



BURY FARM
— BARN —

CODICOTE

WELCOME TO



BURY FARM
— BARN —

CODICOTE





Bury Farm Barns are approached down a private driveway and sit within the grounds of Bury Farm, Codicote.

These magnificent four bedroom, three bathroom brand new barn style homes offer well thought out and spacious accommodation situated in this idyllic location with views across open countryside and yet within moments of the village amenities.

Offering the feel of a semi-rural location, each of these stunning homes will be built to an exacting standard and be ready for completion late 2018 - early 2019. At the heart of these character homes will be a fabulous kitchen diner/family room with bi-fold doors that lead out to the patio and garden. Each home will feature a fitted "Mornington" shaker style kitchen with complementing quartz work surface, Belfast sink, Siemens/Bosch oven and dishwasher, duel fuel range cooker, Caple wine chiller and Fisher & Paykel fridge freezer. A useful utility room with direct access to the garden and cloakroom will serve the downstairs accommodation. An additional duel aspect living room will offer a sumptuous space to relax and unwind in front of the log burning stove with slate hearth.

Upstairs each of the four double bedrooms will offer bright and spacious living space with built in wardrobes to most of the bedrooms. There are three bathrooms, two of which are en-suite and each of these will have Porcelonosa tiled walls and Karndean flooring. A particular feature of these stunning homes will be the outside space which will benefit from being laid to lawn with a feature patio. To the front, the driveway will be presented in Brett Alpha Antique Silver block paving which will lead to a single garage that will have electrically operated doors and car charging point. Additional features such as underfloor heating to the ground floor accommodation, grey UPVC windows and high pressure hot water system will ensure these homes are a truly special place to live. Each of the homes will be offered with an NHBC warranty, widely recognised as the gold standard in the construction industry for total piece of mind.

PLOTS 1 AND 3 (PLOT 3 HANDED TO PLOT 1)



GROUND FLOOR



FIRST FLOOR



4 BEDROOM HOME

Lounge	20'1 x 13'5 (6.1m x 4.1m)
Family Room	20'1 x 18'4 (6.1m x 5.6m)
Kitchen	13'9 x 11'6 (4.2m x 3.5m)
Garage	21'3 x 11'2 (6.5 x 3.4m)
Bedroom 1	14'1 x 13'1 (4.3m x 4.0m)
Bedroom 2	15'1 x 11'2 (4.6m x 3.4m)
Bedroom 3	13'5 x 11'8 (4.1m x 3.6m)
Bedroom 4	15'1 x 11'7 (4.6m x 3.5m)

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

PLOT 2



GROUND FLOOR



FIRST FLOOR



4 BEDROOM HOME

Lounge	20'1 x 11'7 (5.0m x 3.9m)
Family Room	16'1 x 13'9 (4.9m x 4.2m)
Kitchen	12'7 x 12'7 (3.9m x 3.9m)
Garage	21'2 x 10'8 (6.5m x 3.3m)
Bedroom 1	12'8 x 12'6 (5.2m x 3.9m)
Bedroom 2	12'6 x 10'8 (5.2m x 3.2m)
Bedroom 3	12'9 x 12'9 (3.9m x 3.9m)
Bedroom 4	11'7 x 8'7 (3.5m x 2.6m)

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SPECIFICATION

TIMBER

- Hardwood staircase with stained handrail
- American white oak wood internal doors
- 6" skirting & 3" architrave to all rooms.
- High quality chrome ironmongery throughout to doors

KITCHENS

Fitted "Mornington" painted shaker doors in either stone, partridge grey or porcelain colours with complementing quartz worktops and feature 800mm wide Belfast sink. A range of appliances to include duel fuel range cookers with extractor fan over, Siemens/Bosch built in microwave ovens and dishwasher, Caple wine chiller and Fisher & Paykel fridge freezers.

BATHROOMS

High quality white wall hung sanitary ware throughout with Britton cabinets. Groeh monoblock chrome taps. Feature showers and baths with some push button operation.

PLUMBING

- Mains gas fired central heating and hot water system.
- Underfloor zoned gas fired central heating system to ground floors, radiators to first floor
- High pressure hot water system.

ELECTRICS

- Chrome fittings to certain rooms with a combination of recessed spotlights fitted with dimmer switches where applicable
- TV & BT Points, send & return satellite / cable TV points
- CAT 6 data wiring
- Security alarm with door sensors and PIR motion detectors
- Mains fed link wired smoke detectors

INTERNAL DECORATIONS

- Smooth taped and jointed plasterboard finished walls and ceilings
- Emulsion paint throughout in timeless colour
- Fireplace with chimney flue to include log burning stove on slate hearth with feature beam over

CERAMIC TILING/FLOOR COVERINGS

Floor tiling to kitchen / family room, cloakrooms and utility room in high quality Porcelanosa tiles Half tiled bathroom walls (fully tiled in showers). Kardean flooring to bathrooms.

EXTERNAL FINISHES

- Constructed in premium facing bricks, clay plain roof tiles / natural slate tiles (depending on plot) and timber boarding where shown
- Grey UPVC windows
- Bathstone reconstructed stone cills.

OUTSIDE

- All gardens to be laid to lawn as per the approved landscape plan.
- Paths & patio in feature slabs
- Driveways in Brett Alpha Antique Silver Haze block paving
- Garages with power / light and remote controlled electrically operated garage doors
- Car charging electric points in garages

WARRANTY

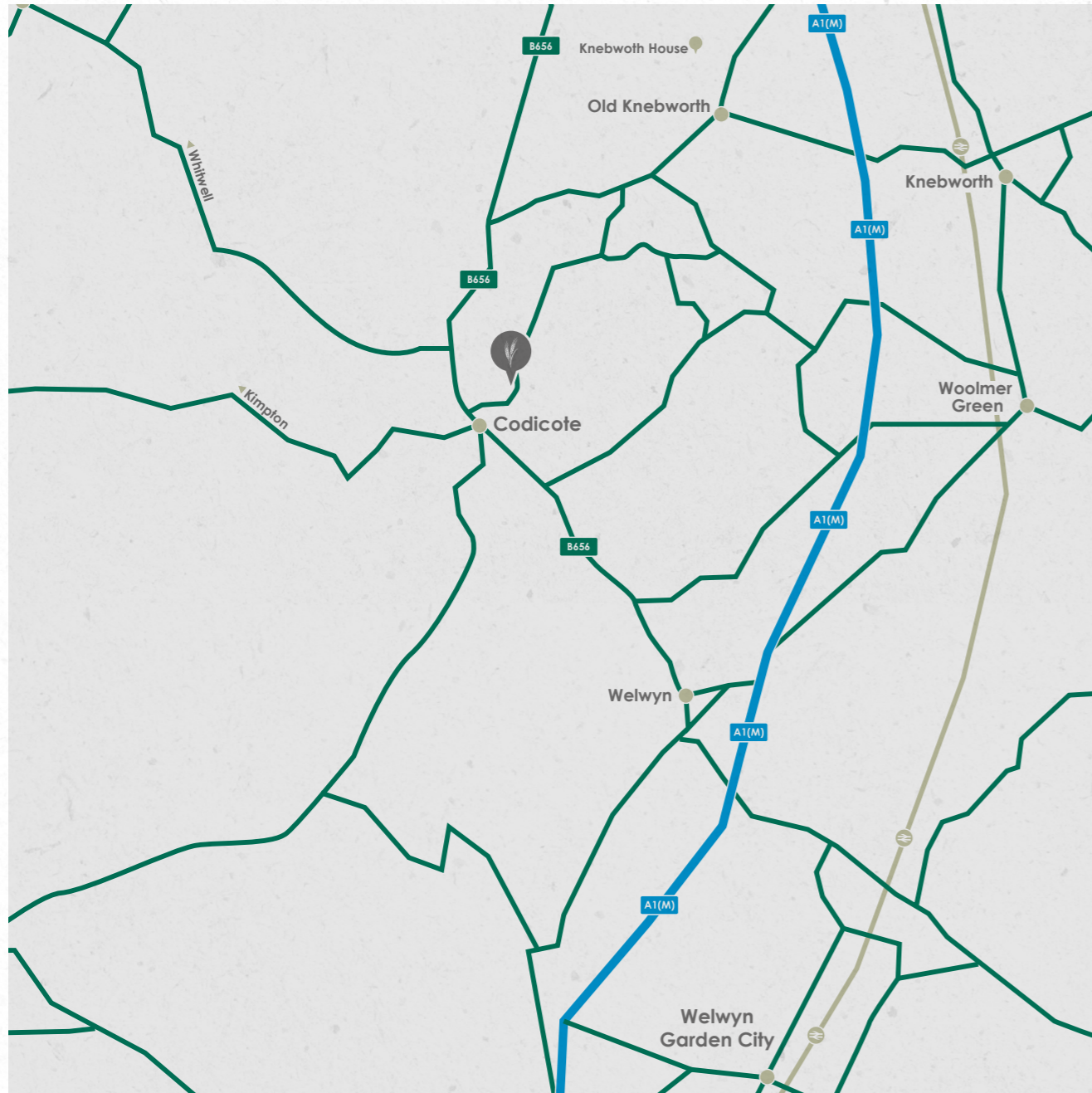
NHBC 10 Year Warranty.



