



2 Rosebury Close

Crouch Lane, Goffs Oak, Hertfordshire EN7 6TH

A visually impressive newly built property which has been constructed to an A Rated in energy efficiency boasting expansive and flexible accommodation of circa 7000sqft.



£2,999,950



0.5
acres



7000
sqft



x7



x8



A

at a glance

- Main residence with 5 Bedrooms, each with an en-suite
- A basement level self contained 2 bedroom flat/annexe
- Set in grounds of around 0.5 acres (sts) with expansive balcony and patio areas
- Situated within a secure development of three similar properties
- A Rated Energy efficiency with many 'Green Features'
- Finished to an extremely high specification throughout
- A total floorspace of circa 7000 sqft (sts)
- Fully SMART home with KNX Protocol (building automation)
- Gym with shower and sauna facilities along with large cinema room at basement level
- Integrated garage with off road parking



set foot inside

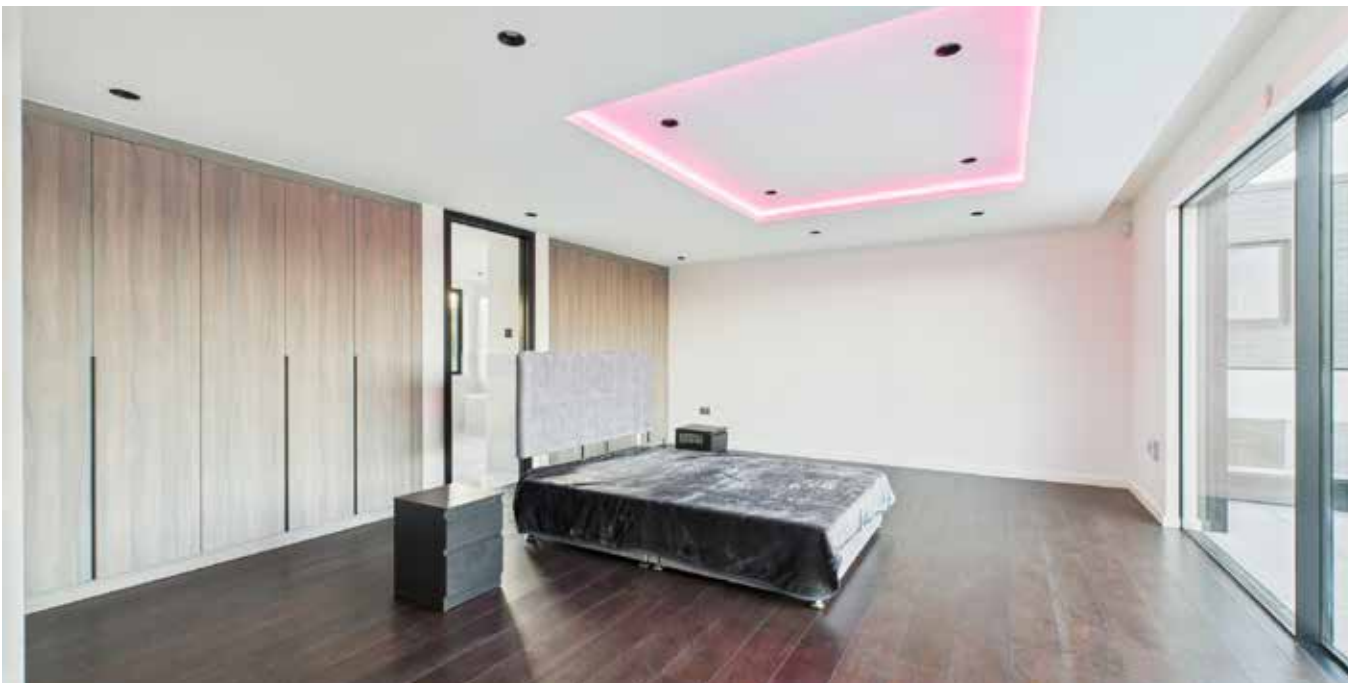
From the moment you set foot through the pivot front door, the high specification the property is finished to is evident. The principle floor boasts a large hallway which leads to the sitting room/media room, study, cloakroom and into the spacious fitted kitchen/reception area, there are three sets of doors onto the patio overlooking the garden. In addition to this there is a utility room and door to the integrated double garage.





the first floor

On the first floor there is a large landing area with views to the front, a master bedroom with built in wardrobes and large en-suite bathroom along with its own balcony to the front aspect. There are four further bedrooms all benefiting from built in wardrobes and en-suites with three of the bedrooms having access to the rear balcony with views over the rear gardens.







the basement

The basement floor is equally as impressive with a self contained flat with its own access and accommodation comprising of – hall, open plan sitting room/kitchen, master bedroom with en-suite, further bedroom and bathroom.



