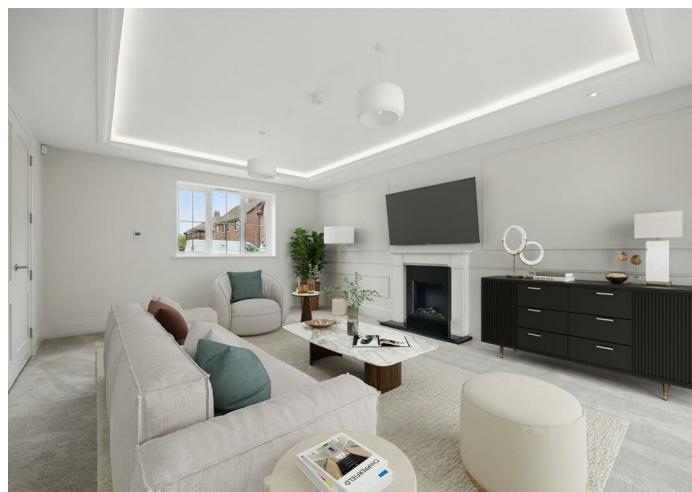




George Cely, Stapleford Road, Stapleford Abbotts, RM4

BUTLER & STAG



Nestled in one of the area's most sought-after locations, High House Farm offers an exclusive development of just 14 beautifully designed luxury homes. Meticulously crafted to the highest specification, each residence blends timeless architectural elegance with contemporary interiors and cutting-edge smart home features.



Freehold

- Gated Development Of 14 Executive Homes
- Underfloor Heating
- Prime Location Within Stapleford Abbotts
- High Specification Throughout
- Integrated Siemens Appliances
- EV Car Charging Point

Situated within the exclusive gated development of High House Farm, Plot 14 is a magnificent four-bedroom, three-bathroom detached residence showcasing the prestigious Macar Bespoke premium specification. Expertly built with exceptional craftsmanship, this home harmoniously blends state-of-the-art home technology with sustainable building principles—perfectly tailored for contemporary living.

Spanning an impressive 2,981 sq ft, this property is finished to the highest standard throughout. Energy efficiency is at the forefront, with underfloor heating and integrated solar panels ensuring sustainable comfort all year round.

Upon entering, you are welcomed by a generous hallway with soaring ceilings that lead into a spacious open-plan kitchen and family room. This standout space features a bespoke Krieder kitchen complete with integrated Miele and Siemens appliances, a wine chiller, and a Quooker boiling water tap. A full-height storage unit adds functionality and elegance, while large bi-fold doors open onto a private garden with patio—perfect for alfresco dining and entertaining.

The living room is equally impressive, with high ceilings, stylish panelled walls, and a feature fireplace. Double doors flood the space with natural light and offer access to the garden, creating an inviting setting for luxury family living.

Additional ground floor highlights include Crittall-style glass doors, Porcelanosa tiling, a formal dining room, a utility room, and a stylish WC.

A master-crafted staircase with oak and metal spindle detailing leads to the first floor, where you'll find four generously sized bedrooms. The sophisticated principal suite includes a separate dressing area, a sleek en-suite shower room, and floor-to-ceiling windows with Juliet balcony—offering uninterrupted views of the



11 High House Farm

Approx. Gross Internal Area 277 Sq M (2.981 Sq Ft)

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Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.
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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.