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Cassidy & Tate
Your Local Experts

Award Winning Agency

WARRENGATE ROAD

BROOKMANS PARK

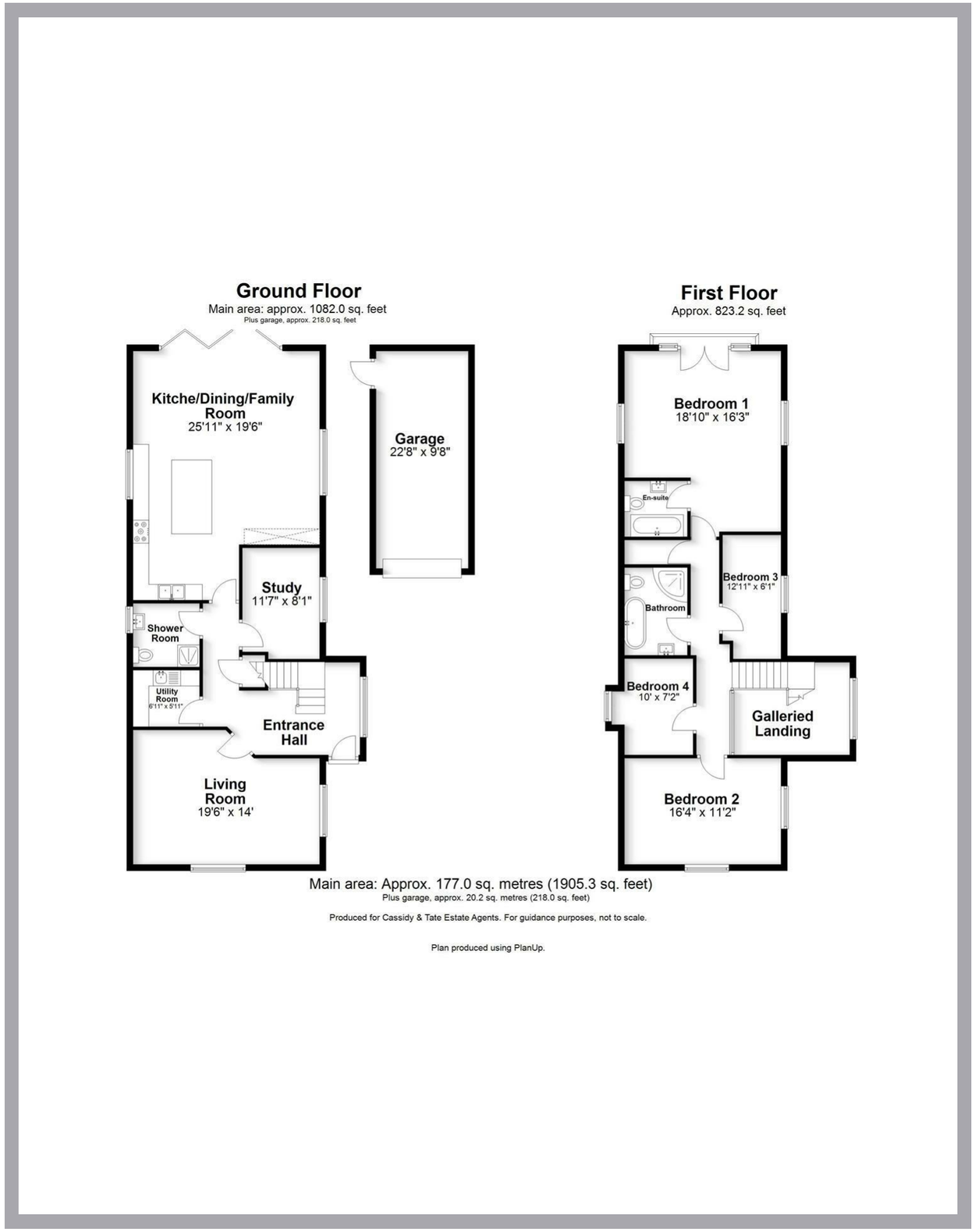
AL9 7TT

Price Guide £1,100,000

EPC Rating: Council Tax Band: New Build

All The Ingredients Needed For A Fabulous Lifestyle

A Striking Blend of Modern Luxury and Countryside Charm. Positioned on the outskirts of the desirable village of Brookmans Park, this exceptional c. 0.3 acre detached eco barn-style home on Warrengate Road. Offering a perfect fusion of contemporary design and timeless appeal. Completing in late 2025, this thoughtfully crafted new build spans just over 1,900 sq ft, providing a spacious and versatile layout ideal for modern family living. A stunning vaulted entrance hall with oak and glass galleried landing. At the heart of the home is an open-plan triple aspect kitchen, living, dining room designed to impress with its sense of space. Perfect for both entertaining and everyday family life, this sociable hub is flooded with natural light thanks to expansive windows/doors and seamless indoor-outdoor flow. In addition to the main living space, the home features two further reception rooms offering flexible use—as a study, playroom, formal lounge, or even a fifth bedroom plus the useful utility room. Upstairs, four generously proportioned bedrooms provide ample accommodation for families and guests alike. Three sleek, contemporary bathrooms ensure both convenience and comfort. Outside, the property boasts off street parking for several car plus a detached garage and a large rear garden and orchard area backing onto tranquil water—offering a private oasis for relaxation, outdoor dining, and family gatherings. Complete with a 10-year Build-Zone warranty, this property combines peace of mind with exceptional design. Stylish, spacious, and set in a picturesque semi rural location, it's the perfect place to call home.



Cassidy & Tate have taken all reasonable steps to ensure the accuracy of the details supplied in our marketing material however, details are provided as a guide only and we advise prospective purchasers to confirm details upon inspection of the property. Cassidy & Tate will not be held liable for any costs which are incurred as a result of discrepancies.

