



Farmstead,

Brickendon Lane, Brickendon, Hertfordshire, SG13 8NY

FINE & COUNTRY

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Enviably set in wonderful landscaped gardens and paddocks in excess of 8 acres, is this truly stunning and most substantial New England style country residence built in 1995 to a high specification and more recently improved to create this exceptional home



STEP INSIDE

Farmstead

Approached through electric gates into a sweeping driveway, one cannot help but be impressed as soon as this exceptional home comes into view. A delightful Mediterranean style courtyard leads to the house that was built in 1995 and throughout reflects the meticulous care and attention that went into its design, specification and decor.

Throughout the well balanced, beautifully presented accommodation one finds yourself instantly feeling at home. The superb bespoke Kitchen is open to a beautiful dining room and family sitting room which together with the principal reception rooms open onto the terrace and gardens beyond. The feeling of light and space is a joy. The leisure facilities are first class with the luxurious indoor pool complex adjoining the house. There is an impressive studio/gym with a kitchenette and en suite shower room that can be used as an independent annexe or office. The master bedroom suite and the guest suite are both beautifully appointed. There are three further double bedrooms, two of which are en suite and a luxurious family bathroom.

The Leisure complex is quite spectacular and can be approached off the hallway or garden lobby. The impressive and well sized swimming pool is a wonderful space for all the family to enjoy and opens onto the Mediterranean style courtyard. There are luxurious changing rooms, shower and a sauna.









STEP OUTSIDE

Farmstead

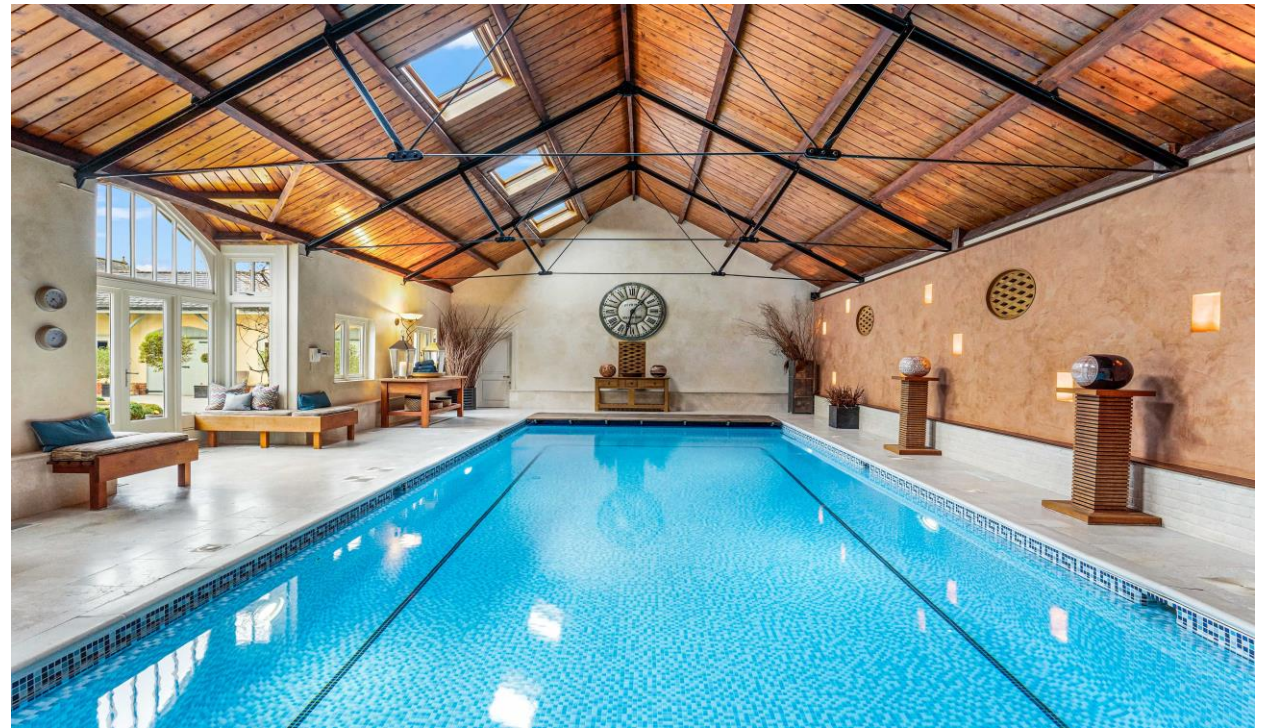
The grounds extend to approximately 8.30 acres with extensive paddocks together with beautifully landscaped formal gardens of rolling lawns, well stocked borders, numerous mature trees and a large pond. An extensive garden terrace adjoins the house providing a wonderful outdoor entertaining area. In addition, there is a hard tennis court.

