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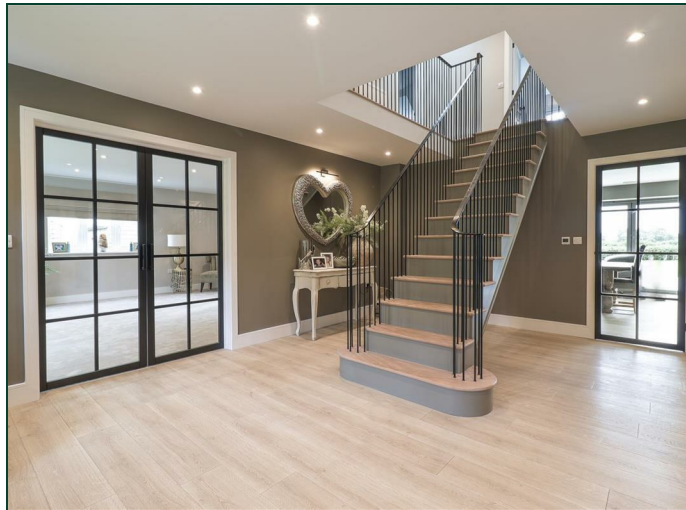


Matchfords Brook End, Cottered, Buntingford, Hertfordshire, SG9 9QR

Price Guide £1,469,500

## Matchfords Brook End, Cottered, Buntingford, Hertfordshire, SG9 9QR

A magnificent five-bedroom residence, distinguished by its architectural design, graces a tranquil and desirable no through road countryside setting. Meticulous craftsmanship and unwavering attention to detail have defined its construction. The splendid entrance welcomes you with a grand staircase, a spacious floor, and elegant Crittall effect doors leading to the ground floor rooms. Within, the interiors harmoniously unite style and functionality, creating a refined and hospitable ambiance. At the core of this exquisite property lies a 45ft kitchen/family room with full-length folding doors, offering a seamless connection to the outdoors. The remainder of the ground floor encompasses a dual-aspect lounge bathed in natural light, a study, a utility room, and a cloakroom. Ascending to the first floor, four generously proportioned double bedrooms await, two of which feature en-suite facilities, a fifth single bedroom and a stunning family bath/shower room. The south-facing rear garden bathes in sunlight, forming a serene retreat, while the detached double garage and ample frontage enhance practicality.



### **ENTRANCE HALL 18'0" x 12'9" (5.5 x 3.9)**

As you step into the home, you'll be greeted by a grand entrance that sets a tone of elegance and sophistication. The centerpiece of this entrance is a staircase that gracefully ascends to the first floor, making a stunning architectural statement. The glazed doors leading to the lounge add a touch of opulence and a sense of openness, allowing you to catch a glimpse of the inviting interior beyond. Throughout this magnificent space, wooden flooring extends seamlessly, enhancing the feeling of grandeur and providing a timeless backdrop to your arrival. This grand entrance is a true reflection of the home's luxurious design and offers a warm welcome to both residents and guests.

### **LOUNGE 17'2" x 15'6" (5.251 x 4.731)**

The lounge is a refined haven where sophistication meets comfort. This beautifully designed room enjoys abundant natural light from two sides, creating a warm and inviting ambiance. Adorned with fitted carpets underfoot, it exudes a sense of luxury and coziness. Whether you're unwinding with a book, hosting guests for intimate conversations, or simply enjoying the serene atmosphere, this dual-aspect lounge is a perfect retreat within the home, embodying both style and comfort.

### **UTILITY ROOM 8'10" x 4'11" (2.7 x 1.5)**

The utility room is a practical and well-organized space dedicated to laundry tasks. With quartz worktops, under-counter storage and sink this provides discreet place to stow away laundry essentials, keeping the rest of the house clutter free. Moreover, a glazed door allows convenient side access, making it easy to move between indoor and outdoor areas while handling washing and drying duties.

### **CLOAKROOM**

The ground floor cloakroom is a tastefully appointed space, adorned with exquisite porcelain tiles and luxurious fixtures and fittings. Offering both style and functionality, this cloakroom exemplifies the commitment to luxury and refinement found throughout the home.

### **KITCHEN pic 1 17'2" x 16'8" (5.25 x 5.1)**

Welcome to this exquisite, recently completed home, where architectural sophistication meets modern comfort. Step into the heart of the house, a stunning open plan kitchen family room divided into three distinct sections. The kitchen area is a culinary haven, adorned with quartz worktops, top-of-the-line Neff appliances, and a generously sized island, perfect for informal dining and socializing. Beyond, a spacious dining area bathed in natural light beckons you to host elegant dinners or casual gatherings. The seamless wood flooring gracefully unites these spaces, enhancing the sense of continuity and warmth. In the family room, a built-in soundwall awaits, offering an immersive experience for TV and audio enthusiasts. But perhaps the pièce de résistance lies just beyond the full-length folding doors, which open effortlessly to reveal an enchanting rear garden and patio, seamlessly merging indoor and outdoor living. This home is a testament to contemporary design, offering both functional elegance and a serene sanctuary for modern living.

### **KITCHEN pic 2**

### **LARDER 6'0" x 5'2" (1.85 x 1.6)**

The walk-in larder is a valuable addition, providing practical solutions for a clutter-free kitchen and efficient storage.

### **DINING AREA 15'5" x (4.7 x )**

Adjacent to the kitchen, you'll find a bright and spacious dining area that's

thoughtfully designed for seamless entertaining. This inviting space is bathed in natural light, creating an inviting atmosphere and its proximity to the kitchen ensures effortless serving and socializing,

### **FAMILY ROOM 16'0" x 15'5" (4.9 x 4.7)**

Nestled at the end of the open plan living area, this is a dedicated space for relaxation and TV enjoyment. Its strategic placement allows you to unwind and catch your favorite shows or movies while still being connected to the overall living space.

