



Plot 2, Quinbury Farm Barns, Braughing

SG11 2RE

Guide Price £1,350,000



[stevenoates.com](http://stevenoates.com)

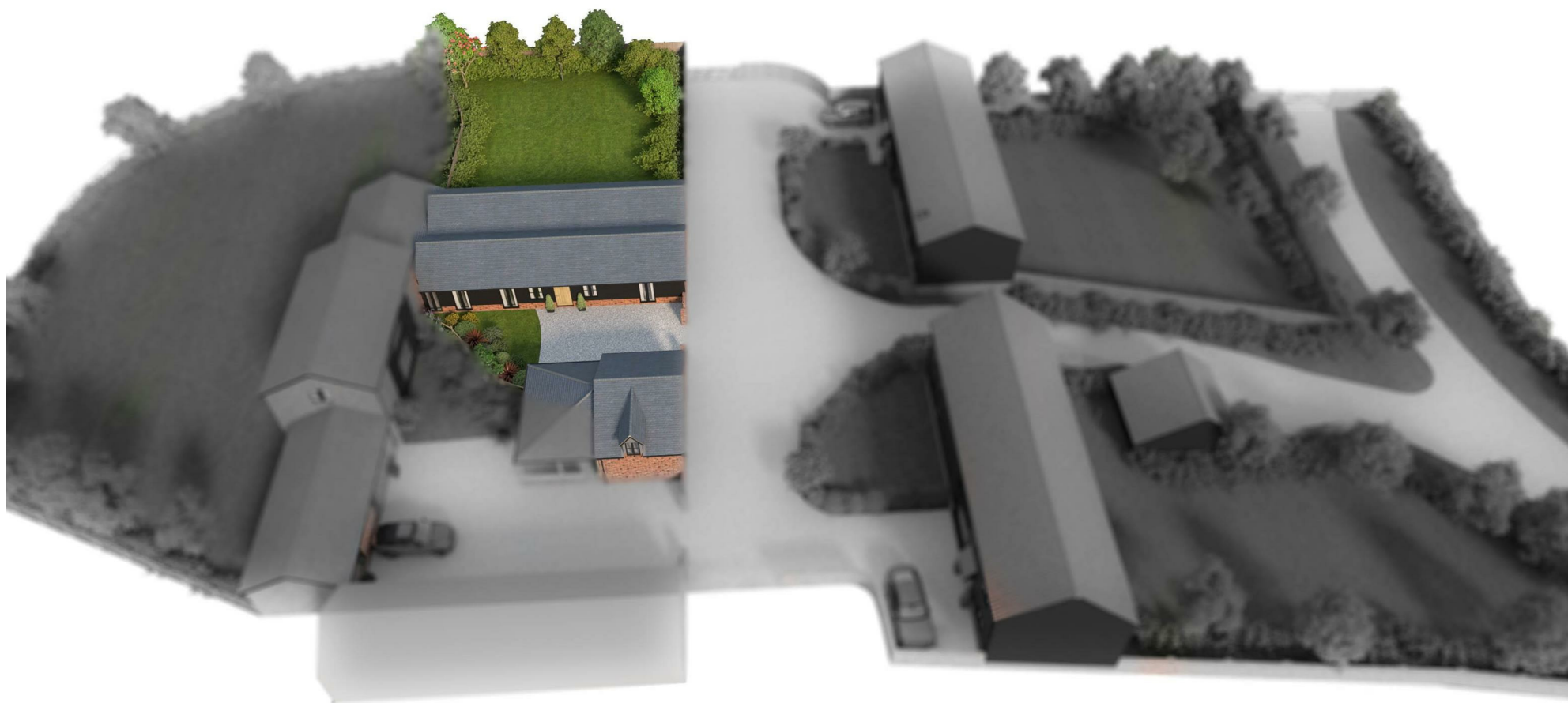




## Plot 2 Quinbury Farm Barns, Hay Street, Braughing, Hertfordshire, SG11 2RE

An exceptional brand new four bedroom 'barn style' home benefiting from a self contained one bedroom annexe. The spacious accommodation of 2921 sq ft of accommodation has been designed with flexibility in mind with exceptionally light and airy living spaces. complimented by the finest of finishes including a handmade kitchen by Neptune. The property forms part of this exclusive courtyard development of just 4 large new homes nestled within the Quin Valley surrounded by some of Hertfordshire's most scenic countryside. There is ample off street parking and car port in addition for two cars.

Quinbury Farm Barns is located within a beautiful semi-rural position on the outskirts of the highly regarded village of Braughing. Surrounded by beautiful countryside, there are excellent country walks in most directions which also lead back into the main village. The Golden Fleece public house is a popular pub serving excellent food and is only a short distance away. The nearby towns of Hertford, Ware and Buntingford are a short drive away offering a wide choice of shops, schooling for all ages and mainline train stations serving London.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY





#### PARED-BACK AND POISED

### Suffolk

*This perfectly simple collection's aesthetic was driven by the intelligent function and beautiful form of an 18th-century dining chair discovered in an antique shop in Suffolk. We used that as our muse, along with Shaker principles as our guide.*

Spring 2018 saw an update to Suffolk through. Nothing too radical, but rather building on its strong foundations. We've pared it back even more so it's minimal the whole way through - as Shaker designs should be. We've added a number of new cabinets and updated existing ones based on things we've learnt since it was first created. And we've updated its colour palette to make it a little less country, and more of a blank but beautiful canvas.

IN A NUTSHELL  
Clean-lined, quietly elegant

CABINETS  
Tallwood, plywood and oak

CATCHES  
Magnetic chrome

NEPTUNE

### Lifetime guarantee

Neptune kitchens are designed to last a lifetime, using the very best materials and craftsmanship.

Home purchasers will receive the Neptune Lifetime guarantee: a promise to continue to care for and maintain our kitchens so you can continue to enjoy them. The guarantee also extends to our handles, hinges, and other hardware.



TUNE

Quinbury Ba



### Neptune Craftsmanship

Neptune kitchen craftsmanship is rooted in traditional cabinet-making principles. All cabinets are constructed with precise mortise-and-tenon joints, while drawer boxes are secured with beautiful dovetails.

Each cabinet is hand-finished with our eggshell paint, ensuring thorough coverage and giving the surface subtle texture.



TUNE

Quinbury Ba

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## Neptune Cabinetry

Neptune cabinets are made from sustainably sourced solid oak, solid tulipwood and hardwood plywood.

Every timber has a clear purpose. Oak lends our cabinetry immense strength and timeless beauty, while tulipwood's smooth, knot-free grain ensures the best paint coverage. Finally, hardwood plywood provides structural stability. Made from layers of solid wood bonded together, it is both pliable and extremely strong.

Neptune kitchen cabinetry contains no MDF or chipboard.



## Neptune Suffolk Kitchen

Paired back cabinetry, shaker style in its truest form.

Solid oak drawer boxes and shelves contrast with the handpainted exterior.

The cabinetry is hand finished, customisable in Neptune's eggshell paint.

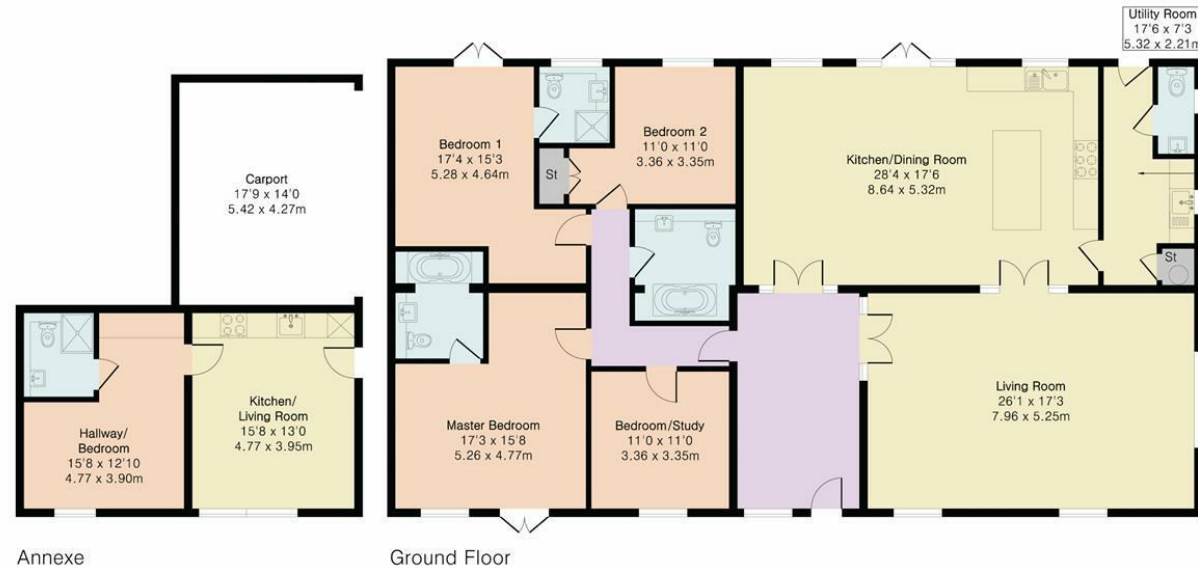


**Approximate Gross Internal Area 2921 sq ft - 271 sq m  
(Including Carport)**

Ground Floor Area 2258 sq ft – 210 sq m

Annexe Area 414 sq ft – 38 sq m

Carport Area 249 sq ft – 23 sq m



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

