

Buttercup Barn and Ziggy Barn, Flaunden, Hertfordshire



Exceptional barn style new build homes with countryside views

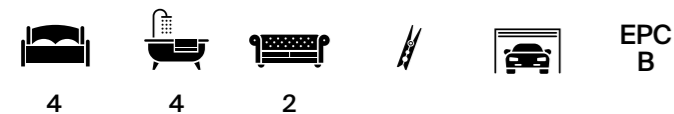
Buttercup Barn and Zighy Barn form a pair of new build barn style semi-detached homes which have the wow factor both inside and out. Situated in a secluded location in the village of Flaunden, with access through an equestrian facility, these properties are both unique in style and meticulously finished to a high specification throughout with uncompromising attention to detail. A fine example of contemporary properties built with both everyday family life and entertaining in mind, they have been thoughtfully designed to deliver a practical yet luxurious home.

Flaunden is a charming rural village on the Buckinghamshire/Hertfordshire border in the quiet Chiltern countryside surrounded by woods and farmland, with many miles of footpaths and bridleways to enjoy. The nearby villages of Sarratt, Chipperfield and Bovingdon provide a good range of local shops, amenities and primary schools. The area is also well served for access into London by train, as well as motorway access, giving you the country lifestyle whilst still being well connected for the commuter.

Buttercup Barn and Zighy Barn are within close distance of the Bricklayers Arms and Green Dragon pubs, which are both popular choices.

Distances

Chorleywood 3.8 miles (Baker Street 43 minutes, Marylebone 32 minutes)
Hemel Hempstead 5.9 miles (Euston 30 minutes, M25 (Jn 18) 4 miles,
Central London 31 miles. (all times and distances are approximate).



Accommodation

A true highlight of each property is the most impressive open kitchen/dining/family room which forms the heart of the home. Spacious and well laid out to provide clearly defined areas within the open space, and creating a perfect setting to bring the family together or for larger gatherings.

The Wychwood hand-painted bespoke kitchen incorporates an extensive range of beautifully crafted units with granite and quartz worktops and island, four oven electric Aga, twin Fisher Paykel electric hobs, Neff microwave and Liebherr fridge freezer, ideal for those that love cooking. Whilst the family area has been designed with beautiful bespoke carpentry including fitted cupboards, display unit, seating and storage.

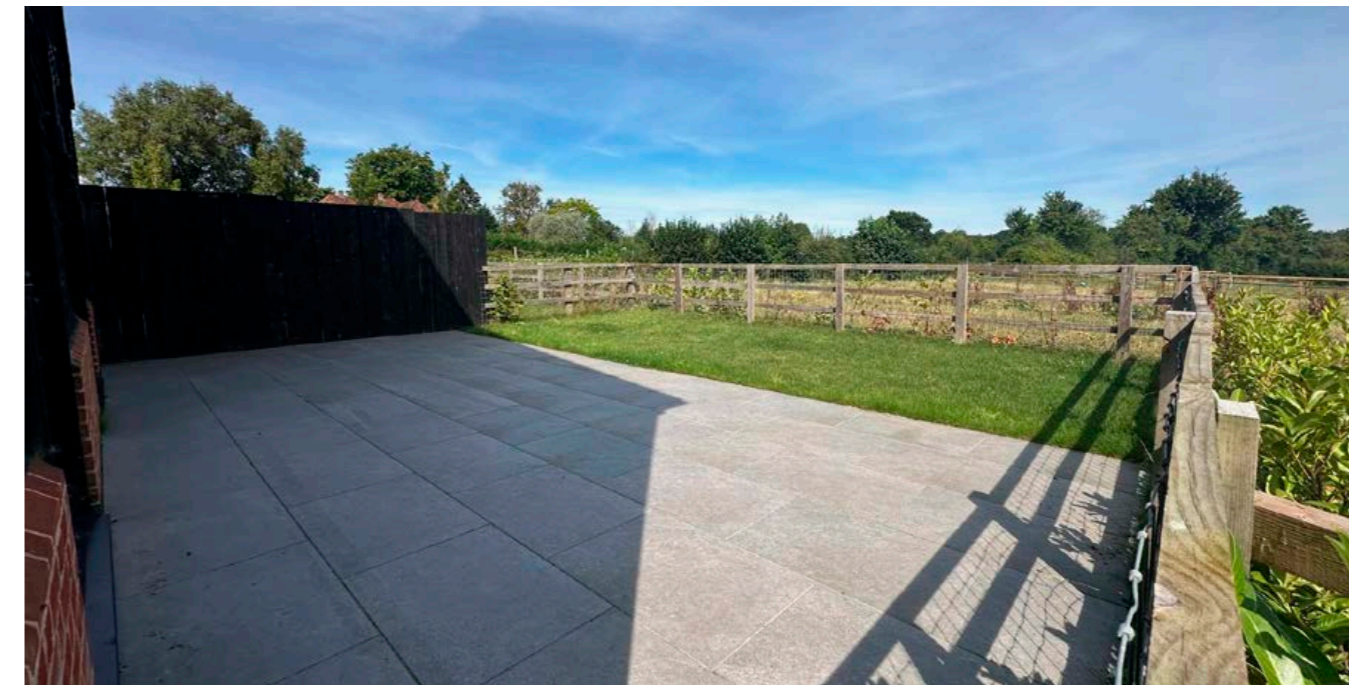
There are Porcelain floor tiles with under floor heating, a stunning Stovax log burning fire and bi-folding doors providing plenty of natural light and access out to the grounds. This wonderful room sets the tone for the impressive home that is full of character combined with an ultra contemporary finish.

The separate sitting room provides additional reception space with French doors opening out onto the patio area with the most glorious rural views beyond.

There is an optional fourth bedroom on the ground floor, with an en suite shower room and French doors leading out to the garden, which offers versatility to the house depending on your individual family's needs. A cloakroom and utility room complete the ground floor accommodation.

Upstairs, there are three generous sized bedrooms, each with a contemporary en suite bath/shower room. The principal bedroom is simply stunning! With an enviable dressing room, picture-perfect views to the rear, this luxurious and spacious suite also has a free-standing Lusso stone bath strategically placed to enjoy the idyllic outlook.





Gardens & Grounds

The garden is a true highlight. Backing onto farmland it has far reaching countryside views that create a peaceful setting to enjoy the warmer weather and a beautiful backdrop for al fresco dining.

To the front of each property is a garage and plenty of space for parking.

Important Information

Tenure: Freehold.

Services: Mains water, drainage, gas and electricity.

Local Authority: Dacorum Borough Council

Council Tax Band: Not yet determined

Energy Performance Certificate Rating: B (rating 82)

Postcode: HP3 0PT

Viewings

All viewings strictly by appointment only through the vendors' sole selling agent, Knight Frank LLP.

Approximate Gross Internal Floor Area

Buttercup Barn: 271.6 sq m / 2,923 sq ft

Garage: 21.7 sq m / 233 sq ft

Total: 293.3 sq m / 3,156 sq ft

Zigby Barn: 271.6 sq m / 2,923 sq ft

Garage: 21.7 sq m / 233 sq ft

Total: 293.3 sq m / 3,156 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated August 2024. Photographs and videos dated March 2022.

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