



George Cely, Stapleford Road, Stapleford Abbots, RM4

BUTLER & STAG





**Nestled in one of the area's most sought-after locations, High House Farm offers an exclusive development of just 14 beautifully designed luxury homes. Meticulously crafted to the highest specification, each residence blends timeless architectural elegance with contemporary interiors and cutting-edge smart home features.**



## **Freehold**

## **Price Guide £675,000**

Located within the exclusive gated development of High House Farm, Plot 18 presents a stunning three-bedroom, two-bathroom semi-detached house boasting Macar's premium specification. Built to exacting standards, this exceptional home blends elegant design with cutting-edge home technology and sustainable living, tailored perfectly for modern lifestyles.

Spanning 1,238sq ft, this impressive property is finished to an exemplary standard throughout. Features such as underfloor heating and solar panels not only add a luxurious touch but also enhance the home's energy efficiency.

### **Ground Floor**

Upon entering, you're welcomed by a generous entrance hallway with soaring ceilings. The heart of the home is the bright and spacious kitchen/family room, complete with high-end Miele and Siemens integrated appliances, quartz Calacatta surfaces and Amtico luxury parquet flooring. Large bifold doors open to a private garden and porcelain patio, creating a seamless indoor-outdoor living experience. The outdoor space symbolises the best of semi-rural living, the garden is overly generous with a newly turfed lawn and views of the rolling countryside as far as the eye can see.

The elegant living room features stylish herringbone flooring, a feature ceiling details and triple bifold doors opening onto the rear garden, bathing the room in natural light. The ground floor also includes a contemporary WC with Villeroy & Boch fittings.

### **First Floor**

Crafted timber stairs with oak and metal spindle detailing lead to the first floor, where you'll find three generous double bedrooms.

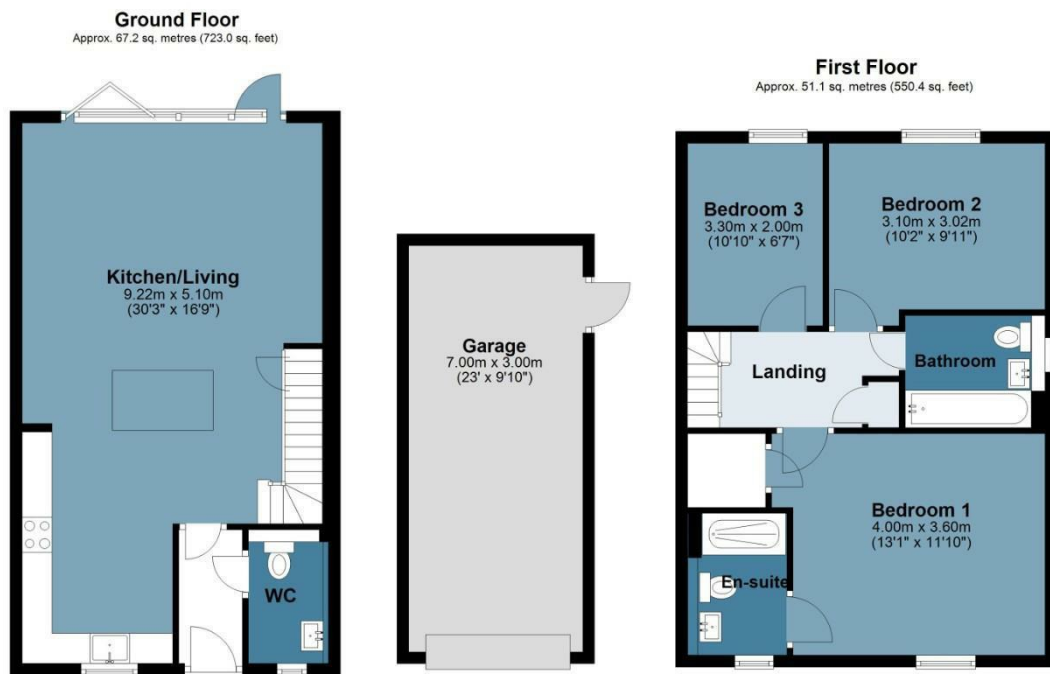
The master suite features a sleek en-suite shower room alongside far-reaching views, from the large rear windows.



## 15 High House Farm

Approx. Gross Internal Area 115 Sq M ( 1238 Sq Ft )

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Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.  
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Prepared on behalf of Butler & Stag  
Land and New Homes

If you have any further questions  
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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.