



Bryan Bishop
and partners

Latchford
Standon, SG11 1QY
Guide price £995,000



Latchford

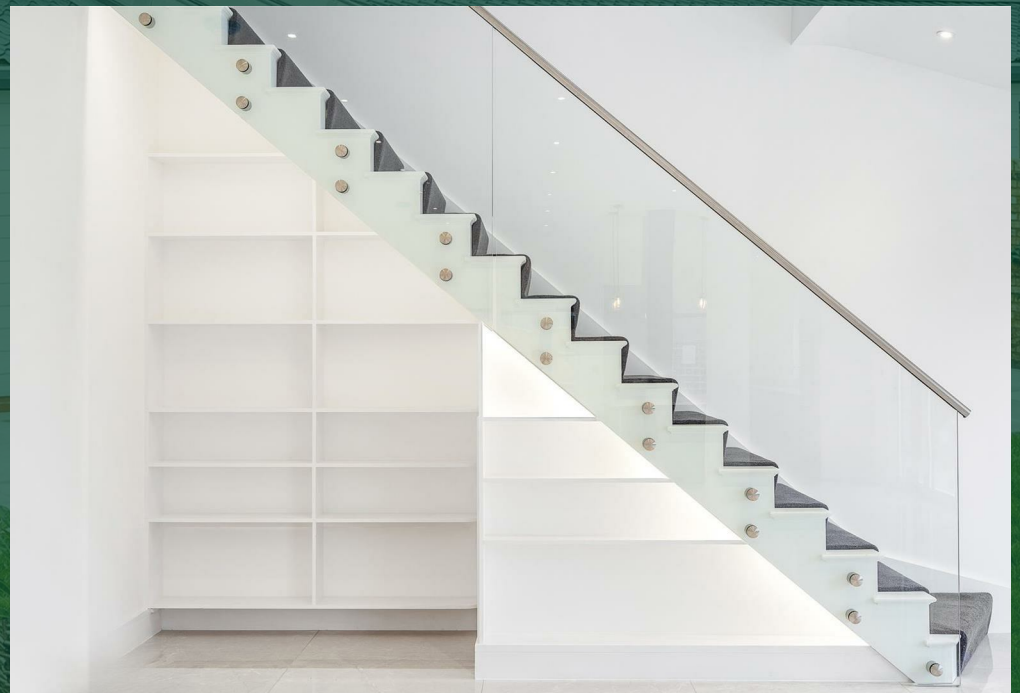
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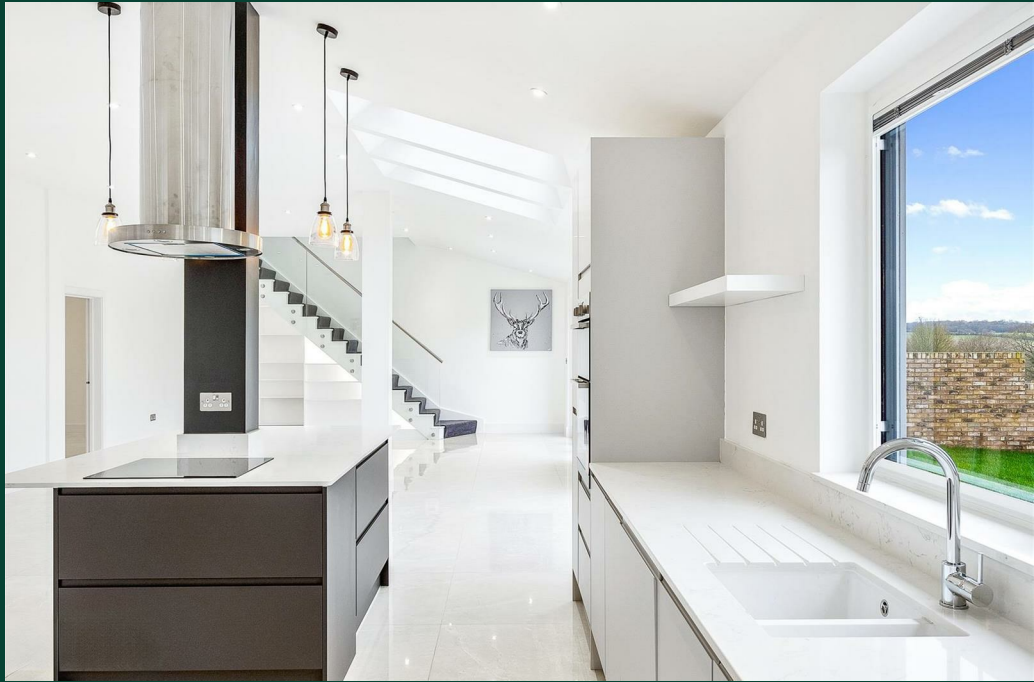
Summary:

