



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.



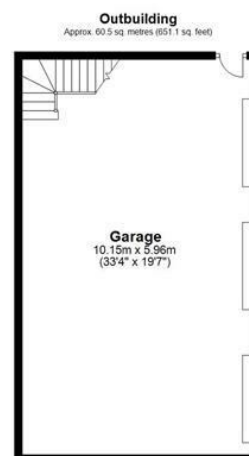
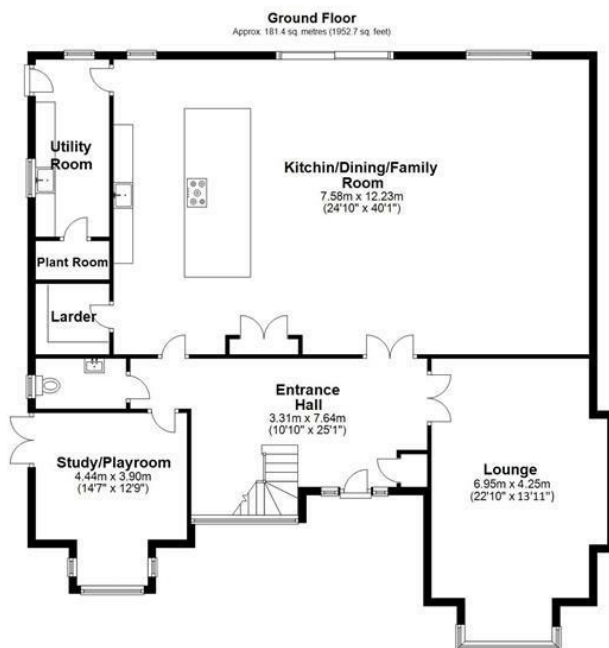




- Ground Floor -	
Entrance Hall	10'10" x 25'0" (3.31m x 7.64m)
Cloakroom/WC	
Kitchen/Dining/Family Room	24'10" x 41'1" (7.58m x 12.53)
Utility Room	
Larder	
Plant Room	
Lounge	22'9" x 13'11" (6.95m x 4.25m)
Study/Playroom	14'6" x 12'9" (4.44m x 3.90m)
- First Floor -	
Landing	
Master Bedroom	24'6" x 18'11" (7.48m x 5.77m)
Luxury Walk-in Dressing Room	16'8" x 13'10" (5.10m x 4.23m)
En-Suite Bathroom	17'10" x 12'7" (5.46m x 3.86m)
Bedroom Two	20'2" x 13'3" (6.15m x 4.06m)
Walk-in Dressing Room	
En-suite	
Bedroom Three	
Walk-in Wardrobe	
En-suite	19'5" x 12'9" (5.94m x 3.90m)
- Second Floor -	
Bedroom Four	14'6" x 20'4" (4.44m x 6.20m)
En-suite	
Bedroom Five	18'9" x 15'7" (5.72m x 4.75m)
En-suite	7'8 x 9'5 (2.34m x 2.87m)
- Exterior -	
Triple Aspect Rear Garden	
Driveway	
Detached Triple Garage	33'3" x 19'6" (10.15m x 5.96m)
Loft Room	25'1" x 13'0" (7.67m x 3.97m)
Bathroom	







Total area: approx. 546.5 sq. metres (5882.3 sq. feet)









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