



AUBURN NEW ENGLAND CLOSE  
ST. IPPOLYTS



**Auburn New England Close**  
St. Ippolyts  
Hertfordshire SG4 7NQ

Guide Price £1,650,000

Situated in an exclusive private cul-de-sac of just five properties accessed off a private road, is this fabulous executive home designed by renowned Architect 'Ivan Clarke'. Featuring design overtures of 'Edwin Lutyens', this impressive traditional built home constructed from reclaimed bricks really makes a statement.

The large, well proportioned five double bedroom home features a carriage driveway, English Heritage double oak carport and fabulous south facing walled garden.

The family room further enhances the already spacious and versatile ground floor accommodation. There is a generous dining kitchen complete with under floor heating and seasonal AGA. Two modern bathrooms on the first floor and a large loft provides potential to create further living space if required (STPP).

Viewing is considered a must to fully appreciate this stunning home and plot.

**Viewing**

By appointment with Norgans Estate Agents.





## THE ACCOMMODATION COMPRISSES

### ON THE GROUND FLOOR

Arched and recessed entrance. Entrance door opening to:-

#### Entrance Hall

Coved ceiling. Stairs to first floor. Feature archway with fluted pilasters to either side. Two radiators. Three double glazed windows to the front. Doors to:-

#### Cloakroom

Fitted with a white suite comprising low level W.C and washbasin. Radiator. Built-in storage cupboard.

#### Family Room

16'4" x 16'0" (4.98 x 4.88)

Solid oak floor. Three double glazed windows to front and double glazed window to side.

#### Kitchen/Breakfast Room

25'0" x 15'6" max (7.62 x 4.72 max)

Narrowing to 11'7". Refitted by Options Kitchens with a range of floorstanding and wall mounted storage units with drawers. Corian and wood worksurfaces including moulded sink unit. Built-in two oven gas fired Aga (not tested). Integrated Miele double oven (not tested). Integrated Bosch fridge (not tested). Integrated Miele dishwasher (not tested). Wood effect porcelain tiled floor with underfloor heating. Two double glazed windows to rear and double glazed window to side. Double glazed French doors with matching double glazed side windows to rear garden. Door to Utility Room.

#### Utility Room

9'0" x 8'8" max (2.74 x 2.64 max)

Fitted with a range of floorstanding and wall mounted storage units with worksurfaces over. Stainless steel sink unit with mixer tap. Water softener (not tested). Tiled splashbacks. Space and plumbing for washing machine. Wall mounted Worcester gas fired boiler (not tested). Space for upright fridge freezer. Coved ceiling. Double glazed door and double glazed window to side.

#### Study/TV Room

11'7" x 9'10" (3.53 x 3.00)

Ceiling cornice. Double doors to Drawing Room. Radiator. Double glazed window to rear garden.

#### Drawing Room

26'0" x 13'10" (7.92m x 4.22m)

Radiator. Coved ceiling. Four wall light points. Feature brick open fireplace (with gas connection point if required). Three double glazed windows to front and double glazed window to side. Double doors returning to the Entrance Hall and Study/TV Room. Two sets of double glazed French doors opening to the Conservatory.

#### Conservatory

15'0" x 15'0" (4.57 x 4.57)

Hexagonal Amdega wooden double glazed Conservatory standing on a brick base, with double glazed windows and French doors opening to the rear garden. Auto vent roof window. Ceiling fan and light fitting. Tiled floor.

## ON THE FIRST FLOOR

### Galleried Landing

Spacious Landing with feature archways and fluted pilasters. Coved ceiling. Radiator. Built-in airing cupboard housing lagged hot water cylinder (not tested) and linen shelving. Door with secondary staircase to a large boarded loft space. Double glazed dormer window to front. Doors to:-

#### Master Bedroom

22'0" x 12'2" max (6.71 x 3.71 max)

With DRESSING AREA on entering the room featuring a range of built-in wardrobes with hanging rails and storage shelving. Archway with pilasters leading to the Bedroom Area. Ceiling cornice. Telephone point. Radiator. TV point. Double glazed dormer window. Door to En-Suite.

#### En-Suite Bathroom

Newly refitted with a white suite comprising panelled bath, separate shower cubicle, washbasin and low level W.C. A range of built-in storage cupboards. Fully tiled walls. Double glazed window to side.

#### Bedroom Two

12'0" x 11'8" (3.66 x 3.56)

Fitted with a range of built-in wardrobes with hanging rails and storage shelving. Radiator. Coved ceiling. Double glazed window to rear.

#### Bedroom Three

11'9" x 9'10" (3.58 x 3.00)

Fitted with a range of built-in wardrobes with hanging rails and storage shelving. TV point. Radiator. Coved ceiling. Double glazed window to front.



#### **Bedroom Four**

11'6" x 11'0" (3.51 x 3.35)

Built-in wardrobe with hanging rail and storage shelving. TV point. Radiator. Double glazed dormer window to rear.

#### **Bedroom Five**

13'7" x 9'0" max (4.14 x 2.74 max)

Built-in wardrobe with hanging rail and storage shelving. TV point. Radiator. Double glazed dormer window to rear.

#### **Family Bathroom**

Fitted with a white suite comprising panelled bath, separate shower cubicle, low level W.C and washbasin set into a vanity unit with storage cupboards beneath. Tiled floor. Part tiled walls. Heated towel radiator. Double glazed dormer window to rear..

#### **ON THE SECOND FLOOR**

#### **Loft Space**

A large boarded loft space currently divided into three areas and providing ample storage. Various eaves storage cupboards. Power and light. Circular window to rear. Offering potential for conversion into additional living accommodation (subject to the usual consents being obtained).

#### **OUTSIDE**

#### **At the Front**

Gravelled driveway providing off-street parking for several cars and access to the English Heritage double carport. Flower and shrub beds. Gated access to the rear garden.

#### **English Heritage Double Carport**

Open fronted double cart style garage. Power and light connected.

#### **Rear Garden**

Patio area immediately adjoining the rear of the house with the remaining garden laid to lawn. Further patio area with pergola and brick built bbq. Established plants and shrubs. Ornamental pond. Raised vegetable bed. Enclosed by attractive brick walling.

Additional garden area with timber shed and brick built shed (with power and light connected) located to the rear of the carport .

#### **FLOOR PLANS**

Please note that the floor plans are not to scale and are intended for illustrative purposes only. Any dimensions given are approximate. Therefore the accuracy of the floor plans cannot be guaranteed.

#### **COUNCIL TAX BAND**

We are advised that the Council Tax Band for this property is currently Band G. This information was obtained from the Valuation Office Agency - Council Tax Valuation List displayed on the Internet.

#### **EPC RATING**

Current D; Potential C.

#### **FLOOR AREA**

Approx 244sqm/2,626sqft. Please note that this measurement has been taken from the EPC, and may not include any unheated areas.

#### **SERVICES**

All mains services are understood to be installed and connected. Please note that we have not tested any services installations or appliances.

#### **VIEWINGS**

Whilst COVID-19 restrictions have been removed and there is no longer a requirement to wear a mask, or self isolate if you test positive for COVID-19, we would ask that if you feel unwell, please stay at home and reschedule the appointment.

#### **GDPR**

Any information you provide Norgans will be protected by the General Data Protection Regulation ("GDPR") legislation. By agreeing to a viewing, you are confirming that you are happy for Norgans to retain this information on our files. Your personal, financial and health information will never be shared with any third parties except where stated in our Privacy Policy.

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