

FREEHOLD



House - Detached

# 34 BARLEYMEAD WAY, PUCKERIDGE, SG11 1FA

Guide Price

## £875,000

### FEATURES

- Overlooking Open Fields
- Arranged Over Three Levels
- Off Road Parking For Several Vehicles
- Beautiful Landscaped Garden
- 5 Bedroom Detached Family Home
- 2,700 SQ FT
- Amazing Interior & Exterior Finish
- Games Room & Home Office



# Barleymead Way Puckeridge SG11 1FA

Tucked away at the end of a newly built development and surrounded by open countryside, this exceptional five double bedroom detached home offers approximately 2,700 sqft of beautifully upgraded accommodation, finished to an outstanding bespoke standard throughout.

Arranged over three spacious floors, the property was constructed in 2021 by CALA Homes and has since been extensively enhanced by the current owners, creating a truly turnkey home where no detail has been overlooked.

The property centered around a striking kitchen/dining space, perfect for modern family living and entertaining, complemented by a stylish lounge featuring an impressive media wall. Additional highlights include a bespoke home gym, and a cleverly converted double-length garage now providing a games room and home office.

The home continues to impress with five generous double bedrooms, including a luxurious principal suite complete with a walk-in wardrobe and elegant en-suite. Three high-specification bathrooms serve the property, all finished to a superb standard.

Further benefits include a separate utility room, cloakroom/WC, and ample off-street parking for multiple vehicles.

Externally, the south/east facing rear garden has been thoughtfully redesigned to create a private and stylish outdoor space, featuring a large patio ideal for entertaining, ambient lighting, steps leading to a generous astro-turf lawn, and convenient side access.

Located in the desirable village of Puckeridge, the property enjoys a strong sense of community while being within easy reach of Ware, Hertford and Bishop's Stortford. The area is well served by highly regarded local schooling, along with renowned private schools including St Edmund's College, Bishop's

Stortford College, Heath Mount and Haileybury.

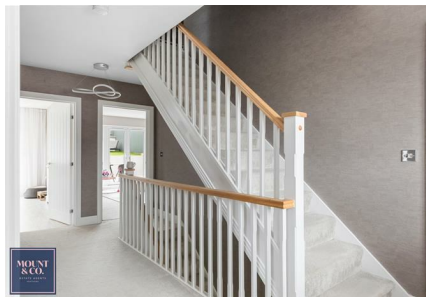
An exceptional home that must be viewed to fully appreciate the quality, space and lifestyle on offer. Viewings strictly by appointment.



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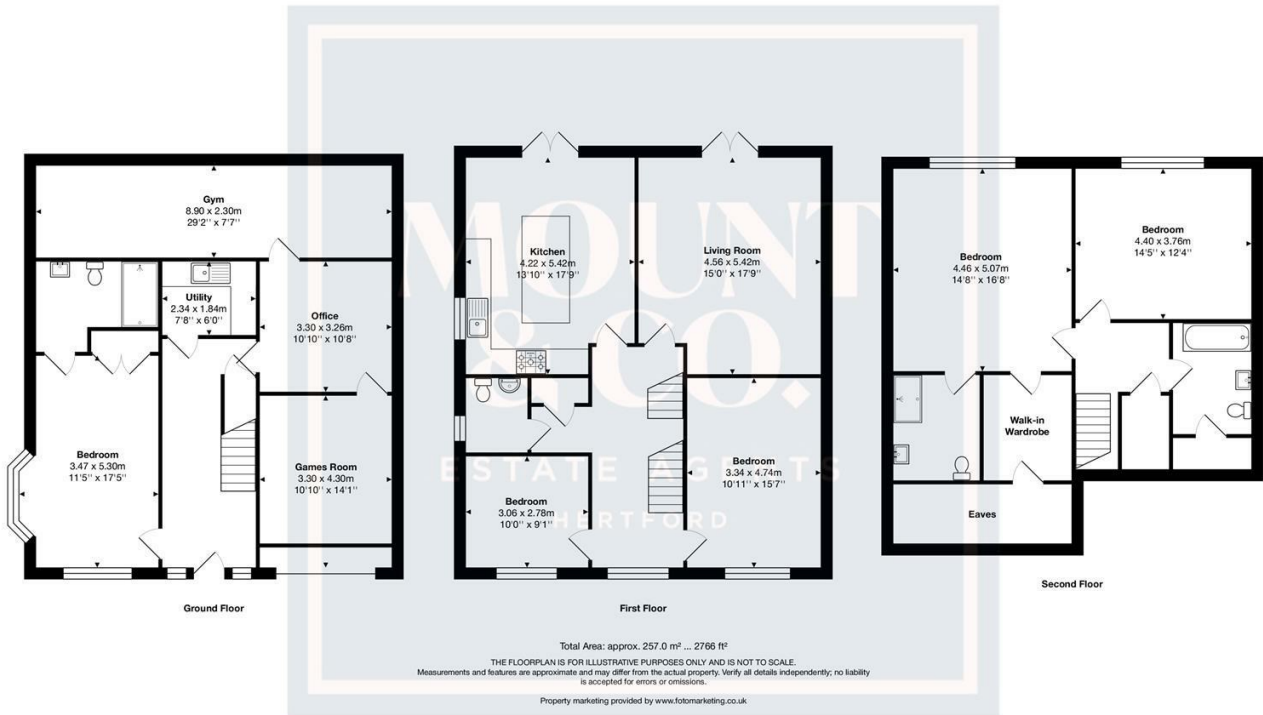
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Council Tax Band

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		90
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.