The remainder of the basement benefits from a gym room that incorporates a WC, sauna and shower area. Lastly the large 10m x 6m cinema designed room compliments this hugely impressive property. We strongly advise a viewing to appreciate the size, flexibility and finish on offer.



step outside

The secure Rosebury Close is approached via a landscaped driveway with electric gate with intercom leading to the main driveway. Number 2 is approached via a driveway leading to the double garage which also has a personal door into the utility room.

The front garden is landscaped with some area of grass with steps leading to the front door. In addition there is a side access with steps down to the basement flat.

The rear garden is fully enclosed with a large patio across the rear of the property with large sliding doors into the kitchen/reception areas. The rear garden is split level and all laid to lawn with meadowland beyond.

surrounding area

Nestled off a quiet lane with minimal neighbours in rural Hertfordshire. The expansive gardens offer private outdoor spaces perfect for relaxation or entertaining. While enjoying the serenity of the countryside, the property remains conveniently close to Central London and major roadways. It is located just 12.7 miles (20.4 km) north of Central London and conveniently the A10 and M25 are both easily accessed. Nearby Goff's Oak Village is approximately, a short 15-minute walk to various shops, restaurants, and pubs. The popular and recently redeveloped Brookfield Farm Shopping Centre is located under 10 minutes away providing an array of the nations favourite retail shops.



distances

12.7 miles (20.4km) north from central London

M25 Junction 25 is 3.8 miles away (6.12km)

Goff's Oak Village - 0.7miles (1.1km)

Cuffley Train station - 1.8 miles (2.9km)

Cheshunt Train station - 3.2 miles (5.2km)

This is the Stansted Express Line and is just 20 minutes from London Liverpool Street

