



Plot 3, Quinbury Farm Barns, Braughing

SG11 2RE

Guide Price £1,750,000



stevenoates.com



Plot 3 Quinbury Farm Barns, Hay Street, Braughing, Hertfordshire, SG11 2RE

A substantial detached brand new home built in a barn style offering exceptionally large accommodation over 3 floors. The spacious accommodation of 4094 sq ft has been designed with flexibility in mind with exceptionally light and airy living spaces, complimented by the finest of finishes including a handmade kitchen by Neptune. The property forms part of this exclusive courtyard development of just 4 large new homes nestled within the Quin Valley surrounded by some of Hertfordshire's most scenic countryside.

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

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.



Neptune Craftmanship

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.



PTUNE

Quinbury Bar

PTUNE

Quinbury Bar

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.



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.



PTUNE

Quinbury Bar

PTUNE

Quinbury Bar



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 its strong foundations. We've pared it back even more so it's minimal the whole way through – as Shaker designs 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 black but beautiful canvas.

IN A NUTSHELL
Clean-lined, quietly elegant

CABINETS
Tallwood, ply wood and oak

CATCHES
Magnetic chrome

NEPTUNE



CLASSIC ENGLISH

Chichester

Our very first kitchen. It began as a few key pieces – a chopping block, a dresser and a table – and then it evolved.

We created components that would work together or as standalone pieces, made properly at every angle; we don't do shortcuts. Not only does this tell you a lot about our standards, but it means you can take your kitchen with you, be it in a new home or a different part of the house if you reconfigure things in the future.

John (one of our founders) has an eye for mathematical cadence so you'll find every width is purposefully dissimilar. It's what gives every Neptune kitchen, not just Chichester, a bespoke look. One that achieves balanced irregularity and considered functionality.

Chichester paved the way for what kitchens mean to us. It's the one John and Emma have in their own home, and have done for eleven years and counting.

IN A NUTSHELL
Authentic, homely, timeless

CABINETS
Tallwood and plywood

CATCHES
Chrome roller

NEPTUNE

70 Fore Street, Hertford, Hertfordshire, SG14 1BY

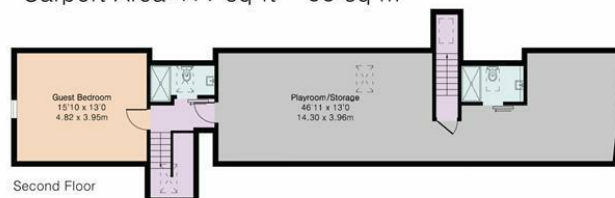
**Approximate Gross Internal Area 4094 sq ft - 380 sq m
(Excluding Carport)**

Ground Floor Area 1582 sq ft - 147 sq m

First Floor Area 1582 sq ft - 147 sq m

Second Floor Area 930 sq ft - 86 sq m

Carport Area 411 sq ft - 38 sq m



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



stevenoates.com