'7)

Large shower cubicle. WC and wash hand basin with storage drawer below. Porcelain tiled floor.

## BEDROOM TWO 4.32m x 3.40m (14'2 x 11'2)

2 double glazed windows to front. Porcelain tiled floor. Door to:

## LUXURY EN-SUITE BATHROOM 2.36m x 1.75m (7'9 x 5'9)

White suite comprising bath, WC, wash hand basin. Double glazed window.

## FIRST FLOOR

## LANDING / STUDY AREA 3.25m x 2.51m (10'8 x 8'3)

2 double glazed windows to front. Radiator. Open plan to:

## CENTRAL LANDING AREA 4.47m x 2.18m (14'8 x 7'2)

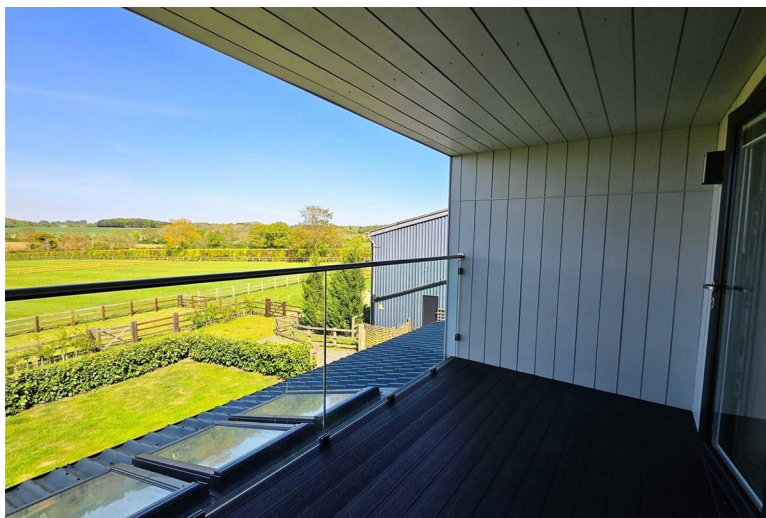
With double glazed bi-fold doors opening to Balcony. Radiator. Doors to Bedrooms One and Three.

## BALCONY 4.19m x 2.03m (13'9 x 6'8)

Lights and power points. Glass balustrade.

## BEDROOM ONE 4.32m x 3.99m (14'2 x 13'1)

Dual aspect double glazed windows to side and rear. Radiator. Leading to:



### **DRESSING ROOM 3.38m x 2.77m (11'1 x 9'1)**

2 double glazed windows to front. Fitted dressing table, shelving and hanging rails. Inset ceiling lights. Door to corner built-in airing cupboard housing hot water cylinder. Door to:

### **LUXURY EN-SUITE BATHROOM 3.38m x 2.31m (11'1 x 7'7)**

White suite comprising bath, twin wash hand basins with storage drawers below, WC. Chrome heated towel rail. Inset ceiling lights. Double glazed window. Porcelain tiled floor and fully tiled walls.

### **BEDROOM FOUR 3.15m x 3.15m (10'4 x 10'4)**

### **LUXURY FAMILY SHOWER ROOM 2.87m x 2.34m (9'5 x 7'8)**

Corner glazed shower cubicle, wash hand basin with cupboard under. WC. Double glazed window. Chrome heated towel rail.

### **OUTSIDE**

### **GARAGE BARN 8.99m x 5.99m (29'6 x 19'8)**

A great garage/storage facility with large electric roller door. Power and light connected. Mezzanine storage section. Personal access door from driveway.

### **SIDE DRIVEWAY**

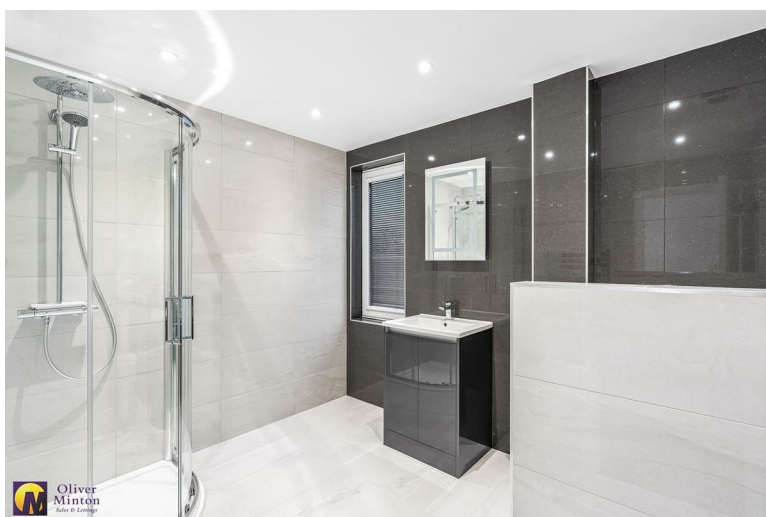
Double gates. Driveway parking for several vehicles.