www.cassidyandtate.co.uk

Perfect Fusion of Location And Way of Living

Why Cassidy & Tate

Cassidy & Tate are a fully independent estate agent who have developed unparalleled understanding on how people want to buy, sell and rent property within the residential property market in Hertfordshire and its surrounding areas. We are able to accommodate your individual requirements and deliver to you a more personalised service, tailored to your home buying, selling and letting needs.

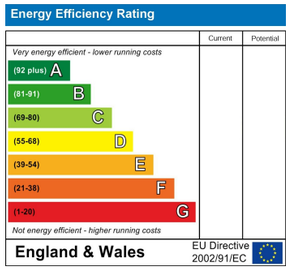
We also have many years of experience in land and new homes and the pleasure of working alongside many reputable house builders and developers in Home Counties and Greater London. Whether you are looking to acquire or sell development opportunities and land, wish to purchase or sell a newly built or refurbished property, or require a site valuation and marketing advice we can help.

Your Local Property Experts

As one of St. Albans leading estate agents we work relentlessly to ensure our valued customers receive the exceptional service they deserve at all times. We epitomise not only professional estate agency knowledge, but a dedication to integrity and responsiveness to every client. The Cassidy & Tate team will be available to you when in need to help overcome any stressful situations that may arise. We are here to offer you valuable and honest advice when needed so that you can navigate the best path through the process. We know the marketplace, the buyers, the sellers and neighbourhoods, but most importantly we know how to put our clients' needs first. Our state of the art sales tools, modern technology and our own in-house fully independent Mortgage Broker is here to make your journey easier and more direct to your final goal. At Cassidy & Tate you will be in control of your sale or purchase and we will help you get the best result possible

Specialists in Bespoke Properties

- New Eco Build
- Three Bathrooms
- Three/Four Receptions
- Detached Garage & Parking
- Air Source Heating & Solar Panels
- Detached Barn Style
- Four/Five Bedrooms
- Chain Free Ready For Autumn
- Semi Rural Location
- Green Credentials



The Property Ombudsman

APPROVED CODE TRADINGSTANDARDS.UK

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