

SIMPLY HOMES

Brickendon Lane

Brickendon SG13 8FG

Price Guide £900,000



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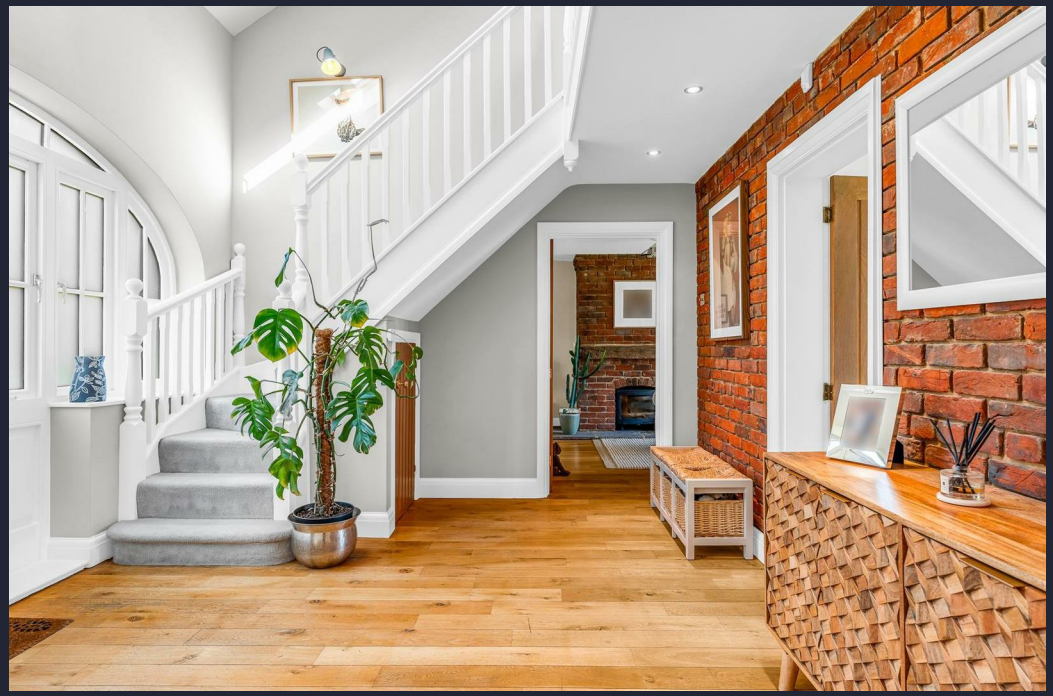




Summary:
Simply Homes are delighted to bring to the market this exceptional three double bedroom, two bathroom family home occupying an idyllic countryside location in between Brickendon and Hertford. The property forms part of an outstanding conversion of a collection of Grade II listed farm buildings and stables which have been repurposed as an exclusive gated development of outstanding residences that now offer modern luxury living with premium quality fixtures and fittings, but have retained the authentic character of the original buildings in a stunning display of architectural and construction excellence. The development was recognised with a prestigious award from the Royal Institute of British Architects by way of greatly deserved recognition, and properties within this highly desirable development rarely come to the market so please do not delay if you wish to view.

Accommodation:
The property has beautifully built contrast brick archways to the front and back, which have been reimagined as doorways and gracefully curved windows, with the craftsmanship shining through unhindered. This begins with the charming front door which has inset glass panels matching to the multiple windows that surround it, and opens into a large entrance hall with a fabulous double height atrium and the upper hallway gallery. The entrance hall is a large space, effectively a reception room in its own right, with plenty of space for a number of pieces of occasional furniture whilst still leaving ample free floor area in which to warmly welcome visitors. The bullnose staircase is appointed with elegantly crafted spindles and newel posts, curving up and away to the first floor from the corner of the room, whilst the room exhibits the cleverly repeated styling cues of smart, chic, smooth walls and ceilings serving as a perfect counterpoint to the exposed red brick of selected feature walls. From the entrance hall/reception room doors open into the living room, office/study and ideally placed guest cloakroom, whilst there are usefully two doors into the kitchen/dining room, conveniently serving each separate area of this expansive space and adding to the easy free flow around the whole of the ground floor.