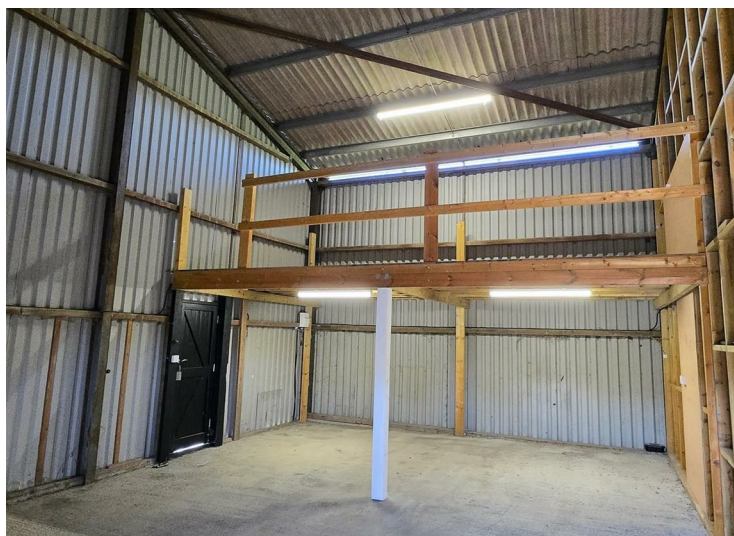
### **REAR GARDEN**

Full width paved patio area leading to lawn. Laurel hedging. 2 further grass sections with post and rail fencing. Access to private 'Klargester' sewerage plant, shared with adjoining property. Backing on to paddocks.

### **AGENTS NOTE**

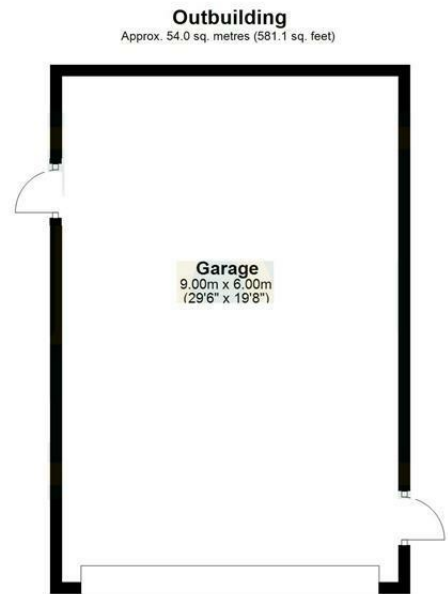
There is the opportunity to buy some more paddock land area to the rear, to lengthen the rear garden - please ask for details.





## MORTGAGE ADVICE

Through our mortgage brokers Alison George and Panicos Makri of Mortgage & Money Management Ltd, we are able to offer INDEPENDENT mortgage advice, with NO OBLIGATION. Alison and Pani are also independent for all protection needs, allowing them to review your life assurance and critical illness policies to ensure you have the best deal! They can be contacted at our Puckeridge Office on 01920 822999. Please feel free to call them for any advice or quotations required. Your home is at risk if you do not keep up payments on a mortgage or loan secured against it. Mortgage & Money Management Ltd are directly authorised by the Financial Conduct Authority no. 452616



**Tenure:** Freehold

**Council Tax Band:** F

**Viewing Arrangements:**

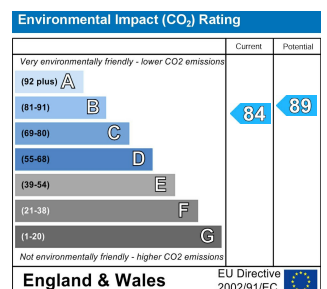
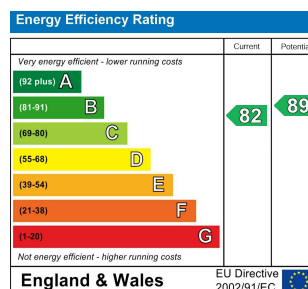
Strictly by appointment

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