Stansted Airport (STN) - 28 miles

London City Airport (LCY) - 30 miles

Heathrow Airport (LHR) - 40 miles

Gatwick Airport (LGW) - 66 miles



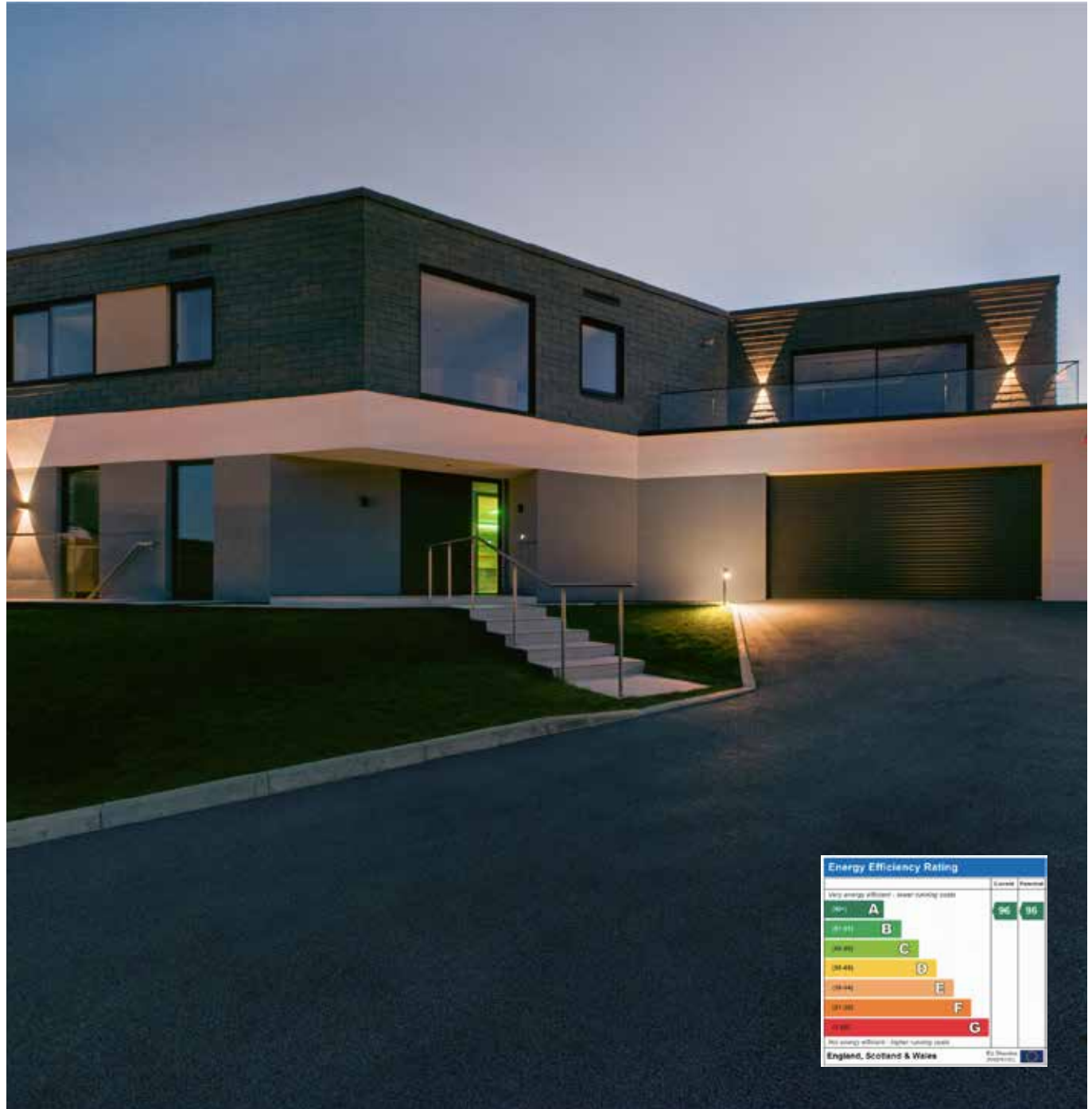


it's all in the detail

- Modernist designs by former Foster Partners team at Square Architects: Simone Demurtas and Simone Ceccato.
- Finished in white and grey render with natural slate, black detailing and concealed gutters and drainpipes.
- Layout designed to maximise natural light, privacy, countryside and garden views including west facing covered alfresco dining area. Master bedroom benefits from spectacular East facing views of Greenbelt Hertfordshire Hills.
- Open plan living with central kitchen and stairwells, 2.5m ceilings and full height indoor doors throughout.
- Large proportion of glazing with slim frame modernist windows and frameless effect windows all by premium manufacturer Otiima.
- Large cinema/games room and gym room with sauna.
- Floor to ceiling sliding doors by Otiima with recessed tracks provide step free indoor/outdoor access throughout. Large Pivot front door.

energy efficiency

- Energy Rating A.
- 15.4kW PV with optimisers, hybrid inverter, 10kWh smart battery storage and EV charging. Home energy bills will be minimal compared to similar properties with excess self generated electricity available for an EV or plug-in hybrid or to sell back to the grid.
- 100A grid connection sufficient to cover any upgrade (e.g. pool or fast charger).
- Low carbon and low cost heating and cooling provided by Samsung air source heat pumps run off renewable energy.
- Underfloor heating in all living areas supplied by air sourced heat pumps with individual programmable controls for each area.
- Underfloor heating in bathrooms and WCs using an electric system for greater comfort.
- Chilled ceilings provide high comfort cooling without blowing cold air for all major living spaces including living rooms, kitchens, studies and main bedrooms.
- Separate air conditioning system provides rapid cooling capacity for gym and cinema/games rooms.
- Mechanical Ventilation with Heat Recovery (MVHR) by Zehnder ensures fresh air throughout.
- F7 grade HEPA filtration captures particles of the smallest allergens, mould spores, and combustion particles (smog).





smart home, lighting and building management

- Recessed RGBW mood lighting in master bedroom, kitchen and stairwells.
- Intercom, lighting, heating and cooling operating on KNX protocol with Zennio buttons and controls.
- Programmable and customisable building management system on KNX with mini weather station that can be fully upgraded to add in curtains/blinds, security/CCTV, AV distribution etc.
- Complete security, access and intruder alarm system with separate alarm for self contained flat.



construction

- Highest standard basement construction combining underground land drains at basement level (prevents water built up around basements), waterproof concrete and membranes with cavity drainage.
- Sustainable UK sourced superstructure by Kingspan with high quality roofs by Bauder.
- Highly insulated buildings with less than 0.14W/m² U-Value walls/roof and high air tightness.
- Premium triple and double glazed windows which include coatings to reduce solar gain.
- Built in recesses for hidden/integrated blinds/curtain rails.
- 10Year Build Warranty.

water

- Incoming water is both softened and pressurised for consistent flow.
- Private sewage treatment plant.

communications

- Individual fibre optic connection into the premises.
- All key rooms are cabled with multiple CAT6A sockets which support 10Gbps networks.
- WiFi boosters ensure there are no dead spots.

kitchens

- Bespoke Italian designed kitchens with premium worktops.
- Top of the range Miele appliances and Quooker boiling/filtered/chilled/sparkling tap.

bathrooms

- Every bathroom and WC has different onyx/marble/stone finish large format Italian porcelain tiles.
- Sanitary ware by Villeroy and Boch incorporating AnticBac, CeramicPlus, Rimless direct flush and soft close technologies providing low maintenance and high levels of hygiene.
- Hans Grohe Metropool fittings with toilets cisterns built into wall cavities.



services

Mains Water and electricity, private sewage system with heating provided by an Air Source Heat Pump. Full details of all solar and heating systems are available upon request.

Council Tax TBC.

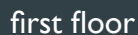
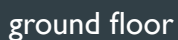
Internet Speeds - Fibre Optic into the property.

Mobile Phone Coverage - All networks are likely available.

Flood Risk - gov.uk states the area has a **Very Low Risk** of flooding.



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ML Property Consultants
2 Front Street, Mendlesham,
Stowmarket, Suffolk IP14 5RY

01449 766120
matt@mlproperty.co.uk

find us...
rightmove 



www.mlproperty.co.uk

