

BRICKFIELDS

HARPENDEN

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This ultra-modern countryside pavillion is a visionary fusion of contemporary living and natural beauty. Its innovative design, luxurious features, and serene setting create a one-of-a-kind retreat that promises a life of sophistication, comfort, and inspiration. Experience the best of modern country living in this architectural masterpiece.

Created by Grand Design Builders Austin Worboys, this barn represents the pinnacle of modern design, featuring clean lines, sleek materials, and expansive glass walls that blur the boundaries between indoor and outdoor living spaces.

The modern kitchen is a culinary enthusiast's dream, designed by Consilio of Berkhamsted, boasting Siemens appliances, a Bora hob, quartz countertops, and a large center island with a breakfast bar.

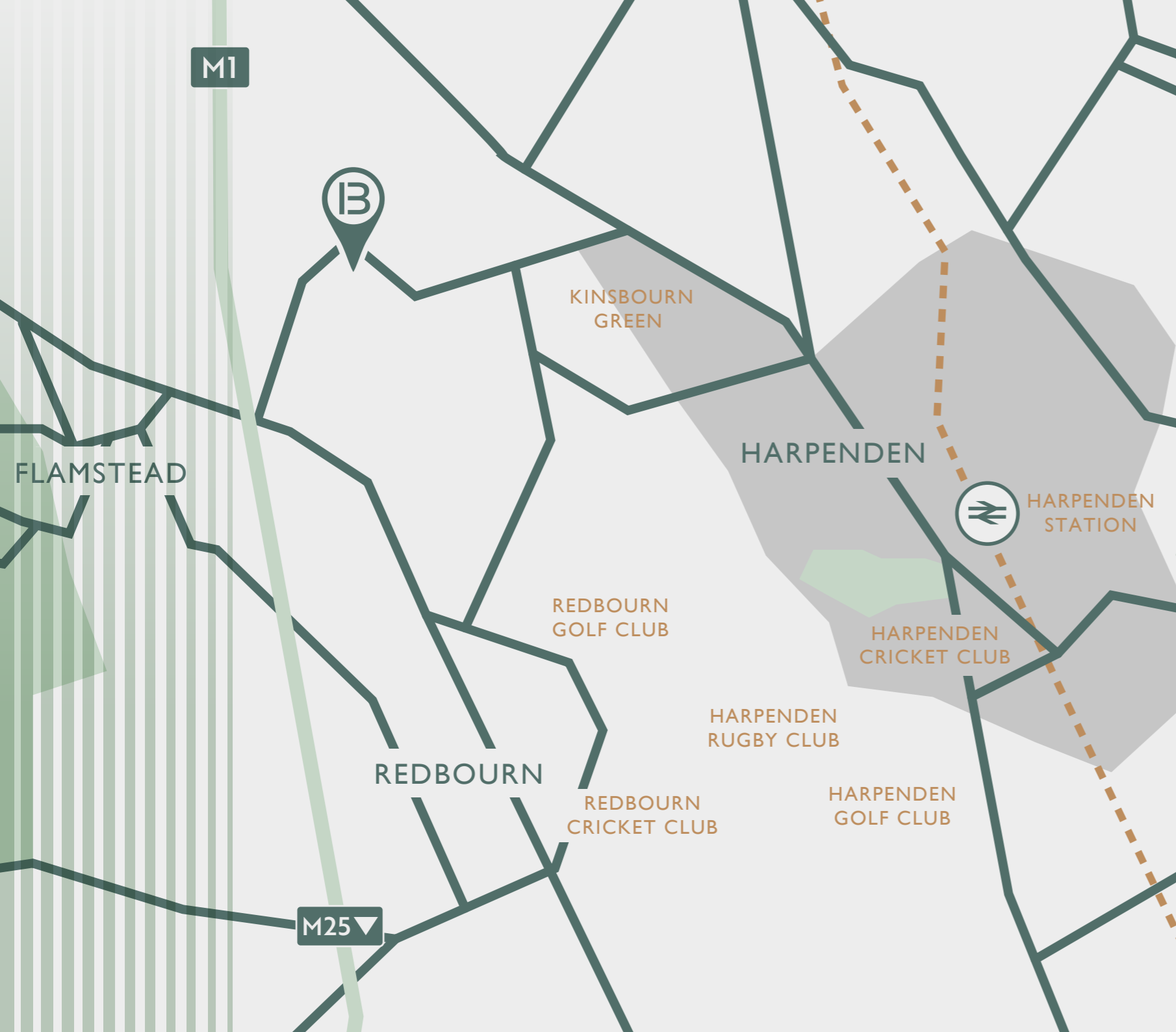
The open-concept interior showcases a generous living area with polished concrete floors, providing an inviting space for gatherings and relaxation with an exceptionally high attention to detail.

