



**Oliver  
Minton**  
*Sales & Lettings*

**Paddock View, Arches Hall Stud, Latchford, Standon, Herts SG11 1QY**  
**£1,195,000**





## **Paddock View Arches Hall Stud, Latchford, Standon, Hertfordshire, SG11 1QY**

**£1,195,000**

Oliver Minton Village & Rural Homes are delighted to bring to the market this stunning 4 Bedroom/ 4 Bathroom Barn Conversion which was been built to an exceptionally high standard, just a couple of years ago. This luxurious family home offers stunning, well designed accommodation throughout and boasts a wealth of high specification features combined with a stylish, modern interior. The CHAIN FREE property has gated access and provides secure parking for several vehicles, complemented by a large double garage size section of a nearby storage barn with double doors to front. The depth of the garden has recently been extended and backs directly onto paddocks, with fantastic views to be enjoyed particularly from the first floor balcony/terrace.

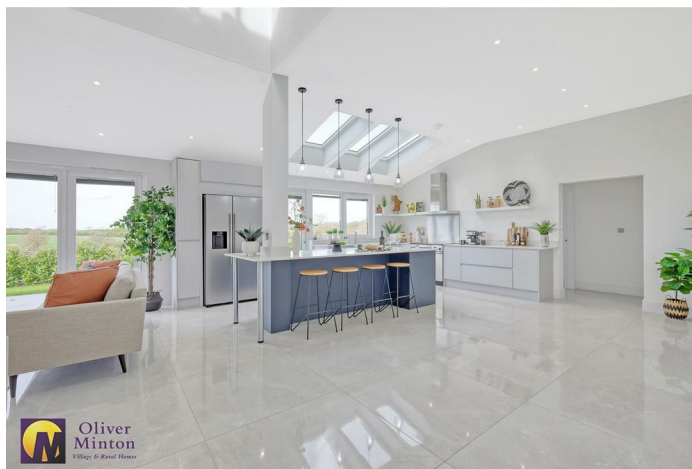


## Description

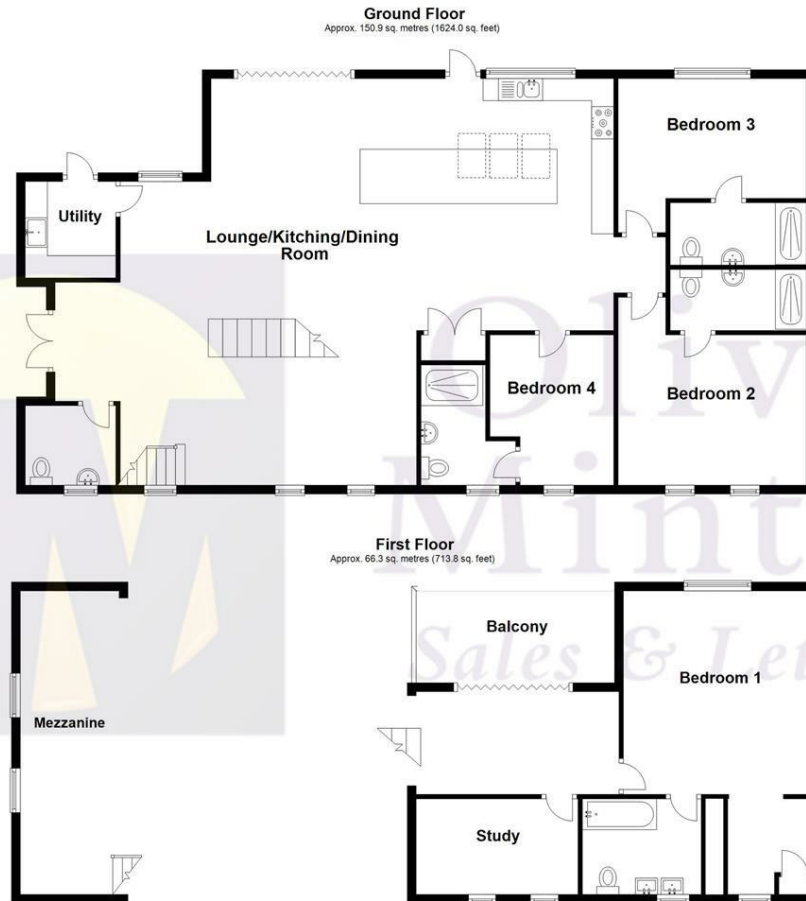
The property has been converted to an exceptionally high standard and the kitchen has been equipped with all white goods to include range cooker with induction hob, large fridge/freezer and Italian 'Carrara' worktops. There are integrated blinds to all doors and windows and solar controlled electric 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. The ground floor accommodation offers a truly magnificent open plan kitchen/living area with bi-fold doors leading to the patio and garden. On the ground floor there are also three bedrooms, all with fully tiled en-suites and a utility area with WC. An impressive glass panelled staircase leads to the upper floor where there is a balcony with panoramic views over the adjoining paddock (potentially available for purchase by separate negotiation) and open countryside beyond, an office/study area, master bedroom with en suite and dressing area. There is also a further spiral staircase leading to a glass panelled mezzanine area. The gated driveway parking for several cars is complemented by a large double garage size section of a nearby storage barn with double doors to front.