Simply Homes are delighted to bring to the market this stunning four bedroom, four bathroom barn conversion enjoying an idyllic location within the grounds of a working stud farm surrounded by glorious Hertfordshire countryside. This flexible, spacious family home benefits from substantial open plan living space along with two ground floor bedrooms, both with luxury en suite facilities, large private gardens, secure gated access and a huge self contained barn/garage/workshop with a mezzanine floor and space for four cars. The house is beautifully appointed throughout, with underfloor heating across the whole of the ground floor, which is laid with superb porcelain tiles. All of the windows and glazed doors are fitted with integral blinds and the wonderful Velux windows set into the sloping ceiling above the kitchen area are solar controlled. Set at the end of a quiet country lane, this house combines all the benefits of tranquil countryside living with a contemporary, state of the art residence perfectly specified for modern family life. Views across the rear garden and paddock stretch off into the far distance, with more land available to purchase by separate negotiation if desired, and the long driveway has ample secure parking for multiple cars.

Accommodation:

Incredible light and space are the first impressions of this wonderful property, with both available in abundance throughout. This starts as you approach the front entrance, which is a set of glazed double doors with full height windows either side. The doors open into an entrance lobby area which leads directly into the open plan lounge/kitchen/dining room. This is a very large space by any measure, being some forty-four feet in length, yet is blessed with fabulous light reaching into every corner thanks to two sets of bi-fold doors opening onto the garden, a further window in the kitchen area, the aforementioned front doors, and a trio of Velux windows set into the ceiling overlooking the kitchen. What this open plan layout gives you is choice, in fact myriad choices as to how you configure and use the space to best suit your lifestyle, and that incredible flexibility also comes with adaptability, so should your needs change over time, this house will easily change with you. The kitchen area has been intelligently designed into a natural recess, allowing an ergonomic layout that ensures everything you need falls readily to hand. A comprehensive array of wall and floor mounted cabinets ensure there is more than ample storage and worktop area, both of which are boosted by a terrific island containing an inset induction hob with a sleek extractor hood, storage cupboards and a useful breakfast bar. Set within the cupboards is a full complement of premium branded integrated appliances, as one would expect in a house of this quality, and the main kitchen is fully supported by a separate utility/laundry room, which leads on into a conveniently placed guest cloakroom. The remainder of this capacious room is left as open floor space and is comfortably large enough to embrace multiple sofas and chairs along with a generous dining suite and other occasional furniture besides. The easy connection out into the rear garden makes this a fabulous social space all year round. Whether spending time together as a family or entertaining guests, this room will give a free and easy flow between the inside and outside, and from both locations you are treated to the very finest uninterrupted countryside views across the garden, paddock and the seemingly limitless grazing and farmland beyond.







One of the strengths of this open plan layout is further emphasised by having two double bedrooms on the ground floor, both of which have their own en suite facilities, making this a perfect house for any family with a member living with impaired mobility, and similarly underpinning the flexible/adaptable capability of the house to change with you as your needs change over time. Of course, should either of these rooms not be needed as bedrooms they offer multiple options for other uses, including, snug, playroom, office, study, TV room - the list goes on At the far end of the room a stylish modern staircase with a fabulous glass and steel balustrade, climbs up over a fitted shelving unit to the first floor.

Upstairs the dual themes of light and space continue unhindered, with a generous lounge area linking to a further open space that flows out through large bi-fold glass doors onto a delightful covered balcony overlooking the garden, paddock and open countryside. A wonderful, sheltered spot for a glass on wine before dinner! There are two double bedrooms on the first floor, along with a family shower room. The main bedroom boasts a large dressing room leading into a luxury bathroom with twin sinks.

Exterior:

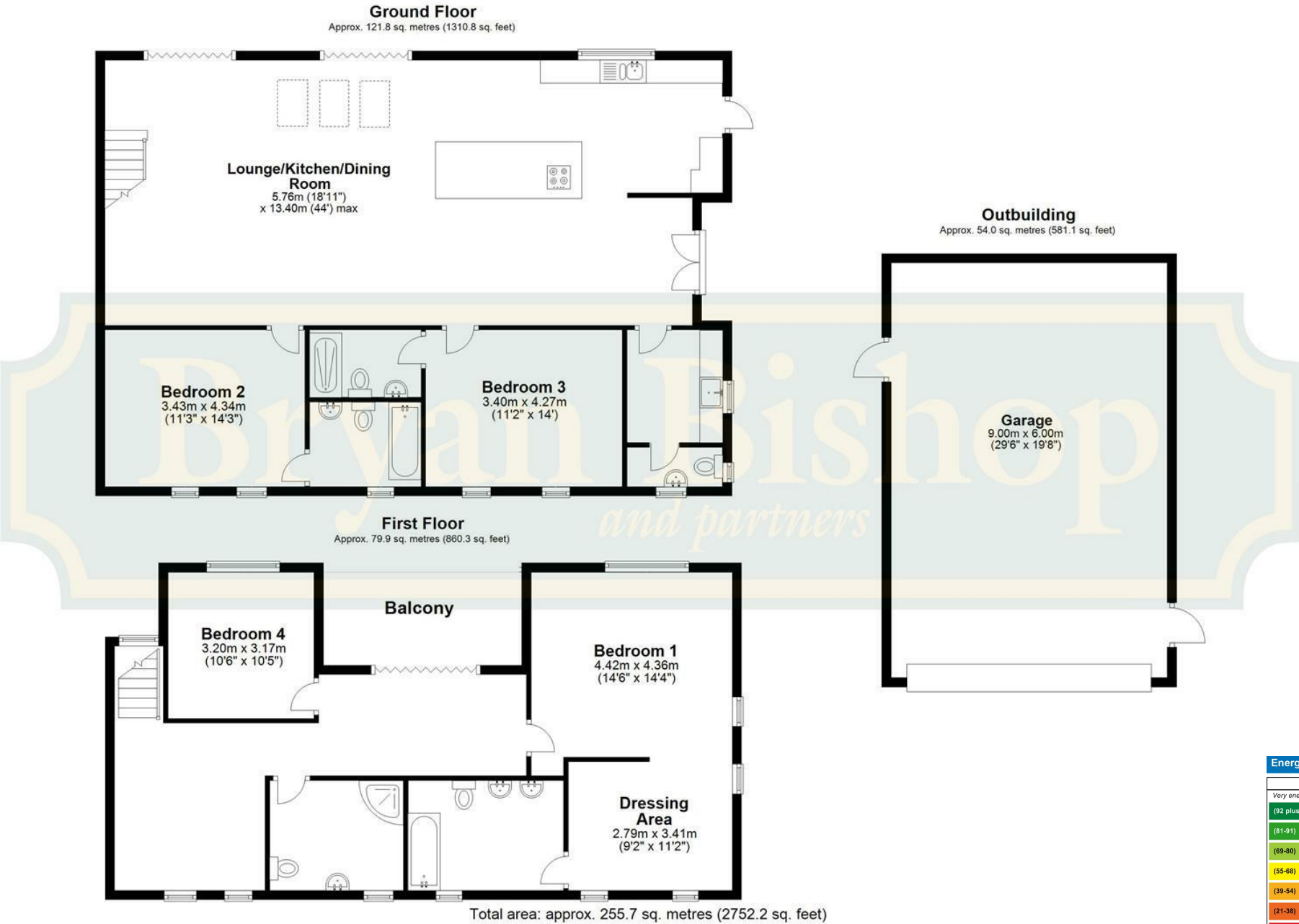
Wooden double gates open onto the driveway which extends past the front of the house, giving plenty of private parking. To the rear there is a patio extending the full width of the house, leading on to a lovely garden with a further paddock beyond. Additional land to the rear of the property is available to buy by separate negotiation. Alongside the driveway is a substantial barn/garage/workshop, measuring around nine metres by six metres, with separate pedestrian access from the garden. The barn is equipped with a powered steel roller shutter to the front and a substantial mezzanine floor, ideal as a workshop, storage unit and/or garage.

Location:

The house is placed at the end of a quiet country lane, within the grounds of a working stud farm in the hamlet of Latchford, benefiting from the peace and tranquility of a fully rural setting yet within a short drive of the popular villages of Standon, Much Hadham and Braughing, with vibrant thriving towns such as Ware, Bishop's Stortford, Harlow and Hertford just a little further. Easy transport links are all nearby, via the A10, A414 and A120, and mainline train services run from all of the local towns into central London in as little as 25 minutes.

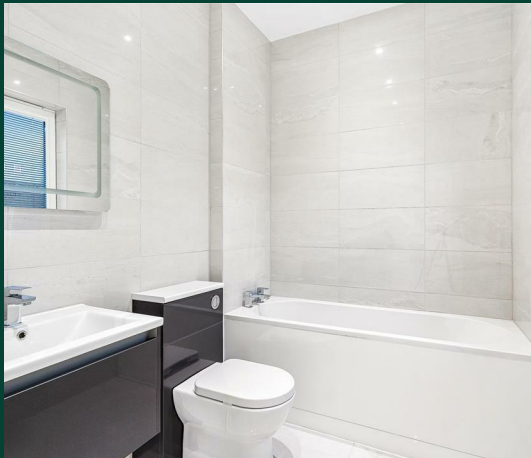






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	82	89
England & Wales		
EU Directive 2002/91/EC		









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