Retreat to the bedrooms that offer breathtaking countryside views through floor-to-ceiling windows. Each bedroom is a private sanctuary with an ensuite bathroom and ample closet space.

Step outside onto the expansive deck, where you can lounge, dine, and soak in the tranquility of the surrounding countryside. The deck seamlessly connects to the barn's interior, creating an ideal space for entertaining.

To remain in touch with its surrounding environment, the barns are complete with air source heat pumps, underfloor heating and electric car charging points.





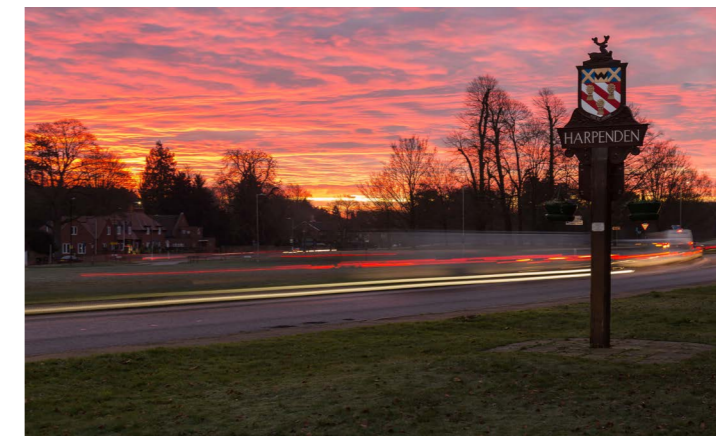
LOCATION

Located just on the North-Western edge of Harpenden in the area of Kinsbourn Green, these stunning homes benefit from the proximity of Harpenden's picturesque village centre alongside a rural setting characterised by a blend of some substantial individually crafted homes and picturesque countryside.

Kinsbourn Green is an ideal location to enjoy the riches of Harpenden's outstanding schooling; the renowned Wood End JMI and Roundwood Park schools are both within a short distance.

Harpenden is high on the list of Hertfordshire's best places to live. Its wide high street is well stocked with restaurants, cafes and pubs, and the town centre has a mix of smaller shops, several supermarkets including a Waitrose, and a regular farmers' market. There's a thriving rugby club, cricket club, two tennis clubs, two golf clubs, new leisure centre with swimming pools and a newly built theatre.

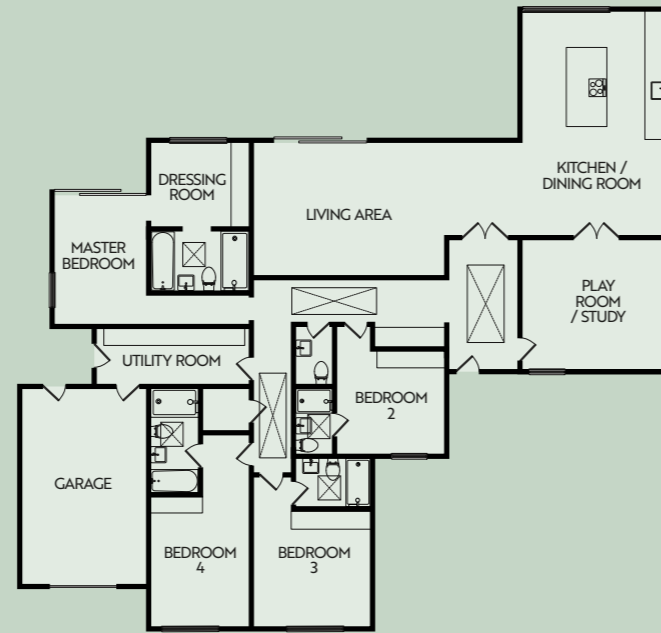
Its 'jewel in the crown' is its large common close to the high street which hosts cricket matches, community events including a summer carnival and the much-loved Classics on the Common car show, and the circus when it comes to town.



FLOOR PLANS

THE MASONRY

Living Area	4.9m x 8.5m
Kitchen/Dining	4.6m x 8.1m
Playroom/Study	4.0m x 3.9m
Master Bedroom (incl en-suite)	6.7m x 6.7m (2.0m x 3.5m)
Bedroom 2 (incl en-suite)	3.5m x 4.7m (2.66m x 1.47m)
Bedroom 3 (incl en-suite)	3.8m x 5.7m (1.8m x 2.4m)
Bedroom 4 (incl en-suite)	3.7m x 7.0m
	(2.0m x 3.5m and at 1.1m x 1.5m)
Garage	3.7m x 5.8m



THE KILN

Living Area	4.9m x 8.5m
Kitchen/Living/Dining	9.7m x 7.9m
Playroom/Study	3.1m x 3.6m
Master Bedroom (incl en-suite)	7.9m x 6.3m (2.1m x 3.4m)
Bedroom 2 (incl en-suite)	4.2m x 5.7m (1.8m x 2.5m)
Bedroom 3 (incl en-suite)	4.2m x 4.4m (2.54m x 1.97m)
Bedroom 4 (incl en-suite)	4.6m x 5.6m (1.8m x 2.4m)
Garage	3.7m x 5.8m



All floor area measurements are maximum and are shown in metric and imperial. They are for guide purposes only and should not be used for total accuracy, or for fitting carpeting/floor covering purposes. Purchasers or their representatives should contact the selling agent for full details. Kitchen plans are indicative only and are not intended to show the quantity or positions of appliances, base and wall units or worktops. Please ask selling agent for detailed kitchen plans.