### **STUDY 8'9" x 5'10" (2.68 x 1.8)**

The study provides a quiet place for reading, individual study or working from home.

### **LANDING**

The staircase arrives at the first floor landing where natural light pours in generously from two well-positioned roof lights.

### **BEDROOM ONE pic 1 16'0" x 15'7" (4.9 x 4.75)**

A grand primary bedroom with walk in wardrobe and luxury en-suite bathroom.

### **BEDROOM ONE pic 2**

### **EN SUITE**

This beautifully appointed space offers a walk-in shower for a spa-like experience, a sleek vanity wash basin, and a modern W/C. From floor to ceiling, the room is elegantly tiled, creating a seamless and pristine aesthetics while also ensuring easy maintenance

### **BEDROOM TWO 16'0" x 13'11" (4.9 x 4.26)**

Another elegant double bedroom with built in storage and en-suite shower room.

### **EN SUITE**

A luxurious shower room with walk-in shower and featuring tasteful floor-to-ceiling tiles that create a sleek, modern aesthetic. A vanity wash basin and sleek W/C complete this shower room which combines practicality with understated luxury.

### **BEDROOM THREE 16'0" x 15'7" (4.9 x 4.75)**

Another large double bedroom with fitted carpet and built in storage. Window to rear aspect.

### **BEDROOM FOUR 16'0" x 12'7" (4.9 x 3.838)**

Double bedroom with fitted carpet and immaculately presented.

### **BEDROOM FIVE 12'7" x 8'2" (3.85 x 2.5)**

A single bedroom with many uses, dressing room, child's room or nursery.

### **FAMILY BATHROOM 12'5" x 11'5" (3.8 x 3.5)**

A stunning family bathroom that exudes opulence and comfort with a stand-alone bath as a centerpiece. The room is adorned with porcelain stone tiling, creating an earthy, yet luxurious ambiance. A walk in shower captures the essence of a spa-like retreat with the rainfall shower head framed bronze fixtures and fittings. For added convenience, a spacious double sink vanity with a gleaming quartz counter top provides ample space for the entire family's needs.

### **SOUTH FACING GARDEN**

The garden's generous size allows for endless possibilities, providing an ideal canvas for outdoor family life and recreation. Bathed in natural sunlight throughout the day, it's a haven for gardening enthusiasts and sun

seekers alike. A raised porcelain patio takes center stage, perfect for for al fresco dining and social gatherings, catching the last of the evening sun. For those seeking shade another seating area to the side of the house provides a place to relax. The large lawn area is perfect for a growing family to play or a blank canvass for those that are green fingered,

### **REAR GARDEN**

### **REAR GARDEN**

### **DRIVEWAY**

### **NOTABLE FEATURES**

Features of the property:

**Air Source Heat Pump:** This is an energy-efficient system that can provide both hot water and heating by utilizing heat from the outside air.

**Aerated Waste Water Treatment Plant:** This is a wastewater treatment system that treats and purifies wastewater before it's released into the environment.

**Water Softener:** A water softener is used to remove minerals from the water, such as calcium and magnesium, which can cause hardness and scale buildup in pipes and appliances.

**Underfloor Heating:** This is a heating system installed beneath the flooring, typically on the ground floor, to provide even and efficient heating.

**Alarm System:** An alarm system is an important security feature that helps protect the property against intruders.

**Quartz Worktops:** Quartz is a popular material for kitchen and bathroom counter tops due to its durability and aesthetic appeal.

**Quooker Tap:** This is a specialized faucet that provides instant boiling water and filtered water, adding convenience to the kitchen.

**Neff Appliances:** Neff is a brand known for its high-quality kitchen appliances, including ovens, hobs, and more.

**Separate Integrated Fridge, Freezer, and Dishwasher:** Integrated appliances are built into the kitchen cabinets for a seamless look.

**Electric Garage Door:** An electric garage door provides easy and convenient access to the garage.

**Awnings:** Awnings are retractable shade structures that can be used to provide shade and protection from the sun on outdoor spaces.

**Large Loft Space:** An expansive loft provides additional storage or potential for future expansion or conversion into living space.

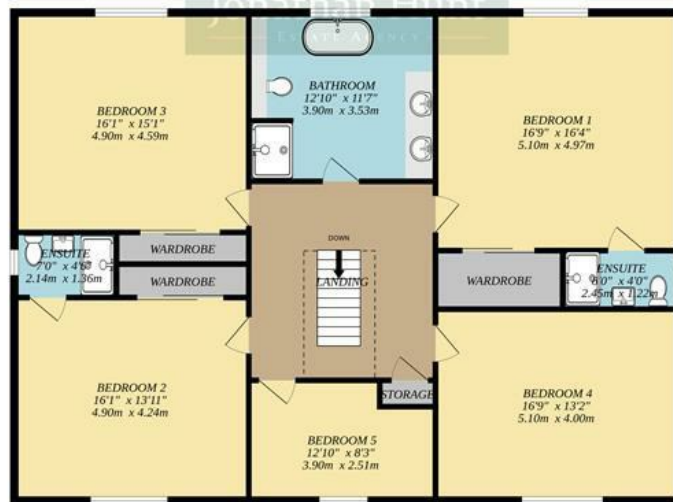




**GROUND FLOOR**  
1521 sq.ft. (141.3 sq.m.) approx.



**1ST FLOOR**  
1524 sq.ft. (141.6 sq.m.) approx.



**FIVE BEDROOM DETACHED**

**TOTAL FLOOR AREA: 3045 sq.ft. (282.9 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs	86	91	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(54-68) <b>D</b>			(55-68) <b>D</b>
(39-53) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC