



Plot 1, Quinbury Farm Barns, Braughing
SG11 2RE

Guide Price £1,450,000



stevenoates.com



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.

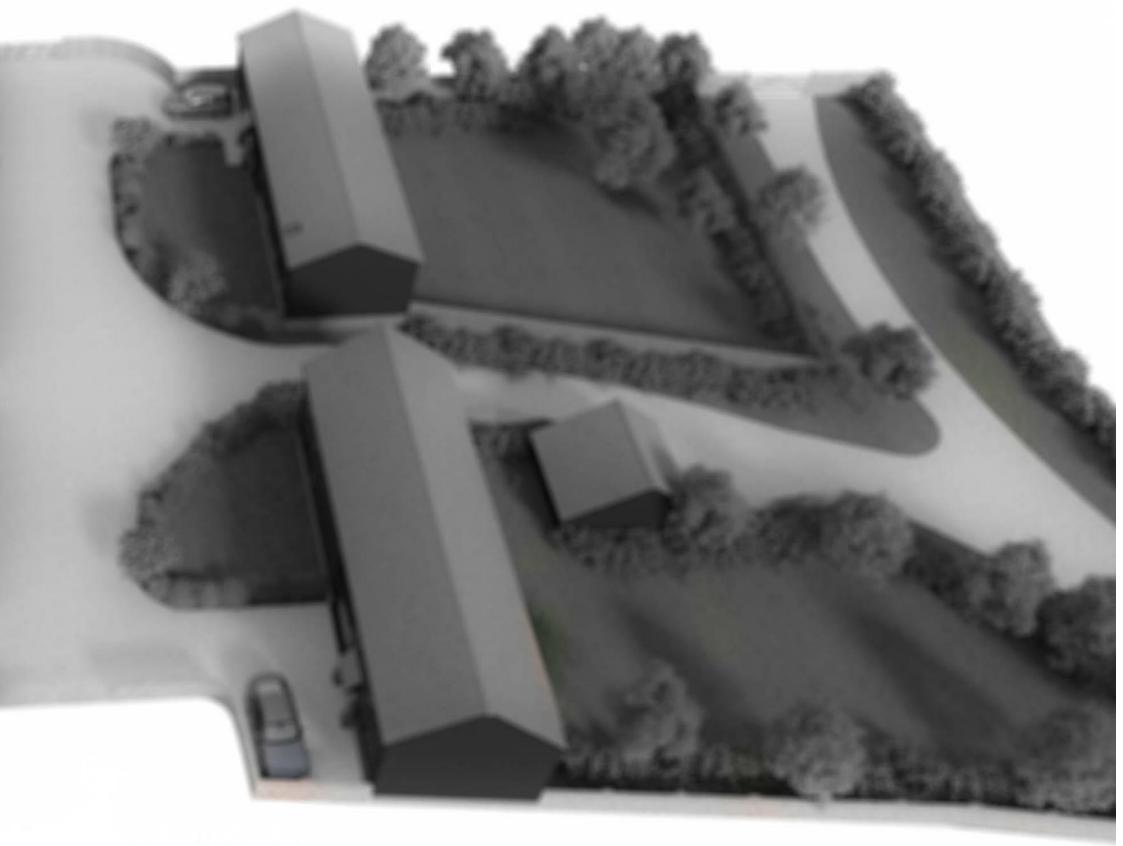
Spring 2018 saw an update to Suffolk though. Nothing too radical, but rather building on its strong foundations. We've peeled it back even more so that the whole aesthetic - in Shaker terms - is now more open and airy. We've added a few additional pieces to the collection based on things we've learnt since it was first created. And we've updated its colour palette to make it a little less country, and more of a classic and beautiful current.

IN A NUTSHELL
Glass-front, quietly elegant
CABINETS
Sapwood, plywood and oak
CATCHES
Magnolia lacquer

Plot 1 Quinbury Farm Barns, Hay Street, Braughton, Hertfordshire, SG11 2RE

A substantial four bedroom barn style property with generous private gardens directly adjoining countryside. The spacious accommodation of approx 3253 sq ft 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.

Quinbury Farm Barns is located within a beautiful semi-rural position on the outskirts of the highly regarded village of Braughton. 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

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.



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.



PTUNE

Quinbury Ba

Quinbury Ba

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.



PTUNE

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**Approximate Gross Area 3253 sq ft - 302 sq m
(Including Carport)**

Ground Floor Area 2175 sq ft - 202 sq m

First Floor Area 829 sq ft - 77 sq m

Carport Area 249 sq ft - 23 sq m



 PINK PLAN

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

 Steven Oates

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