

A collection of 10
unique four-bedroom
homes designed to
create an intimate rural
hamlet setting with a
difference.



Designed to evoke a characterful barn conversion, the homes at Highview Farm in Goffs Oak combine country charm with contemporary style.

The great outdoors and so much more

Highview Farm's picturesque rural location offers the opportunity to get away from it all in style.

Beyond the gates of this secluded enclave you'll find wonderful country walks and unspoilt green spaces in which to roam, run and explore by bike. The local Prince of Wales pub, meanwhile, has a fantastic beer garden and is the perfect family-friendly spot for a traditional Sunday roast. Highview Farm also sits within the catchment area for Goffs Academy and a number of other local and highly regarded schools.

A short drive from Highview Farm, Brookfield Shopping Park has a range of shops, while Cuffley Station, just 10 minutes' drive away, offers regular train services into Stevenage and Moorgate. Exploring further afield is easy too, with nearby road connections to the M25 and A10.



By foot

15 mins

Prince of Wales Pub
Countryside pub with garden

15 mins

Appleby Street Farm Shop
Local and organic foodstore

15 mins

Tesco Express
Grocery shop on Hammondstreet Road

16 mins

Goffs Oak Primary School
Ofsted: Good

By car

5 mins

Cuffley Station
Direct link to Old Street and Moorgate

12 mins

Hertfordshire Golf Club
18-hole golf course with spa

7 mins

Brookfield Shopping Park
M&S, Next and Tesco

14 mins

Lee Valley White Water Centre
Former Olympic venue for canoeing, kayaking and rafting

By rail

27 mins

Finsbury Park
Change for Victoria & Piccadilly Lines

42 mins

Moorgate
Change for Metropolitan, Circle & Hammersmith & City Lines

38 mins

Old Street
Change for Northern Line

42 mins

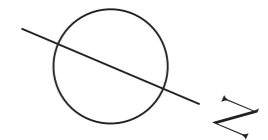
London King's Cross
For St Pancras International

Site plan



HIGHVIEW FARM

Goffs Oak



- The Eriskay
4 bedroom house
2,483 sqft / 231 sqm
- The Cleveland
4 bedroom house
1,873 sqft / 174 sqm
- The Hackney
4 bedroom house
1,917 sqft / 178 sqm

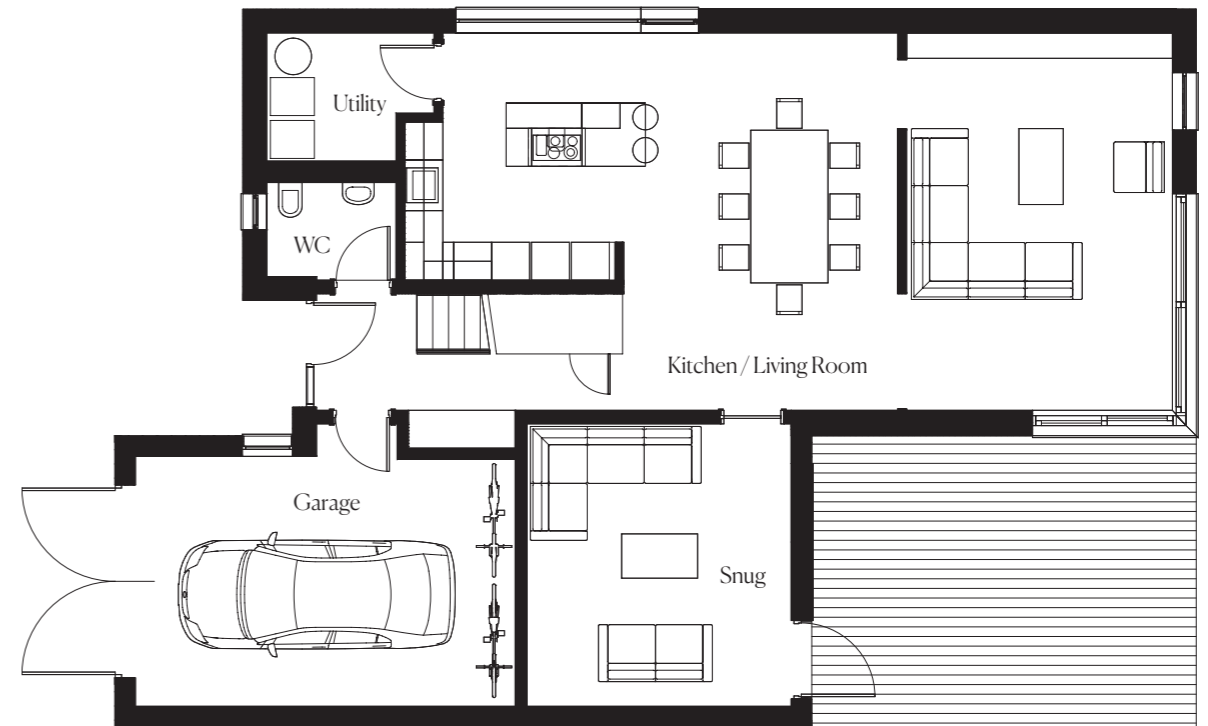
Computer generated image is indicative only.

The Eriskay

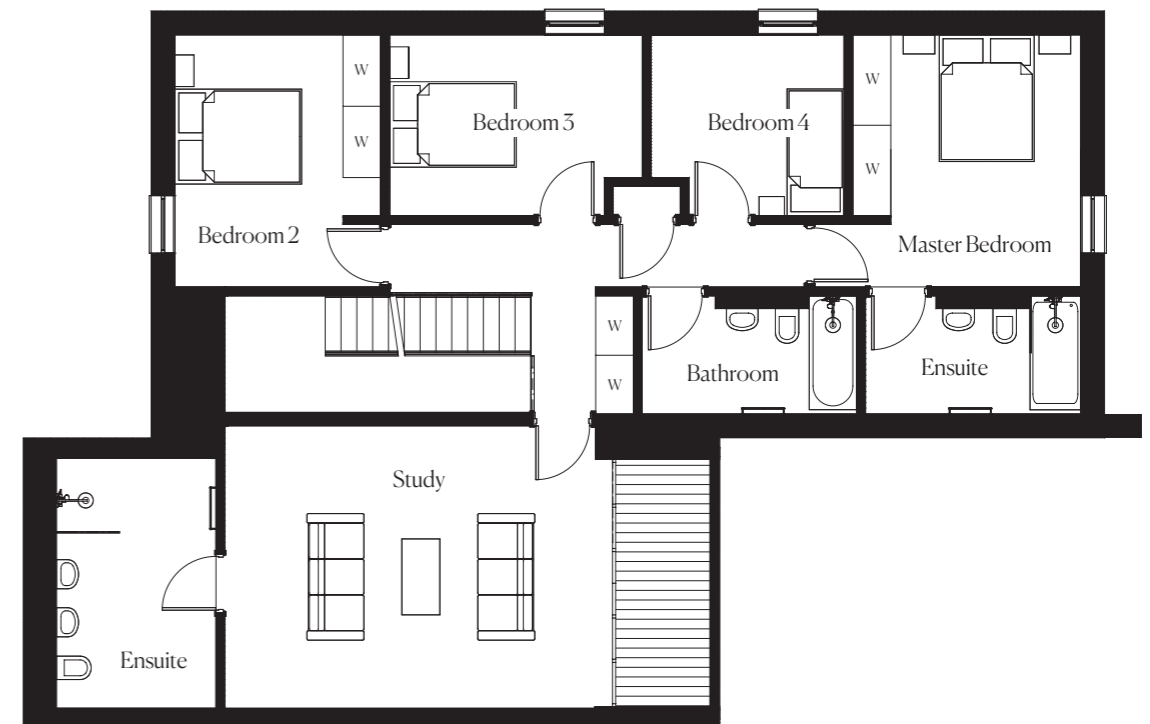
4 bedroom house
Plots 4, 5, 6 & 8



Ground floor



First floor



Ground floor

–		
Snug room	4.33m x 4.20m	14.20ft x 13.77ft
Kitchen/Living	11.54m x 6.0m	37.86ft x 19.68ft
Utility	2.08m x 2.03m	6.82ft x 6.66ft

