

- Ready To Move In This Spring
- Brand New Barn Style Home
- Individual Design & High Specification
- Over 2500 Sq Ft Of Accommodation
- Open Plan Kitchen, Dining & Family Room
- Large Entrance Hall & 3 Reception Rooms
- 4 Double Bedrooms
- 2 En-Suites & Family Bathroom
- Large Garden With Countryside Views

MILLCROFT COURT, ROYSTON ROAD, BARKWAY

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A brand new detached barn style home located in a courtyard development of just 4 homes with stunning countryside views. Over 2500 sqft of accommodation. This home is a must see to fully appreciate the quality of finish & attention to detail.

GUIDE PRICE
£850,000

Ware
01920 412200

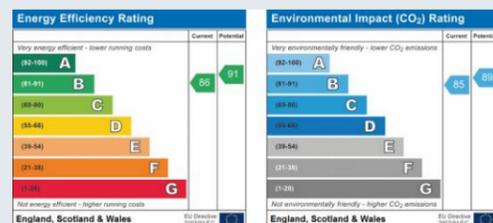
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Written quotations available on request. All loans secured on property. Life assurance is usually required.



MILLCROFT COURT, ROYSTON ROAD,

GUIDE PRICE
£850,000

'Ensum Brown New Homes' are delighted to offer for sale this brand new detached barn style home located in a courtyard development of just 4 homes with stunning countryside views. With over 2500 sq ft of accommodation this home is a must see to fully appreciate the quality of finish and attention to detail that is rare to find with most standard new homes. These homes are individual and built by local family builders with an exceptional reputation.

PROPERTY INSIGHT

On entering 4 Millcroft you will see just how light, spacious and airy this property feels, with a generous entrance hall giving you that immediate feeling of space throughout. A high volume of glass windows to the front and glass doors to the reception rooms assist this further. The generous entrance hall includes a storage cupboard for coats and shoes and with cloakroom facilities. When you step inside you will immediately see just some of the attention to detail, with solid oak flooring, dimmable inset ceiling spotlighting and oak and glass balustrades to the first floor and under floor heating this is controlled individually for each room. Also, throughout, you have brushed metal switches and plug sockets with USB points and wall positioned satellite points to ensure there are no unsightly wires left running around your home.

You have three main rooms on the ground floor, off the entrance hall you have double glass panelled doors leading you to the traditional living room, a great room that features bi-folds opening to the rear garden and triple windows to the other aspect. To the other side of the entrance hall you have a traditional dining room, however, you have ample space in the open plan kitchen, dining and family room for a large dining table, so you could make an alternative use of this room such as a family room for the kids if preferred, it's completely flexible.

The showpiece of this home has to be the open plan kitchen, dining and family room, it's simply stunning and is the style of room that everyone desires in the modern home, a place you can spend all day as a family and perfect if you like to entertain. The room has bi-fold doors to the rear garden bringing the outside in, large format Italian floor tiles make the room feel as spacious as it is and the kitchen area is completed with no expense spared. You will find a complete suite of integrated AEG appliances including a wine cooler, and rack, double oven, dishwasher, induction hob with downdraught extractor fan, tower fridge and freezer and all beautifully finished with granite work surfaces including on the large 5 person breakfast island. Off the kitchen you have a very large utility room, the size of the average homes kitchen, with provision for a washing machine and tumble dryer, also being another useful access point to the property and an ideal place to step in to if you've been on a countryside walk.

The first floor accommodation of this property continues to impress. You have 4 double bedrooms with a particularly generous master bedroom with en-suite. There is a further en-suite to the guest bedroom and the two further double bedrooms have the use of a further family bathroom. Features to note on the first floor are designer Slieve radiators, the bathrooms have Vitra sanitary ware and waterfall showers and the bedrooms have oversized Velux windows to ensure you can absorb the beautiful surrounding views. Once again, all a show of a thoughtful and quality build throughout.

Going outside, you have block pavior driveway to the front which will accommodate several vehicles and a garage to the side which also gives access to the rear garden as well as the side entrance. For a new home the garden is very generous and the views of open countryside give this an even greater feeling of space. As well as a generous lawned area you have a large raised patio with outside lighting that are on the same level as the reception rooms with bi-fold doors.

This superb home comes with a 10 year warranty and level B EPC offering exceptional energy performance. Come and take a look at this home that is dressed as a show home to show you exactly how it will feel when you live here. You won't be left disappointed.

LOCATION - BARKWAY

Barkway is a long-established village in the North Hertfordshire, about five miles south-east of Royston, 35 miles from London and 15 miles from the centre of Cambridge. Barkway is surrounded by beautiful rolling countryside but you are also ideally located close to many major road networks such as the A10 and M11, within 30 minutes' drive of Stansted airport and if you like to go in to London by train or you're a commuter then Royston station is approximately a 10 minute drive away with multiple trains each hour to London Kings Cross, as quick as 38 minutes.

The village itself has a real sense of community with many clubs and groups. For education you have Barkway VA Church of England First School and there are other local primary schools in nearby villages, a selection of secondary schools or private education. A highlight of the village is 'The Barkway Pavilion', completed in 2015, the new Barkway pavilion and community room replaced the previous old and dilapidated sports pavilion situated on the Barkway recreation ground, which now also features a fantastic kids traditional playground. The Tally Ho pub is popular with the locals, whether your looking to have a quick drink, something to eat or perhaps to join in with the local quiz night. Other notable hotspots within the village include the Village Hall, The Reading Room, The Wagon Wash as well as The Church and The Chapel. If you're looking to find Barkway easily just look for the famous RAF Barkway mast, the steel mast replaced an earlier wooden one which formed part of the RAF's wartime and post wartime GEE navigation system.

Just a couple of miles up the road you have the equally beautiful village of Barley which has a village shop, garage, doctors surgery and the 'Fox & Hounds' village pub, a recently renovated pub and restaurant that people come from miles around to visit that has already been nominated for a Michelin star and voted in the top 50 gastropubs in the country. If you're looking for a supermarket then Royston has a Tesco, Marks & Spencers, Morrisons and Aldi.

If you don't know Barkway, take a visit today, you may well want to make this your forever home!

