

# High Cross, Aldenham

## £1,795,000 (Freehold)



An exclusive and brand new five bedroom, four bathroom detached family home, built by Shield Homes.

With its traditional and blending brick exterior, this property has been built with a wealth of contemporary internal finishes of the highest quality and importantly an energy efficiency that is only required of the newest homes.

Approached via a pair of electric gates with video entry to a private driveway and parking, the 'Pinnar' custom security door opens to reveal a bright and desirable contemporary quality interior designed for modern day living incorporating both formal and everyday family living.

A high specification 'Nolte' kitchen with two-tone cabinetry is featured in an oversized open plan Kitchen/Dining/Family room along with integrated Siemens appliances and stone worktops, and bi-fold doors leading out to the garden. A formal living room, family room and guest cloakroom complete the ground floor accommodation and the entire ground floor has been finished with Porcelanosa 'concrete effect' porcelain tiles and benefits from underfloor heating.

Leading up to the first floor via the black stained handrail with glazed staircase are 4 bedrooms and 3 bathrooms (2 en-suite). The principle bedroom is finished with an extensive range of floor to ceiling fitted wardrobes running the length of the suite. Two further bedrooms on this floor also benefit from fitted wardrobes. The spacious first floor landing leads up to a second floor principle suite which incorporates a 'work from home' study and further storage space. This principle bedroom has been fitted with more wardrobes, Daikin air conditioning an en-suite bathroom and has stunning views of the Greenbelt.

There is a west facing garden with Indian Sandstone paving patio. Off-Street Parking on the Driveway and an 'Ohme Home Pro' Electric Vehicle Charger.

This property is conveniently located in an idyllic location in Aldenham and boasts picturesque views of the adjacent greenbelt countryside and farmland.

**01923 852434**  
[www.village-estates.co.uk](http://www.village-estates.co.uk)



Village Estates  
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Herts WD7 7NP

Important Note: These particulars do not form part of any contract. All measurements are approximate and should not be relied upon. All prices quoted are strictly subject to contract.











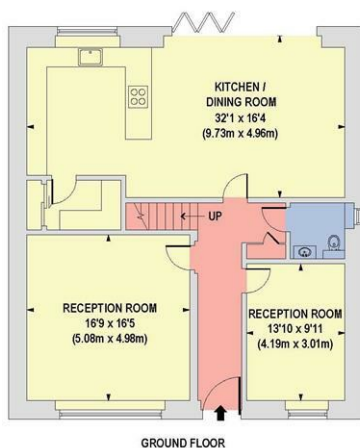
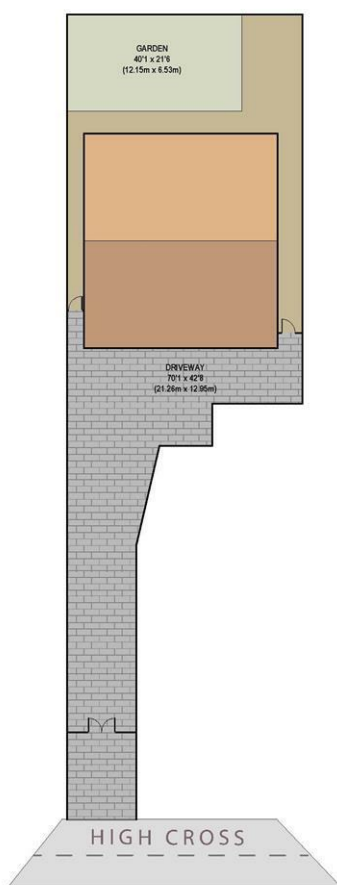


# HIGH CROSS

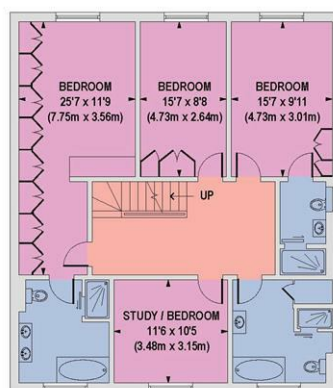
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Approximate Gross Internal Floor Area

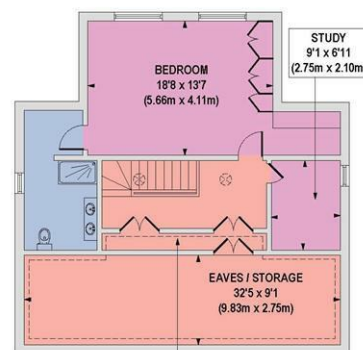
3320 sq. ft / 308.46 sq. m (Including Restricted Height Area & Eaves)



GROUND FLOOR



FIRST FLOOR



RESTRICTED HEIGHT AREA  
SECOND FLOOR

Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Specification

Kitchen - Luxury High Specification 'Nolte' Two-Tone Cabinetry with Soft Close Doors & Drawers – Feature Remote Controlled Under Cabinet LED Lighting – 'Calacutta Michael Angelo' Stone Worktop and Backsplash – Oversized Undermount Sink with Waste Disposal, 'Quooker' Pro 3 Flex Hot Tap - Integrated Siemens Appliances including; Dishwasher, Separate Full-Sized Fridge and Freezer - Wi-Fi Controlled Fan Oven - Wi-Fi Controlled Fan Oven with Microwave - Siemens Induction Hob with integrated downdraft extraction.

Utility Room – Luxury High Specification 'Nobilis' Cabinetry, Space for stacked Washing Machine/Tumble Dryer, Undermount Stainless Steel Sink, Plant Cupboard housing Hot water/Heating equipment.

Bathrooms - Tiles Supplied By Porcelanosa - Fully Tiled Walls & Floors - 'Abode' Taps and Showers - Vanity Units with LED Lit Mirrors – Shaver Sockets - Dual Fuel Heated Chrome Towel Rails.

Bedrooms – Bespoke Fitted Wardrobes in Four Bedrooms.  
Daiken Air-Conditioning Unit in Top Floor Bedroom

Flooring – Porcelanosa Concrete effect Tile flooring throughout Ground Floor with Under Floor Heating Carpet – Stairs, Landing and Bedrooms

Windows and Doors – Aluminium Front Door by Pirnar Doors - Windows – Double Glazed White uPVC Windows - Aluminium Bi-Fold Door to Garden - Internal doors – Solid Core Fire Doors Painted Black with softwood architrave, skirting and chrome handles.

Lighting/Electrical - Chrome Recessed LED downlights throughout - Chrome Sockets & Switches - External Lighting (Front, Rear and Sides) – 'Ohme Home Pro' Vehicle Electric Charging Point – External Electrical Socket.

Landscaping/External - Sandstone Paved Patio and Paths– Turfed Lawn - Off-Street Parking on Driveway with Permeable Block Pavers – External Tap

Construction – Under Floor Heating to Ground Floor, Designer radiators on First & Second Floors, Electric Gates with Video Entryphone, Softwood Staircase with Hardwood Handrail and Glass Panels- Alarm System - Fascias & Soffits in White uPVC, Gutters in Black uPVC– Energy Efficient Air-Sourced Heat Pump- Provision for Security Cameras front & Rear- Internal walls painted in single colour emulsion throughout. - Skirting, architrave and door linings in satin wood finish - 10 year Global Home Warranty