First floor

–		
Master Bedroom	3.99m x 3.41m	13.09ft x 11.18ft
Bedroom 1	3.99m x 3.29m	13.09ft x 10.79ft
Bedroom 2	4.00m x 2.89m	13.12ft x 9.48ft
Bedroom 3	3.28m x 2.89m	10.76ft x 9.48ft
TV Room	5.87m x 4.33m	19.25ft x 14.20ft

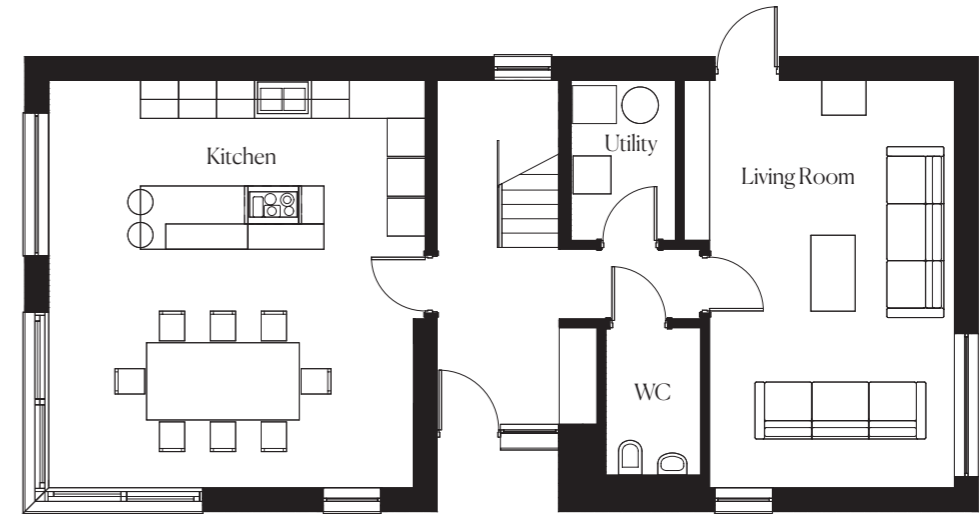
W – Wardrobe / WC – Cloakroom

The Cleveland

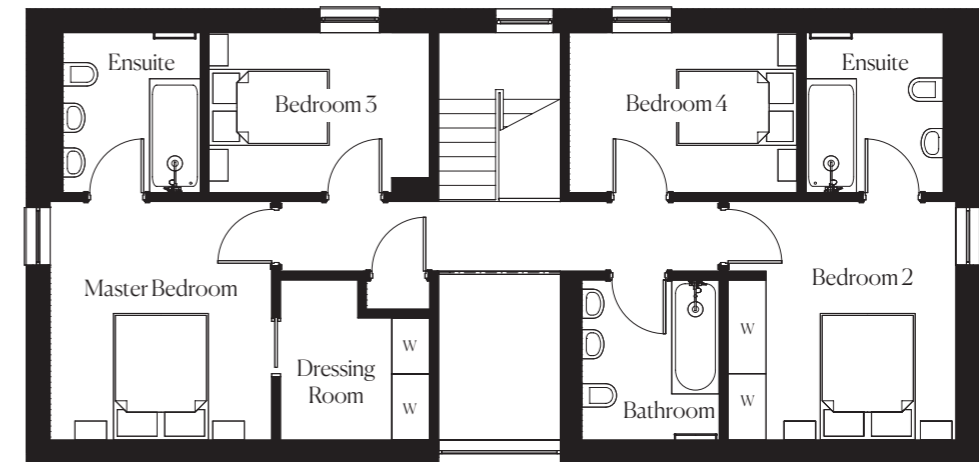
4 bedroom house
Plots 2 & 3



Ground floor



First floor



Ground floor

–		
Kitchen	6.46m x 5.78m	21.19ft x 18.96ft
Living Room	6.46m x 3.93m	21.19ft x 12.89ft
Utility	2.56m x 1.65m	8.39ft x 5.41ft

