



ST MARYS LANE

HERTINGFORDBURY
HERTFORD SG14 2LF



stevenoates.com





ST MARYS LANE

An outstanding contemporary detached home, built to an exceptionally high standard. Offering light and airy accommodation including double height living spaces and all of the modern specifications a discerning buyer would expect. Sitting in a 0.5 acre plot with uninterrupted views of the Hertfordshire countryside.

The accommodation spans nearly 3725 sq ft. On entrance to the property, you are greeted with a large, double height reception hall. The stunning open plan living space, spans across the entire rear of the property, divided into a large snug, family kitchen with double height central space, a separate utility room and pantry, along with a guest WC, home office, and playroom. The ground floor also boasts an integral double garage.

On the first floor there is a galleried landing leading to 4 large en-suite double bedrooms and a laundry room.

3725 sq ft

Contemporary design

Detached home

2 Balconies

Double height reception hall

Family kitchen

Snug

Playroom

Home office

Guest WC

Utility room

Pantry/prep room

Double integral garage

Galleried landing

4 en-suite double bedrooms

Laundry room







River Mimram

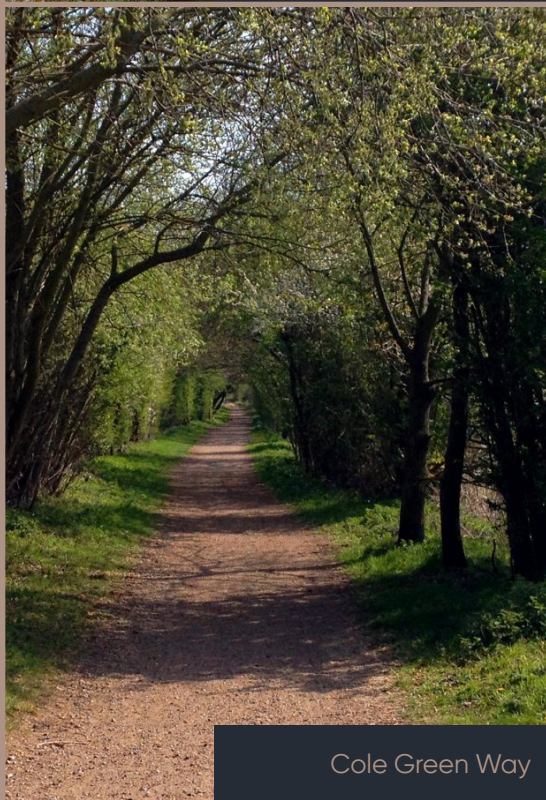


Hertingfordbury

LOCATION

Situated within one of the Hertfordshire's most sought after villages, Hertingfordbury, and surrounded by rolling countryside. The location of these modern barns creates a tranquil living environment.

The village offers a thriving community, along with a cricket green, tennis courts and popular gastro pub, The White Horse. Hertford town centre is a short driveway or a stroll along the adjacent Cole Green Way ramblers path. Hertford North train station is also close by, providing services to London's Moorgate and Kings Cross.



Cole Green Way



White Horse Gastro Pub

SPECIFICATION

COMFORT LIVING

- Vent Axia MVHR unit out-let to each room
- Air conditioning to: kitchen/dining area, snug, master bedroom and bedroom 2

KITCHENS

- Contemporary matt lacquered white with contrasting wood effect feature doors
- Complementary 20mm Quartz worktop with full height splash back
- Quooker PRO3 Fusion Round
- Large island unit
- High quality, Siemens* appliances
- Multi-gang switches for appliances

PREP ROOM/PANTRY

- Contemporary matt lacquered doors
- Contemporary Quartz worktop
- 1 bowl, under-mounted, stainless steel sink
- Brushed steel sink tap
- Open storage

LAUNDRY ROOM

- Contemporary matt lacquered doors
- Modern 40mm laminate worktop
- Quality white goods

INTERNAL FINISHES

- Contemporary matt lacquered doors
- Modern chrome ironmongery
- Stylish skirting and architraves
- Amtico* flooring
- Contemporary luxury carpets to first floor and bedrooms
- Fitted wardrobes in master bedroom and bedroom 2
- Wall finish – mist coat and two top coats

BATHROOM, EN-SUITES & CLOAKROOMS

- Contemporary sanitary ware and brass ware by Bagno Design*
- Fully tiled walls and flooring
- Wash hand basin with vanity unit under [double basin in master en-suite]
- Single tile splash-backs to cloakroom basins
- Thermostatically controlled exposed shower valve with fixed riser head and separate hand shower
- Soft closing toilet seats
- Heated towel rails in WC and en-suites
- Shaver socket
- Demister mirror with LED light surround

SPECIFICATION

CONNECTIVITY

- Full fibre BT in comms cupboard, up to 900MB capable
- Full solar with battery storage for air source heat pumps [ASHP] [providing minimal energy bills]
- RJ45 sockets to all rooms
- Infrastructure for Sky Q connectivity to all rooms

