



Crouch Lane | Goffs Oak | EN7 6TH

Welcome to your dream home! This stunning new build eco home, designed to the highest standards, offers a harmonious blend of modern luxury and environmental sustainability. Nestled on a generous 0.6-acre plot, the property features six beautifully designed bedrooms. The bright and airy open-plan living areas seamlessly connect for ideal entertaining, while the state-of-the-art kitchen, equipped with high-end appliances and sustainable materials, is a chef's delight. The lower ground floor enhances the living experience with a gymnasium, sauna, and an entertainment room, perfect for relaxation and leisure. It also includes guest quarters featuring a kitchenette and a separate entrance, providing privacy for visitors. Built to world-leading environmental standards, showcasing cutting-edge technology this home boasts energy-efficient systems and eco-friendly materials throughout.

The culinary experience is elevated with bespoke Italian-designed kitchens featuring premium granite countertops and high-end Miele appliances. Each kitchen is equipped with additional external extraction systems that operate with low-noise motors, creating a tranquil cooking environment. Luxurious finishes include large-format Italian porcelain tiles and branded sanitary ware from Villeroy & Boch, complemented by Hans Grohe fittings, enhancing both style and functionality.

Accessibility is a key feature of this home, with step-free access available on every floor, making mobility easy for everyone. The property has been designed with the potential of an elevator being installed to accommodate future accessibility needs. Built with highly efficient UK-sourced steel and timber, the house features German membrane flat roofs and achieves near-passive home standards with exceptional thermal insulation (0.14W/m²) and high airtightness. This design not only enhances comfort but also reduces energy consumption. Energy-efficient double-glazed windows are equipped with integrated hidden blinds.

- Stunning New Build Eco Home Designed To The Pinnacle Of Modern Design
- Generous 0.6-Acre Plot Providing Ample Outdoor Space
- Seven Beautifully Designed Bedrooms For Family And Guests
- Bright, Open-Plan Living Areas Ideal For Entertaining
- State-Of-The-Art Kitchen With High-End Appliances
- Lower Ground Floor Featuring A Gymnasium And Sauna
- Entertainment Room And Guest Quarters With Kitchenette
- Private Entrance For Guest Quarters Offering Added Convenience
- Built To World-Leading Environmental Standards For Sustainability

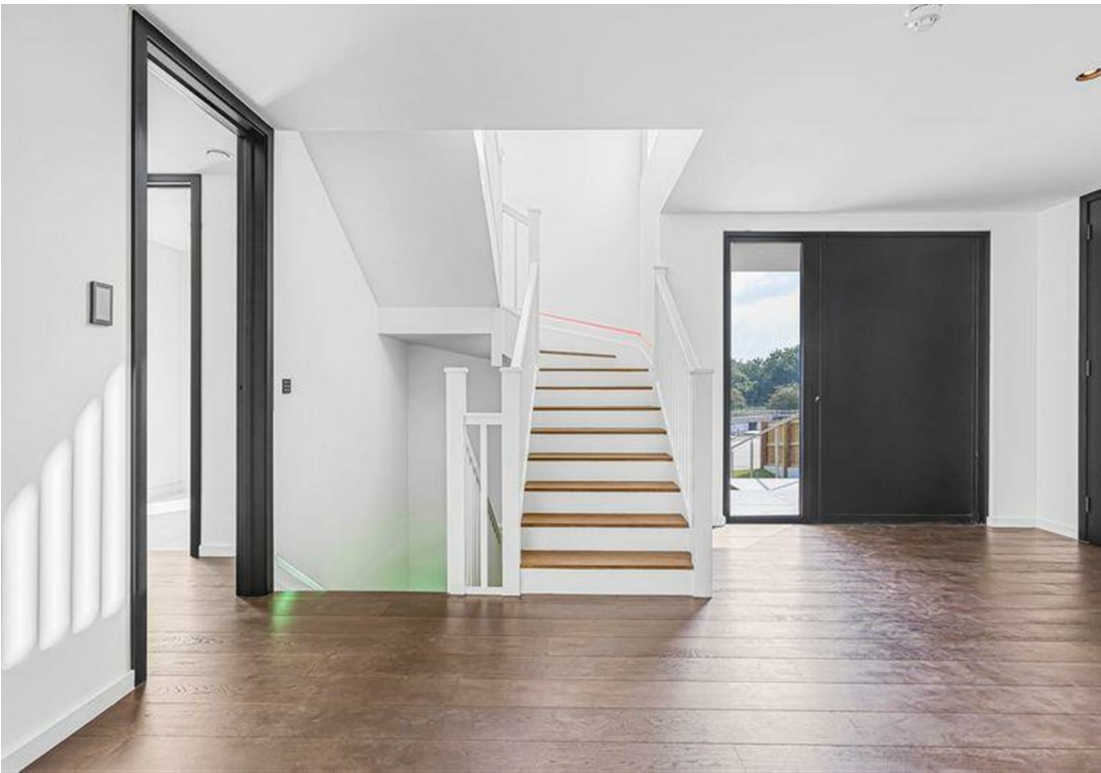




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Tenure: Freehold
Council: Broxbourne Borough
Tax Band: New Build

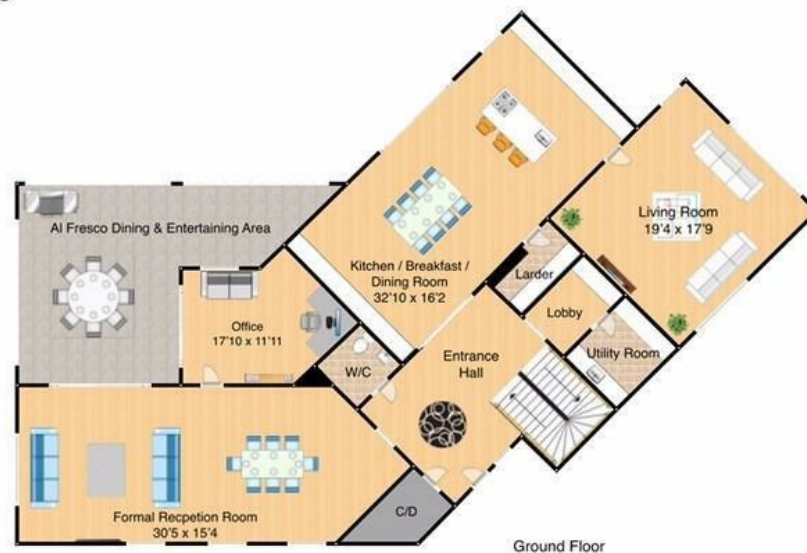




Rosebury Farm, Goffs Oak, Hertfordshire

Approx sq ft 6638

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