First floor

–		
Master Bedroom	3.78m x 3.50m	12.40ft x 11.48ft
Dressing Room	2.56m x 2.42m	8.39ft x 7.93ft
Bedroom 1	3.51m x 2.56m	11.51ft x 8.39ft
Bedroom 2	3.62m x 2.56m	11.87ft x 8.39ft
Bedroom 3	3.78m x 3.60m	12.40ft x 11.81ft

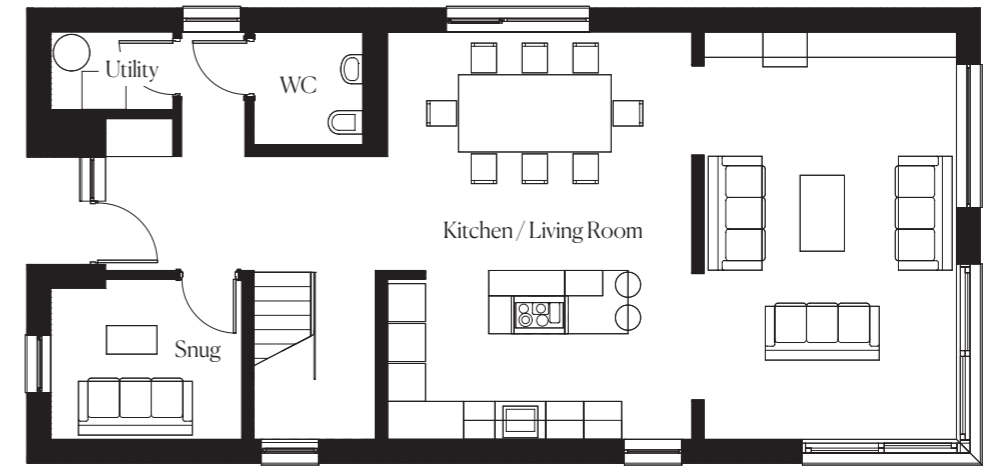
W – Wardrobe / WC – Cloakroom

The Hackney

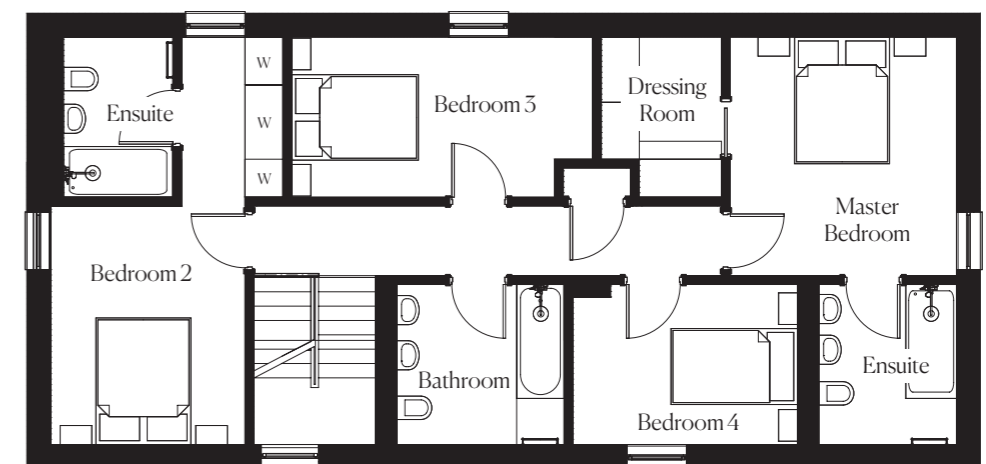
4 bedroom house
Plot 1, 7, 9 & 10



Ground floor



First floor



Ground floor

–		
Snug room	3.07m x 2.56m	10.07ft x 8.39ft
Kitchen	6.46m x 4.83m	21.19ft x 15.84ft
Living Room	6.46m x 4.01m	21.19ft x 13.15ft
Utility	1.96m x 1.27m	6.43ft x 4.16ft