### LOCATION

Paddock View presents a rare opportunity to purchase a luxurious, recently built 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.



## Floor Plans

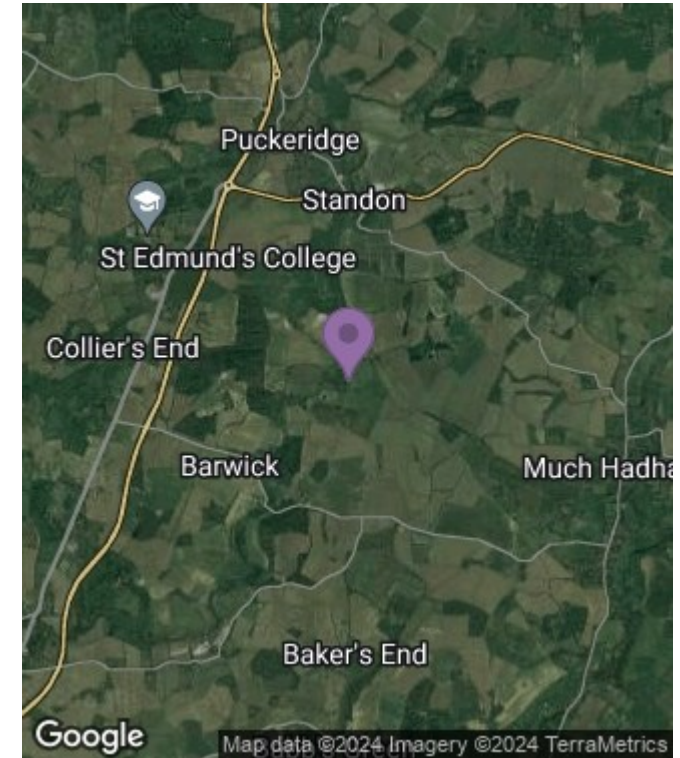


Total area: approx. 217.2 sq. metres (2337.8 sq. feet)

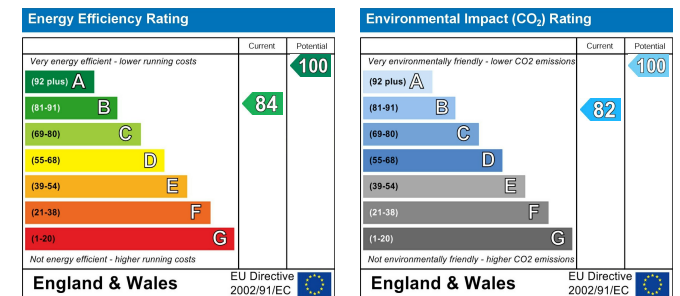
FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, mis-statement or use of data shown.

## Area Map



## Energy Performance Graph



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**Tenure:** Freehold

**Council Tax Band:** F

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