



Plot 5, Quinbury Farm Barns, Braughing  
SG11 2RE

Guide Price £1,950,000



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## Plot 5 Quinbury Farm Barns, Hay Street, Braughing, Hertfordshire, SG11 2RE

A rare opportunity to work alongside a reputable local developer to build your dream home whilst offering you a massive saving on stamp duty (Up to £135,000 approx). The property will be a brand new detached house with spacious accommodation of 4000 sqft, features a exceptionally light and airy design with barn style feature, set within an exclusive courtyard development nestled amongst beautiful countryside. Working alongside the developer will enable you to have the flexibility to alter the layout and be guided through the design process. You will have the necessary input to finish your bespoke family home to the desired style. This unique opportunity really delivers a stress free option to building the perfect property.

THERE ARE OTHER UNIQUE OPPORTUNITIES AVAILABLE WITHIN THE DEVELOPMENT VARYING IN SIZE AND STYLE.

Quinbury Farm Barns is located within a beautiful semi-rural position on the outskirts of the highly regarded village of Braughing. Surrounded by beautiful countryside, there are excellent country walks in most directions which also lead back into the main village. The Golden Fleece public house is a popular pub serving excellent food and is only a short distance away. The nearby towns of Hertford, Ware and Buntingford are a short drive away offering a wide choice of shops, schooling for all ages and mainline train stations serving London.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



#### PARED-BACK AND POISED

#### Suffolk

*This perfectly simple collection's aesthetic was driven by the intelligent function and beautiful form of an 18th-century dining chair discovered in an antiques shop in Suffolk. We used that as our muse, along with Shaker principles as our guide.*

Spring 2018 saw an update to Suffolk though. Nothing too radical, but rather building on an unning foundation. We've pared it back even more so to minimise the whole way through – as Shaker design should be. We've added a number of new cabinets and updated existing ones based on things we've learnt since it was first created. And we've updated its colour palette to make it a little less country, and more of a blank but beautiful canvas.

#### IN A NUTSHELL

Class-lined, quietly elegant

**CABINETS**  
Tulipwood, plywood and oak

**CATCHES**  
Magnetic chrome

NEPTUNE

#### Lifetime guarantee

Neptune kitchens are designed to last a lifetime, using the very best materials and craftsmanship.

Home purchasers will receive the Neptune Lifetime guarantee.: a promise to continue to care for and maintain our kitchens so you can continue to enjoy them. The guarantee also extends to our handles, hinges, and other hardware.



Quinbury Ba

#### Neptune Craftsmanship

Neptune kitchen craftsmanship is rooted in traditional cabinet-making principles. All cabinets are constructed with precise mortise-and-tenon joints, while drawer boxes are secured with beautiful dovetails.

Each cabinet is hand-finished with our eggshell paint, ensuring thorough coverage and giving the surface subtle texture.



#### Neptune Cabinetry

Neptune cabinets are made from sustainably sourced solid oak, solid tulipwood and hardwood plywood.

Every timber has a clear purpose. Oak lends our cabinetry immense strength and timeless beauty, while tulipwood's smooth, knot-free grain ensures the best paint coverage. Finally, hardwood plywood provides structural stability. Made from layers of solid wood bonded together, it is both pliable and extremely strong.

Neptune kitchen cabinetry contains no MDF or chipboard.



Quinbury Ba

PTUNE

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## Neptune Suffolk Kitchen

Paired back cabinetry, shaker style in its truest form.

Solid oak drawer boxes and shelves contrast with the handpainted exterior.

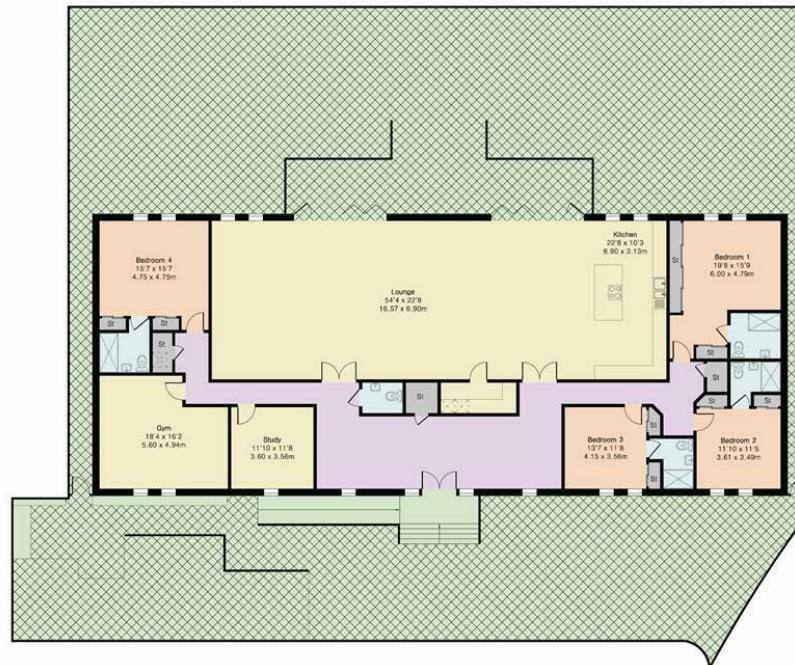
The cabinetry is hand finished, customisable in Neptune's eggshell paint.



NEPTUNE

Quinbury Barn

Approximate Gross Internal Area 3965 sq ft - 368 sq m



 PINK PLAN

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

 Steven Oates

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