First floor

–		
Master Bedroom	3.78m x 3.50m	12.40ft x 11.48ft
Dressing Room	2.56m x 2.00m	8.39ft x 6.56ft
Bedroom 1	3.56m x 2.56m	11.67ft x 8.39ft
Bedroom 2	3.78m x 3.11m	12.40ft x 10.20ft
Bedroom 3	4.77m x 2.56m	15.64ft x 8.39ft

W – Wardrobe / WC – Cloakroom

Specification

Kitchens

- Contemporary styled bespoke kitchens
- Silestone worktops with matching upstands and glass splash back to hob
- Stainless steel one and a half undermount sink with chrome mixer tap and instant hot water tap
- Bosch 5 ring induction hob
- Bosch single oven and combination / microwave oven alongside
- Bosch integrated canopy extractor fan
- Bosch integrated dishwasher
- Bosch integrated full height fridge/freezer wine fridge
- Wine cooler
- Integrated washing machine and separate tumble dryer in the utility room
- Concealed refuse and recycling facility
- Feature LED under wall unit lighting
- Karndean flooring

Bathrooms, ensuite & cloakroom features

- Beautiful designed contemporary style bathrooms, incorporating Hansgrohe and Crosswater bathroom furniture
- Wall-hung wc with soft close seat
- Wall hung two draw vanity with a single mixer mono-bloc tap
- Cloak room wall hung vanity unit with a single mixer mono-bloc lever tap
- Fitted bath with wall mounted thermostatic mixer and hand held shower set to bath
- Clear glass bath screen and over head shower to family bathrooms where there is no separate shower enclosure within the bathroom, inset shelf to tiled area
- Wet floor with fixed glass screen for ensuites
- Mirror above vanity basins to bathrooms
- Heated chrome towel rail
- Porcelain contemporary wall tiles to selected areas.
- Porcelain contemporary floor tiles with tiled skirting where required

Home entertainment & communications

- USB charging points to kitchen, study, and bedroom
- Multiple point TV, FM, DAB, Sat outlet to living room, family room, bedrooms, and study
- Fibre optic capability to main data point to all houses (subject to future connection by purchaser)



Computer generated image is indicative only.