SPECIFICATION

We're dedicated to offering the perfect combination of modern living and exceptional attention to detail, evident from the very foundations of each building we create - from architecture that sits in harmony with the local landscape and authentic building materials sourced from local suppliers, to the lightest of interior design touches.

KITCHENS

Bespoke Kitchens Designed and installed by Consilio of Berkhamsted

- Handless units
- Mocha vintage real wood oak veneered units
- Anti-slip-mat internal finish
- Island units with breakfast bar
- Dekton worktops and splashbacks
- Stainless steel twin sink
- Aluminium sliding and bifold doors leading to private terrace and dining area

Appliances included:

- Siemens IQ500 oven
- Siemens IQ500 microwave and steam oven
- Siemens IQ500 under cabinet wine cooler
- Bora Pure induction hob
- Siemens IQ300 dishwasher
- Siemens IQ500 full height fridge
- Siemens IQ500 freezer
- Quooker boiling tap

UTILITY

- Custom units with space for Washing Machine and Dryer
- High pressure water tank to provide constant and equal water pressure
- Boiler for Air source heat pump
- Built in sink

BEDROOMS

- Master bedroom - real wood herringbone flooring, slatted panels, feature lighting, ceiling mounted speakers, aluminium sliding doors to private terrace, walk in dressing room with bespoke fitted wardrobes, LED lighting.
- En suite - large walk in shower, freestanding bath, slatted feature panels with LED lighting, wall mounted sink unit with storage, concealed wall mounted WC, Tiles to floor and walls,
- Bedroom 2 - bespoke fitted wardrobes, carpet, En suite
- Bedroom 3 & 4 Bespoke fitted wardrobes, carpet, En suite

BATHROOMS

- Bathroom fittings (CP Hart, Porcelanosa, Crosswater)
- Concealed wall hung toilet
- Italian Porcelain tiles
- Walk in shower wet rooms
- Wall mounted showers
- Handheld showers
- LED Lighting
- Custom mirrors and niche

FINISHES

- Polished concrete floor
- Under floor heating

- Carpets to bedrooms
- Cat 6 cabling and data points to all rooms leading back to data center
- Insulated warm deck roof
- Custom skylights
- Aluminium copings
- Aluminium windows, bifold doors and sliding doors by HBD systems
- Factory treated larch Black cladding
- Level thresholds
- Modern square edge thresholds
- Heritage india white paint
- Sound proofed internal walls
- Ceiling speakers to living room. Master bedroom, study/snug, kitchen, hallway
- Flush electric ceilings
- All fire rated doors
- Usb charging ports
- Satin Nickle door handles and hinges
- Media wall with bioethanol custom burner with WIFI control and remote control, 5 flame setting, 9 hour burn time
- Full fiber broadband

HEATING

- Samsung 12 KW airtsource heat pump
- Underfloor heating
- Large water pressure tank
- Smart heating controls

DRAINAGE

- Klargester biodisc waste management
- Borehole and soakway

EXTERNALS

- Porcelain tiles
- Sunken seating area with oak benches
- Sheltered Private terraces
- Sheltered dining area

We are proud to present Brickfield Farm. Two unique 4 bedroom 4 bathroom contemporary pavilion style properties situated in 2 acres of Hertfordshire countryside offering great commutre links by rail and road this is a unique opportunity to experience life in Harpenden's rural Kinsbourne Green.

Designed to take maximum advantage of the light and its southerly aspects, full height windows and sliding doors encompass the property whilst custom designed rooflights fill the hallways and bathrooms with natural light . The modern kitchens, designed by Consilio of Berkhamsted, feature Siemens appliances, a Bora hob, Quooker boiling tap and Dekton worktops. With contemporary finishes throughout, polished concrete floors to living areas, feature media walls with bioethanol remote controlled fires for those cosy winter evenings. Each of the four bedrooms benefit from its own en-suite, the homes are finished with an exceptionally high attention to detail.

Each room within the house offers an individual view of the landscaped gardens which have been designed for family living, entertaining and alfresco dining. The gardens have been fully planted and we offer a complete turn key service.







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