



Broad Oak Barn, Cottered, Buntingford, Hertfordshire. SG9 9QL

Satchells



4 Bedroom Barn

£1,350,000 Freehold

Nestled in the serene and highly sought-after village of Cottered, this striking detached new-build barn conversion represents the pinnacle of rural luxury. Combining rustic architectural charm with cutting edge smart home technology, this property is available with flexible land options of up to 22 acres, making it an ideal retreat for those with equestrian interests or a desire for ultimate privacy.

The heart of the home is a magnificent open plan living space featuring soaring ceilings and bespoke LED strip lighting. The fully fitted designer kitchen is a chef's dream, equipped with high-end integrated appliances, a Quooker instant hot tap, and sleek finishes.

Comfort is paramount, provided by an eco-friendly air source heat pump powering underfloor heating throughout the entire home—each room featuring its own independent thermostat. For the warmer months, air conditioning is seamlessly integrated into the main living area and the opulent master suite.

This home is designed for the modern era, featuring a Lutron lighting system and a comprehensive CCTV network, both of which can be controlled remotely via an app. With full fibre broadband connected, the property is perfectly suited for high-demand remote working.

Entry is gained via secure electric gates (app-controlled), leading to a private driveway and a substantial carport equipped with a dedicated EV charging port and external 240v power.

The property is engineered for self-sufficiency and efficiency, boasting its own private water bore hole system, a 33m deep soak-away for superior drainage, and a modern treatment tank for foul waste. The grounds are beautifully illuminated by Dusk-till-Dawn sensor lighting, ensuring the barn's striking profile is showcased at all hours.

- Four bedrooms
- Detached new build barn
- New build warranty
- Sits in 1 acre
- Huge specification
- Up to 22 acres
- Chain free
- Awaiting EPC. Awaiting council tax band



Ground Floor

Family Room:

Abt. 29' 4" x 18' 5" (8.94m x 5.61m) Range of fitted wall and base units, with quartz work tops and centre island. Sink and drainer unit, oven, hob and extractor fan. Integrated fridge freezer and dishwasher. Double glazed windows to two aspects. Feature wall of glass with door to garden. Luxury vinyl flooring with underfloor heating and air conditioning.

Home Office:

Abt. 13' 9" x 11' 1" (4.19m x 3.38m) Double glazed window. Underfloor heating. Fitted carpet.

Utility Room:

Abt. 8' 7" x 7' 9" (2.62m x 2.36m) Range of fitted wall and base units with worktops, sink and drainer unit. Plumbed for washing machine and tumble dryer. Double glazed window to side aspect.

Cloakroom:

Suite comprising low level wc, hand wash basin and walk in shower. Tiled flooring.

Main Bedroom:

Abt. 14' 2" x 12' 6" (4.32m x 3.81m) Double glazed window to front aspect. Fitted carpet with underfloor heating. Air conditioning.

Dressing Room:

Abt. 13' 7" x 8' 7" (4.14m x 2.62m) ,There is an option to have a range of fitted wardrobes. Fitted carpet.

En-Suite:

Suite comprising double sink and basin unit, tiled bath, walk in shower cubicle and low level WC.

Bedroom Two:

Abt. 14' 9" x 13' 8" (4.50m x 4.17m) Double glazed window to side aspect. Underfloor heating.

Bedroom Three:

Abt. 18' 4" x 9' 3" (5.59m x 2.82m) Double glazed window to side aspect. Fitted carpet with underfloor heating.

Bathroom:

Suite comprising tiled bath, low level wc, hand wash basin and walk in shower cubicle. Double glazed window. Tiled flooring.

Outside

Front Garden:

Large approach with electronic gated that open automatically or via an app.

Rear Garden:

Large wrap around garden that measures an acre in total, recently seeded, with stunning rural views, double car port with EV charging point.

Additional Information

Agents Note:

Draft particulars yet to be approved by the vendor and may be subject to change.

Anti-Money Laundering (AML):

It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML and financial sanctions check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.

Material Information:

We are advised by the seller/landlord/tenant of the following information in good faith but its accuracy is not guaranteed and you should make your own investigations before committing to a sale or letting.

Please note in terms of mobile/phone reception, this is the view of the seller/landlord/tenant based on their current provider.

Water: Private supply

Electric: Mains supply

Drainage: Private supply

Flood risk: No

Mobile/Phone: Good - Further information can be found here:

<https://checker.ofcom.org.uk/en-gb/>

Tenure:

Council Tax Band: TBC

Council tax payable: TBC

Length of lease: TBC

Ground Rent details: TBC

Service charge Details: TBC

For further material information please contact the office marketing this property.

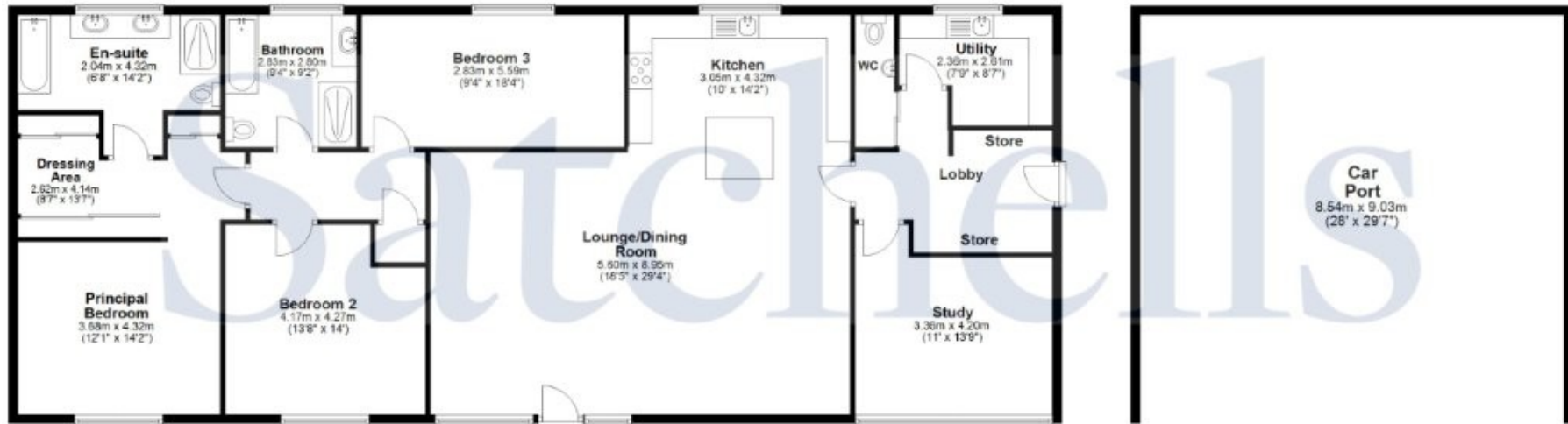




These particulars are a guide only and do not constitute an offer or a contract with. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, utilities and services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Some content may have been created with the use of AI. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

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Ground Floor



For illustration purposes only - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.
Plan produced using PlanUp.