SECURITY

- Fully alarm system
- Pre-wiring for 4 security cameras
- Fully double-glazed
- Part Q compliant doors and windows

HEATING

- Mitsubishi air source heat pump
- Underfloor heating throughout

ELECTRICAL & LIGHTING

- Chrome rounded sockets and switches
- Low-energy down-lighters throughout
- Ceiling mounted CO and heat detectors
- USB plug sockets to principal bedroom, living room and kitchen

*or similar

EXTERNALS

- Sandstone paving to patio area
- Laurel hedging to side of plot
- Boundary post and rail fence to rear
- Garden areas laid to lawn
- Shingle to driveway area
- Paved pathway to rear and side of property

GENERAL

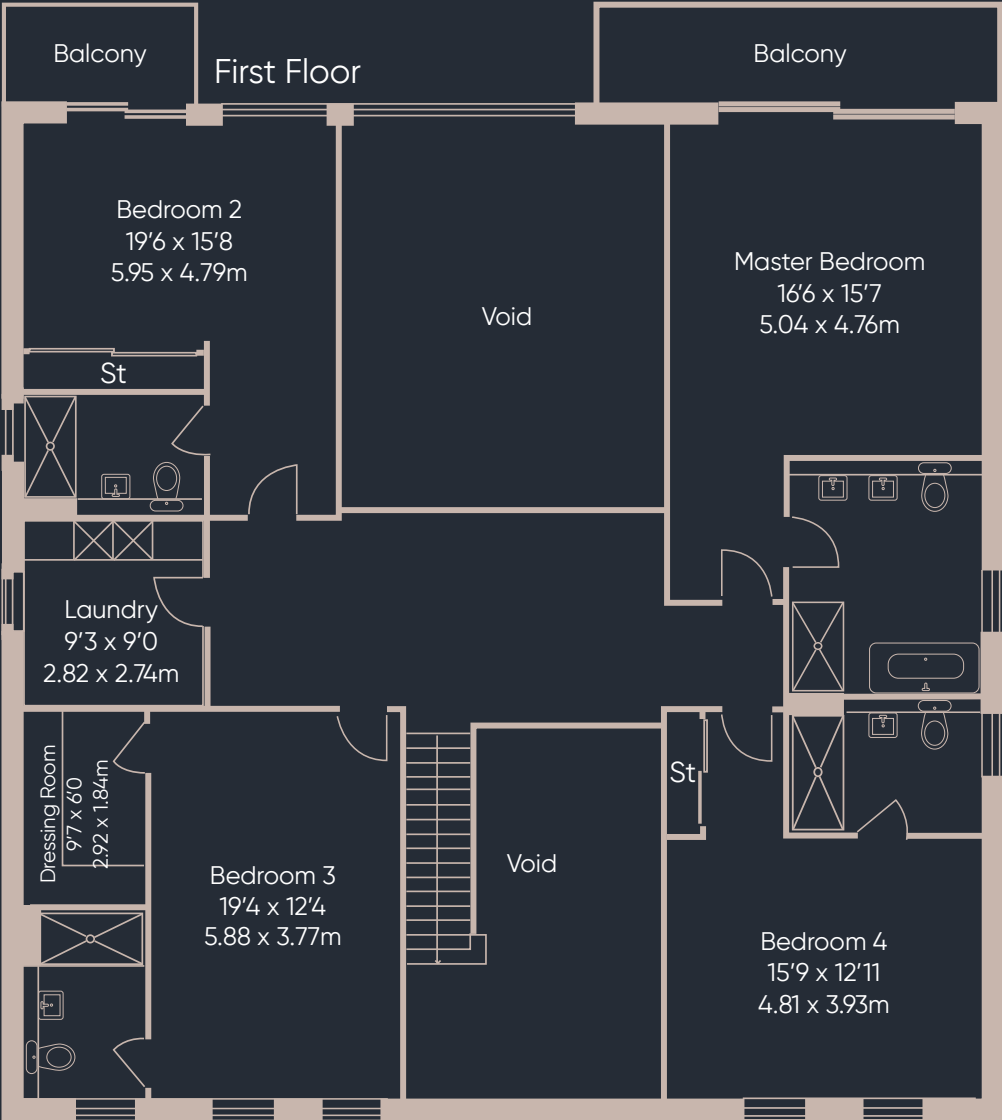
- NHBC 10 year new home warranty, provided to all plots
- Full LBC completion certification

FLOORPLAN

Approximate Gross Internal Area
4140 sq ft – 384 sqm

Ground Floor Area 2340 sq ft – 217 sqm
First Floor Area 1800 sq ft – 167 sqm

Ground Floor







ST MARYS LANE

HERTINGFORDBURY
HERTFORD SG14 2LF



Steven Oates Estate Agents 70 Fore Street,
Hertford Hertfordshire SG14 1BY | 01992 303300 |
hertford@stevengoates.com | stevenoates.com



stevengoates.com