



SIMPLY HOMES

Tanfield Farm
West Cheshunt EN7 6PQ

Price Guide £3,350,000



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Accessed via a private road, Meadow Place offers over 5880 square foot of prestige living space set on Tanfield Farm, an individual development of just 10, recently built, luxuriously finished 5-Bedroom, 5-Bathroom detached smart homes. The large, gated driveway leads to a detached triple garage which has heating to the ground floor with insulated roller shutter doors. A set of stairs leads to a separate 35' room with further potential for games room/annexe/office with en-suite shower room offering a versatile space. The imposing master bedroom suite fill the entire rear half of the first floor with stunning views over rolling countryside and benefits from a walk-in wardrobe and deluxe en-suite bathroom. The property is air conditioned.

The property centrally sits upon a generous plot with a superb triple aspect wrap around garden, overlooking open countryside and mature woodland beyond. The expansive patio has been built into two aspects of the garden to maximise the direction of the sun and is perfect for entertaining or relaxing. The remainder of the garden consists of being laid to lawn and benefits from a fully automated irrigation system.

This superior residence is built to a no expense spared standard and meticulously planned down to the finest of detail. A bespoke handmade English kitchen with top of the range Miele appliances, underfloor heating, Rega Vent heat recovery and whole house ventilation (<http://www.heatrecoveryventillationsystems.co.uk>), NoCode sanitaryware and Control4 Home automation are just a few of this smart homes' features.

If you are looking for a tranquil country life, in a beautiful setting and just 25 minutes from central London by train - This unique house on the border of West Cheshunt & Newgate St. Village offers the best of two worlds. A spacious, elegantly appointed and uniquely situated modern home all just a stone's throw from the local shops, pubs, restaurants & Cuffley Train station with links to London's Kings Cross.







- Ground Floor -

Entrance Hall
Cloakroom/WC
Kitchen/Dining/Family Room

10'10" x 25'0" (3.31m x 7.64m)

Utility Room
Larder
Plant Room
Lounge
Study/Playroom

24'10" x 41'1" (7.58m x 12.53)

22'9" x 13'11" (6.95m x 4.25m)

14'6" x 12'9" (4.44m x 3.90m)

- First Floor -

Landing
Master Bedroom
Luxury Walk-in Dressing Room
En-Suite Bathroom
Bedroom Two
Walk-in Dressing Room
En-suite

24'6" x 18'11" (7.48m x 5.77m)

16'8" x 13'10" (5.10m x 4.23m)

17'10" x 12'7" (5.46m x 3.86m)

20'2" x 13'3" (6.15m x 4.06m)

19'5" x 12'9" (5.94m x 3.90m)

- Second Floor -

Bedroom Four
En-suite
Bedroom Five
En-suite

14'6" x 20'4" (4.44m x 6.20m)

18'9" x 15'7" (5.72m x 4.75m)

7'8 x 9'5 (2.34m x 2.87m)

- Exterior -

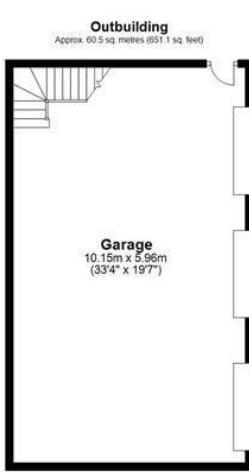
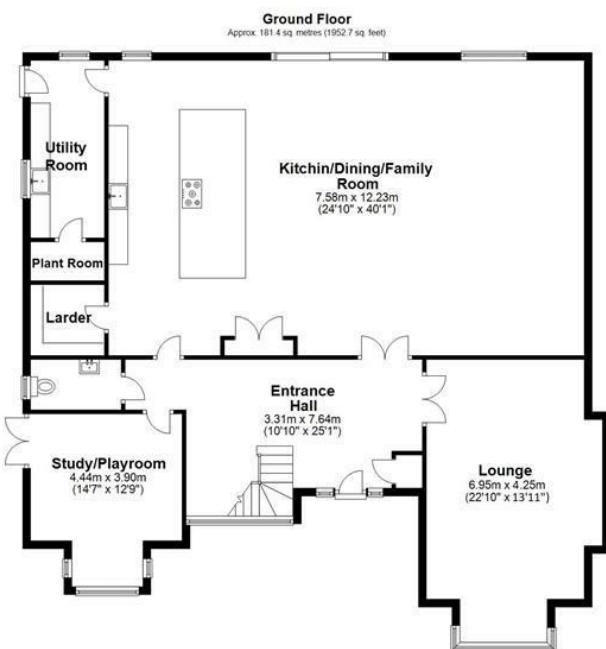
Triple Aspect Rear Garden
Driveway
Detached Triple Garage
Loft Room
Bathroom

33'3" x 19'6" (10.15m x 5.96m)

25'1" x 13'0" (7.67m x 3.97m)















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