



Bryan Bishop
and partners

Bury Lane
Codicote



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Summary:

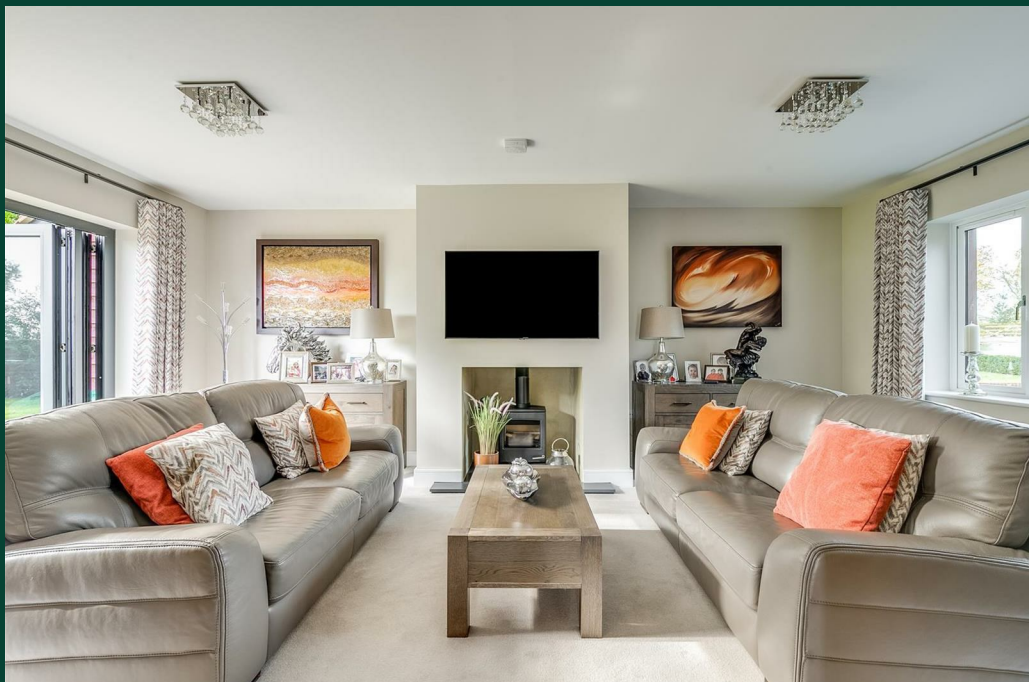
Bryan Bishop and Partners are delighted to bring to the market this stunning barn-style four bedroom, three bathroom family home in the highly desirable village of Codicote. Constructed in 2019 as one of a select handful of premium detached houses on this exclusive private gated development, the property enjoys a wealth of fabulous traditional architectural features, yet also benefits from the recent advances in contemporary building materials and techniques, such as underfloor heating and privacy glass throughout the ground floor, a high pressure hot water system, state of the art intruder alarm and thermally efficient UPVC windows. All of the bedrooms are comfortable doubles in size, with the spacious ground floor enjoying a perfectly blended mix of an open plan kitchen/dining/family room along with a separate living room. This is already a large house, but the integral garage offers a simple opportunity to expand the ground floor living space even further if so desired. There is ample parking to the front of the house and garage, and the most gorgeous countryside views across the garden and off into the distance, for as far as the eye can see, from the kitchen/dining/family room and the stylish bi-fold doors with glass Juliet balcony that grace the principal bedroom. The house is presented in immaculate decorative order inside and out, and with a good number of years still remaining on the original NHBC guarantee, is a purchase you can confidently make with your head and your heart.

Accommodation:

The substantial front door is flanked by full height windows on either side, which work nicely in tandem with the multiple Velux windows in the upper hallway to keep the entrance hall within a light, bright space. It is generously sized and of a useful square shape, making it more of a reception room rather than an entrance hall, ensuring you are able offer all your visitors a warm and personal welcome on arrival. The elegant bullnose staircase curves up and away to the first floor hallway from one corner of the room, with double doors making an easy connection into the living room and a single door into the kitchen/dining/family room, along with a well placed guest cloakroom to the rear.

The living room is a large room by any standards at nearly twenty-one feet long, but like the rest of the property also benefits from well balanced proportions, making it very usable. The house really celebrates its countryside location, with multiple sets of bi-fold and French doors throughout doing a great job of allowing the natural daylight to flood in unfettered, and linking the inside and outside spaces completely seamlessly. These wonderful attributes are immediately evident in the living room, which has virtually a full wall of glass at the rear thanks to the substantial bi-fold doors, which are further supplemented by a large window to the front. It is an elegant room with plenty of space for multiple sofas and chairs as well as other occasional furniture besides, with a stylish central chimney breast housing a sleek modern log burner which offers a striking visual focal point as well as welcome winter warmth.







The other wing of the house is fully taken up by the fabulous kitchen/dining/family room. This really is a substantial space at over thirty-three feet long, but is bathed in daylight and garden views throughout the day thanks to no less than three sets of glass doors, being two bi-fold and one French style, as well as two additional windows. The architect has done an amazing job in bringing interest and variety to the space, as well as the phenomenal light levels, with the whole room feeling more like an orangery than an integral part of the house creating a wonderful uplifting ambience. Clever design enables an easy segregation of the different spaces which enable them each to comfortably exist separately whilst having a free and open flow between them. This suite of rooms is a superb social hub to a glorious family home. The kitchen area is fully fitted with a comprehensive array of Mornington Shaker wall and floor mounted cabinets around two of the perimeter walls, ensuring more than ample storage and quartz worktop area is always available. Both of these aspects are boosted further by a superb central island in a contrasting finish which also hosts a generous breakfast bar. Integrated within the units is a full complement of premium branded appliances, as one would expect in a house of this size and quality, including a Caple wine cooler, Fisher & Paykel fridge/freezer and a Rangemaster electric cooker. The remainder of this capacious room is left as open floor space, giving you absolute freedom as to how you allocate, configure and furnish it. Rest assured it is more than large enough for multiple seating and a substantial dining suite, with two sets of bi-fold doors giving you a near limitless choice of layout. The added bonus is that the space remains flexible and adaptable, readily changing as your family's needs evolve, or maybe even working with a different layout for you for summer versus winter. Whatever your lifestyle needs, this glorious room will meet, and surely exceed, your expectations. From the rear corner of the room a door opens into a generously sized utility/laundry room, perfect for a washing machine and dryer, that also provides a useful external door out into the garden.

Upstairs is a delightful hallway, abundantly lit by multiple Velux roof lights and attractively galleried over the stairwell. From here doors lead into each of the four double bedrooms and the family bathroom. All of the bedrooms boast fitted wardrobes, with two of them also benefiting from en suite shower rooms. The principal bedroom also has full-height bi-fold doors opening onto a glass Juliet balcony offering sublime views out across the unspoiled Hertfordshire countryside. The family bathroom is fitted with a separate shower and bath, and like the en suite shower rooms, is luxuriously appointed, including Porcelanosa tiles throughout.

Exterior:

Remotely operated security gates protect the main entrance of this small exclusive development, with a spacious block paved access road leading to the designated driveway and parking area in front of the house and the integral garage. A useful side gate gives direct ingress from the front to the rear garden, which stretches around the end and rear of the house, and is fully enclosed and secure, so ideal for pets and children. Large patios edge the house on both sides, perfectly connecting all the access points in the living room, utility/laundry room and the kitchen/dining/family room, making it always possible to find sun and shade in this lovely wrap-around space. The patios offer plenty of opportunities for outside seating and dining furniture, beyond which is a good sized lawn that runs out to the shrubs, bushes and hedging that line the boundary.

Location:

This superb home is perfectly placed to benefit from the great amenities within Codicote Village, being positioned on the edge of the village just a short stroll from the high street. This ideal location also offers excellent connectivity, with J6 of the A1(M) reachable within a few minutes drive, and Welwyn North, Knebworth, and Stevenage train stations all within a 15 minute radius, thereby offering a lovely semi-rural setting, yet still with exceptional links to both London and The North. The village itself boasts a variety of amenities, including a butcher's shop, restaurants, pubs, a chemist, convenience stores, dry cleaners and bakers. as well as the Codicote C of E primary school judged "Outstanding" by Ofsted.



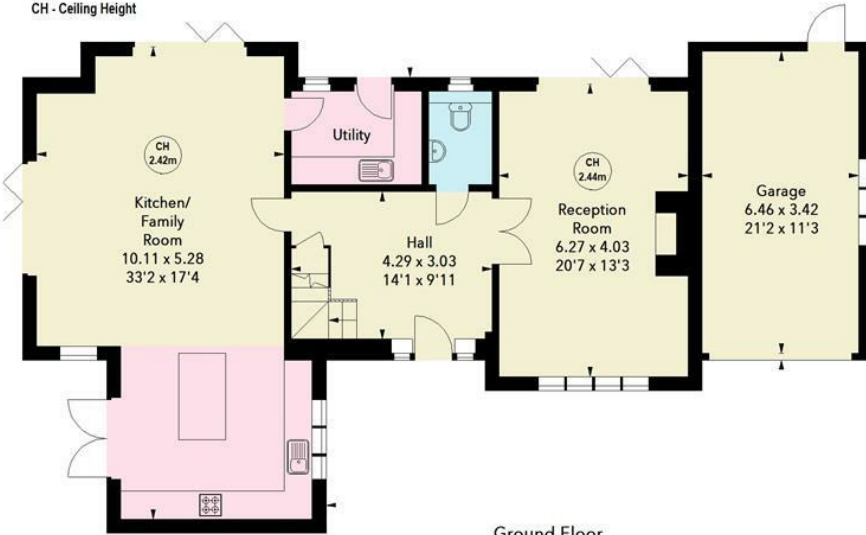




Bury Farm Barns,
Codicote, SG4

Approximate Area = 235.13 sq m / 2531 sq ft
(Including Garage)
Garage = 21.65 sq m / 233 sq ft

Key :
CH - Ceiling Height



Ground Floor
Approx. 121.88 sq m / 1312 sq ft

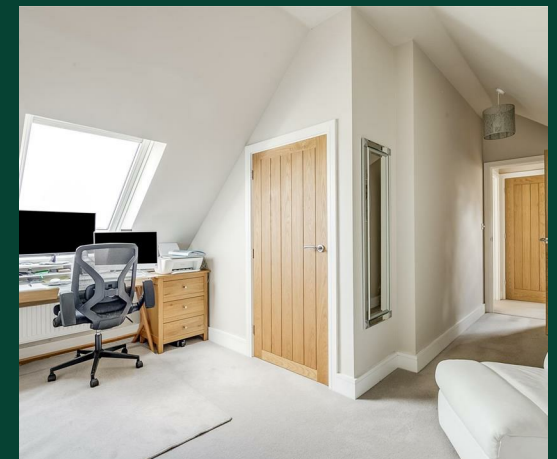


First Floor
Approx. 113.62 sq m / 1223 sq ft

Illustration For Identification Purposes Only.
All measurements and areas are approximate, not to scale.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100+
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC







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