The kitchen/dining room is quite simply a wonderful room, bursting with elegant charm and character. It is a large room certainly at over twenty-four feet long, but has a well balanced layout and is blessed with very high levels of natural light thanks to the glazed French doors and curved windows set into the substantial archway at the rear, ably assisted by a large window in the kitchen area cleverly designed with a matching curved shape. The wider end of the room offers a natural situation for the fitted kitchen area, which has a comprehensive collection of wall and floor mounted cabinets fitted around all three of the perimeter walls, absolutely guaranteeing you will never run short of storage space or food preparation worktop area. Within the cabinets is a full complement of all the household appliances you may ever need, along with a designated space for a free standing extra wide range style cooker. The remaining floor area is significant, and would easily allow the installation of a breakfast bar if needed without compromising the free flow in, through and around the room. The other end of the room enjoys glorious views out through the multiple windows into the lovely garden and on across the open countryside beyond, and is more than able to swallow a large dining suite and other cupboards and chairs with ease, again still allowing easy access from the entrance hall/reception room and out through the French doors into the garden. A lovely arrangement for day to day family life and a real boon when entertaining guests.

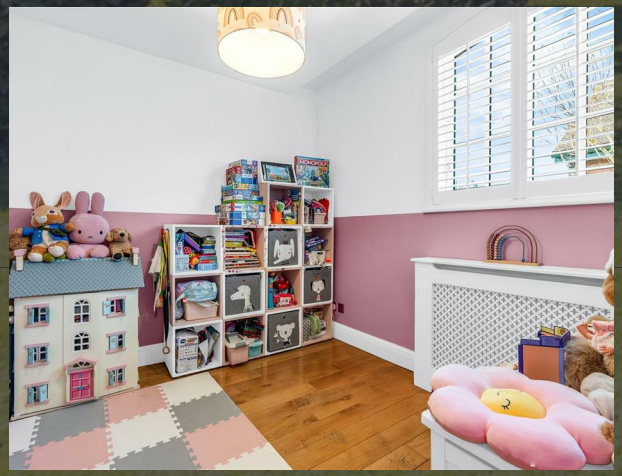














The kitchen/dining room is formatted as a large ‘L’ shape, combining the benefits of a generous open plan space but also allowing a natural delineation of the different functions within the room. The ‘working’ kitchen is generous in both specification and dimension, with it taking full advantage of the ample space on offer to configure the kitchen in a practical and ergonomic layout. There is a comprehensive collection of premium quality bespoke cupboards fitted around the perimeter, incorporating a nice variety of high level, base/eye level units, granite worktops and a range of integrated appliances.

Upstairs is a lovely open hallway overlooking the entrance hall/reception room, lit by its own Velux roof light, which leads into the three bedrooms and the family bathroom which boasts a separate free-standing bath and walk-in shower. The principal bedroom runs the full depth of the house and is complemented by bespoke fitted cupboards, along with a stunning circular window set into the end wall as well as Velux roof lights either side, served by a luxury en suite shower room.

Exterior:
There is secure remote controlled gated access to the development, which benefits from immaculately designed and maintained common grounds and gardens throughout. The property includes a double garage/workshop en bloc with parking for multiple cars on the double driveway before it, along with an EV charging point. The garage is positioned alongside the property and has a conveniently placed pedestrian door opening directly into the rear garden.There is a useful gated access through from the front to the rear garden, as well as a separate gate through the far boundary into the common grounds. The garden is a really good size and has been expertly landscaped to provide generous scalloped flower beds along its length, densely planted with a wide variety of shrubs, bushes and carefully selected specimen trees. There is a deep, paved patio running the full width of the rear of the house, neatly linking the access points into the kitchen/dining room and living room, large enough to enable you to be expansive with your choice of outdoor seating and dining furniture, along with a further paved patio at the far end of the garden, working effectively together to make sure you can always find sun or shade whatever the time of day. The garden enjoys a high level of privacy and seclusion along with a wonderful open aspect in every direction. It is a beautiful, peaceful place for spending time together as a family and for entertaining guests.