General Information:

Local Authority: East Hertfordshire DC 01279 655261. Council Tax Band; H

Oil Fired Central Heating. Private drainage system. Mains water and electricity.

Energy Rating: D





LOCATION

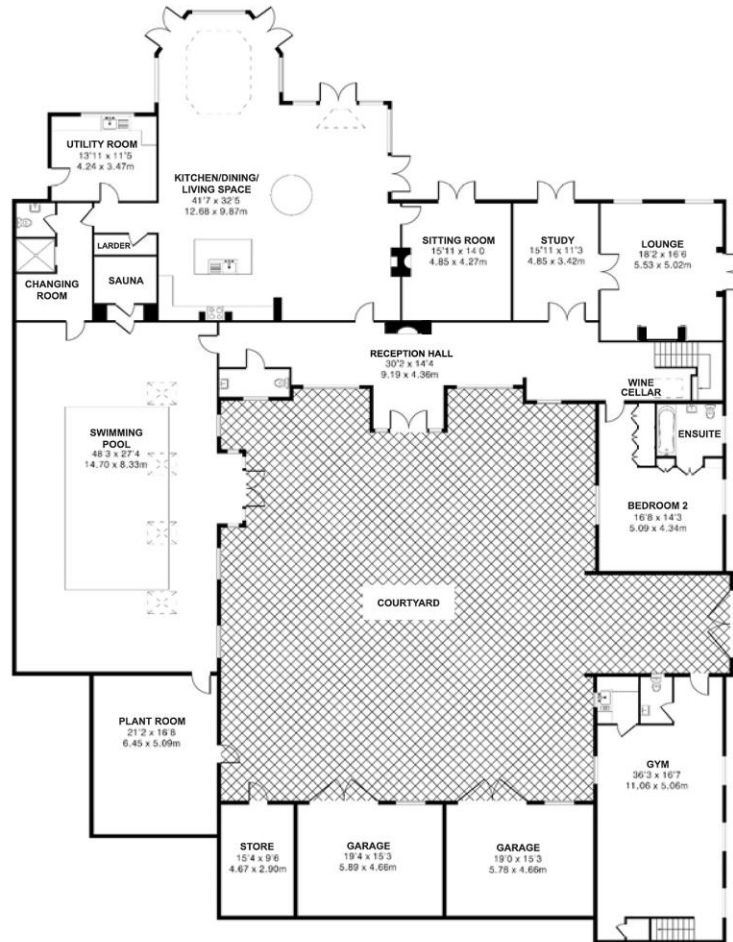
Situated in the pretty village of Brickendon, just a mile or two outside Hertford, Farmstead is wonderfully placed to enjoy a rural, peaceful lifestyle, but also feel very close to town and major road and rail links. The A10 and A1(M) are easily reached and rail connections are found at nearby Bayford station, Hertford North and Hertford East stations.

Brickendon has a thriving community that enjoys a village pub, a village hall, Brickendon Grange golf club and there are numerous footpaths and bridleways through the surrounding countryside. The area also benefits from excellent schooling with Haileybury, Queenswood, St Edmunds College, Duncombe School, St Josephs in the Park and Heathmount to name but a few. In addition, there are numerous highly regarded primary and secondary state schools nearby.

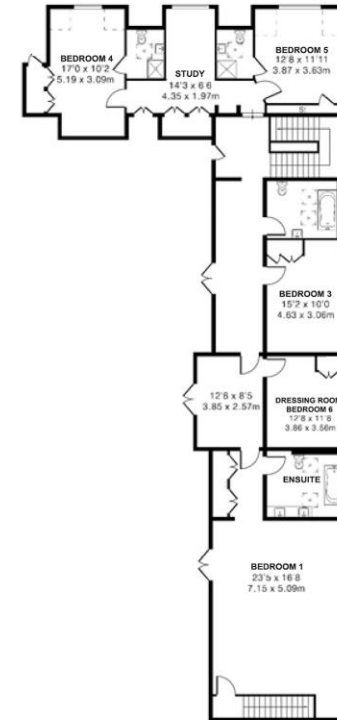
Seldom do you find a home in a lovely semi rural setting, with such privacy and seclusion yet without the feel of isolation.

FARMSTEAD

GROUND FLOOR
6444 sq.ft. (600 sq.m.) approx.



1ST FLOOR
2067 sq.ft. (192 sq.m.) approx.



TOTAL FLOOR AREA: 8511 sq.ft. (792 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.



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