



George Cely, Stapleford Road, Stapleford Abbots, RM4

BUTLER & STAG



**Nestled in one of the area's most sought-after locations, High House Farm offers an exclusive development of just 14 beautifully designed luxury homes. Meticulously crafted to the highest specification, each residence blends timeless architectural elegance with contemporary interiors and cutting-edge smart home features.**



**Freehold £1,150,000**

- **\*STAMP DUTY CONTRIBUTION\***
- **\*PART EXCHANGE AVAILABLE\***
- Exclusive Gated Development Of 14 Executive Homes
- Integrated Miele and Siemens Appliances Throughout
- Prime Location Within Stapleford Abbots
- 10 Year Build Warranty

Spanning 2,292 sq ft, this impressive property is finished to an exemplary standard throughout. Features such as underfloor heating and solar panels not only add a luxurious touch but also enhance the home's energy efficiency.

Located within the exclusive gated development of High House Farm, Plot 9 presents a striking four-bedroom, three-bathroom detached residence boasting Macar Bespoke's premium specification. Built to exacting standards, this exceptional home blends elegant design with cutting-edge home technology and sustainable living, tailored perfectly for modern lifestyles.

#### Ground Floor

Upon entering, you're welcomed by a generous entrance hallway with soaring ceilings and Crittall-style glass doors that immediately set the tone for these unique homes. The heart of the home is the bright and spacious kitchen/family room, complete with a stunning floor-to-ceiling storage wall and a bespoke Krieder kitchen. High-end Miele and Siemens integrated appliances, a Quooker boiling water tap, and a wine chiller make this space ideal for entertaining. Large bifold doors open to a private garden and porcelain patio, creating a seamless indoor-outdoor living experience. The outdoor space symbolises the best of semi-rural living, the garden is overly generous with a newly turfed lawn and views of the rolling countryside as far as the eye can see.

The elegant living room is entered via stylish double doors and features panelled walls, a stylish fireplace, and dual aspect windows, bathing the room in natural light. The ground floor also includes a contemporary WC, Porcelanosa tiling, and a fully fitted utility room.

#### First Floor

Crafted timber stairs with oak and metal spindle detailing lead to the first floor, where you'll find four generous double bedrooms.

The master suite features a Juliette balcony with far-reaching views, a walk-in dressing area, and a sleek en-suite shower room.

Bedroom two also benefits from a private dressing room and en-suite shower room.

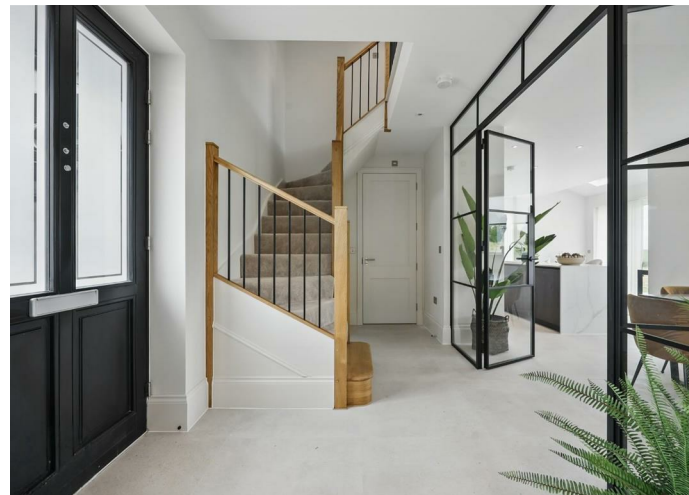
Bedrooms three and four are served by a luxurious family bathroom, fitted with Coalbrook taps, Villeroy & Boch sanitaryware, and stylish Porcelanosa tiles.

#### External Features

Outside, enjoy a landscaped rear garden with glorious countryside views. This home also benefits from:

An oversized double garage with EV charging point

State-of-the-art security system





# 6 High House Farm

Approx. Gross Internal 213 Area Sq M ( 2.292 Sq Ft )



Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.