Location:
Despite its idyllic countryside location the property is still very conveniently located just a few minutes south of the county town of Hertford which has a vibrant and thriving centre and multiple fast rail links into central London. Additionally, all of the main roadway routes such as the A10, A414 and M25 are within easy driing distance.

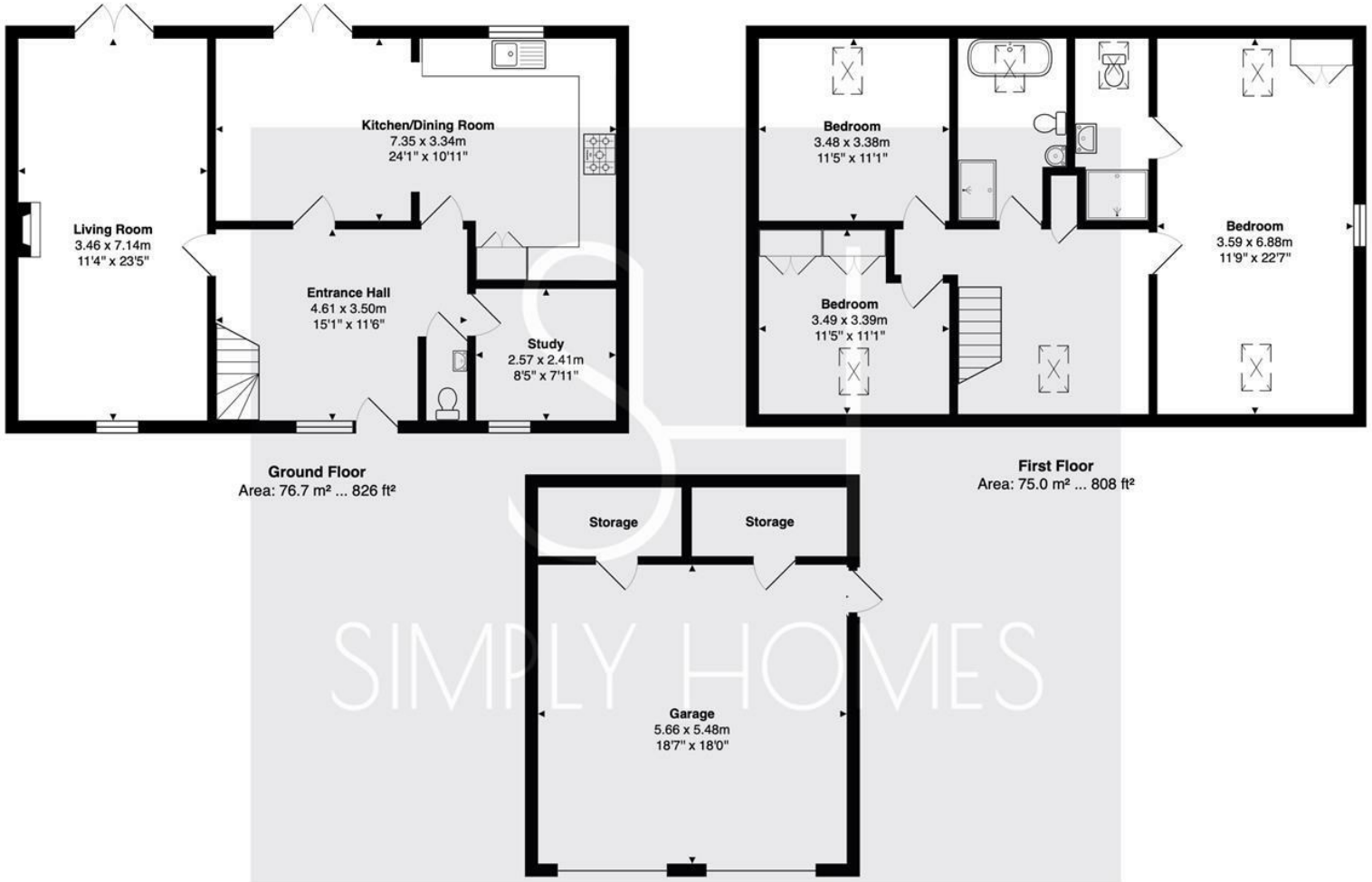












Ground Floor
Area: 76.7 m² ... 826 ft²

First Floor
Area: 75.0 m² ... 808 ft²

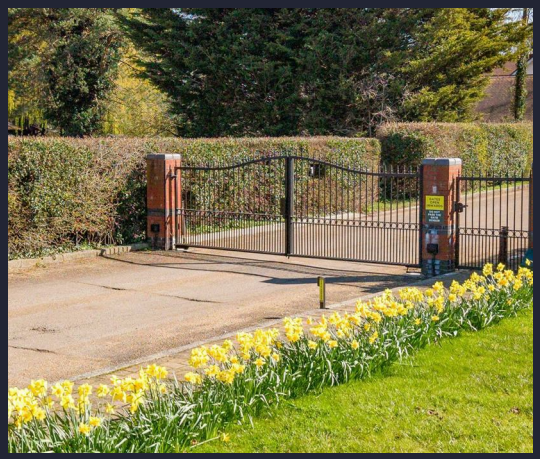
Outbuilding
Area: 39.0 m² ... 420 ft²

Total Area: 190.8 m² ... 2053 ft²





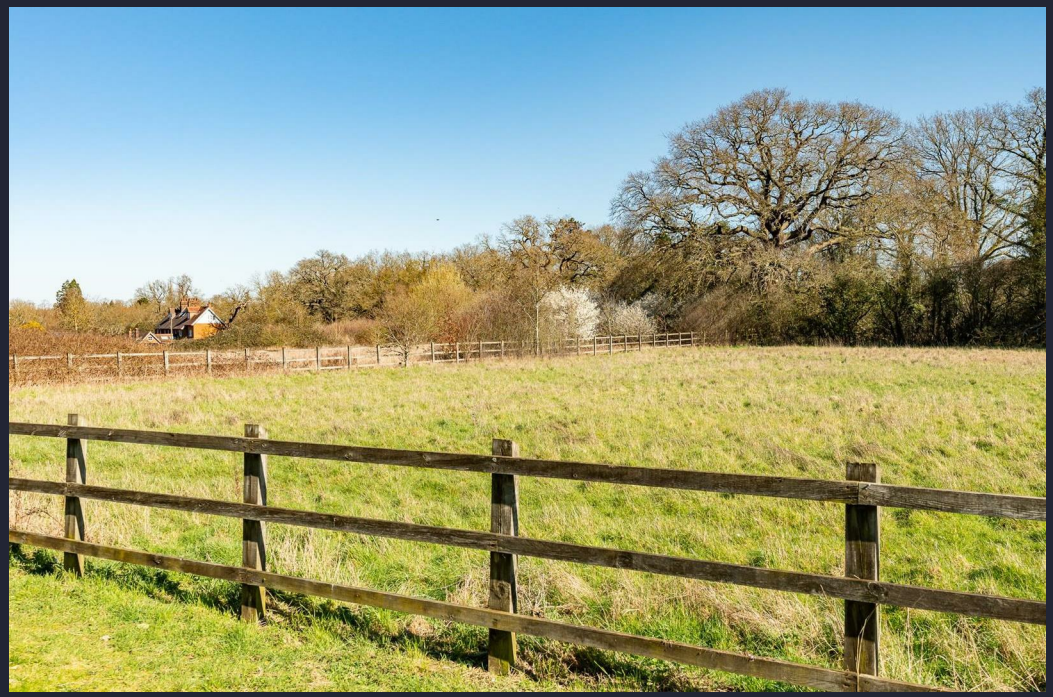
















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