This specification in conjunction with plans and images is intended to give a general indication of the development. The developer reserves the right to amend any part of the development specification or floor layouts at any time. The contents herein shall not form any contract nor are they a representation inducing any such contract.



LOCATION



SAT NAV REF: SG4 8XX



IDYLIC HERTFORDSHIRE VILLAGE

Mentioned in the Domesday book, Codicote is a charming village which lies to the north of Welwyn Garden City, borders the River Mimram and is nestled within the glorious Hertfordshire countryside. Codicote proves very popular with young families, buyers downsizing, along with commuters looking for the perfect work life balance in this much sought after location. The village boasts many historical buildings, some of which date back to the 1600's and is awash with period charm and character just adding to its appeal.

Codicote has a thriving community and boasts a good selection of local shops that cater for your everyday needs; a post office and well stocked convenience store, quality family butcher, several public houses along with a pharmacy. Codicote also has a C of E Primary School which has been rated 'Outstanding' by OFSTED.



With open countryside on your doorstep, long walks and outdoor pursuits are well provided for. The village is also close to some of Hertfordshire's most iconic country estates, including Brocket Hall and Knebworth House. Nearby Hitch Wood is famous for its bluebells and a new sports hall and social club was built in 2010 to provide local residents with floodlit hard courts, football pitches and indoor bowls.

Welwyn Garden City is the nearest town and offers a comprehensive array of large retailers including a John Lewis department store, Waitrose and Debenhams. The recent addition of High Street restaurant names such as Prezzo, Côte and Bills have proved to be a huge success. Welwyn Garden City's mainline station provides a fast and efficient link to King's Cross in a little over twenty minutes.



GP Homes is a family run business with over 30 years experience in building high quality houses. We specialise in select developments of residential homes in desirable locations across Hertfordshire, Bedfordshire and Buckinghamshire.

Our commitment to outstanding construction, craftsmanship and customer service ensures that every GP Home is built to the highest standard and specification. It is our attention to detail and quality design that has established GP Homes as one of the areas most respected house builders.

We understand that buying a new home is one of the most important decisions you ever have to make. We make this process as easy as possible by offering a friendly and personal approach and a high degree of flexibility to meet your specific requirements.



For further details please contact sole selling agent

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