Lighting, electrical & heating

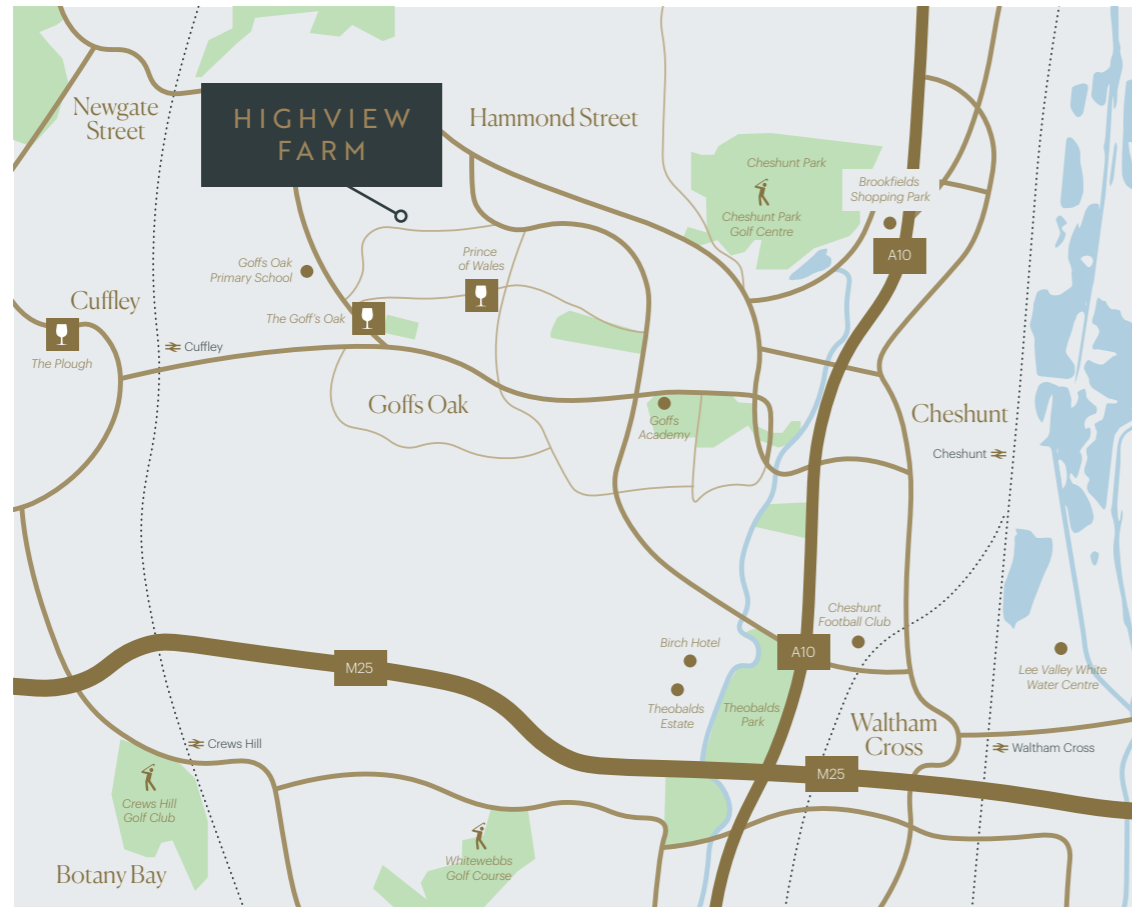
- Low energy downlighters to kitchen and open living area, snug, all bedrooms, bathroom, ensuites, cloakroom and hallways
- Shaver socket to all bathrooms and ensuites
- White switches and sockets
- Mains fed heat detectors to kitchens
- Mains fed smoke detectors with battery backup fitted to family rooms, hallways and landings
- Wireless alarm system
- Power and light to loft
- Video door bell provided
- Telephone points to lounge, and ground floor cupboards
- Underfloor heating system powered by air source heat pump to provide heating and hot water with central programmer

Interior features

- White internal contemporary doors with chrome finish door furniture
- Fitted wardrobes to bed 1 and bed 2
- White single groove skirting
- Walls painted in matt neutral finish
- Ceilings white matt emulsion
- Satin white paint to all internal joinery
- Timber staircase and handrail with glass balustrade.
- Karndean flooring to halls, cloak room, dining/open plan living rooms, utility rooms
- Karndean flooring to kitchens
- High quality carpets
- Porcelain tiles to bathrooms
- Loft ladder to all houses

External features

- Anthracite grey finish aluminum double glazed windows
- Feature front door with chrome door furniture and multi-point locking system
- Front and rear lighting
- External tap
- Electric opening garage door, light to garages (see sales consultant for more information)
- Landscaped front gardens and turf to back gardens
- Porcelain plank paving to terrace area.
- Parking spaces provided to all properties
- EV chargers
- Remote controlled gated entrance with pedestrian side gate and video entry system to each house



HIGHVIEW FARM

Crouch Lane, Goff's Oak, Hertfordshire EN7 6TH

For sales enquiries call



01992 940 955

lanesexclusivehomes.co.uk



PROPERTY DEVELOPMENT
leaders in modern property development

Important Notice

Whilst every care has been taken to ensure accuracy these particulars do not constitute part of any offer or contract and the right to change plans, specifications and materials is reserved. All measurements are given as a guide only. Purchasers are advised to check plot specific dimensions and specifications prior to reservation. No liability can be accepted for any errors arising there from. Development images are indicative and may vary. Specifications for this development may not include fixtures, fittings and furnishings shown in the photographs and illustrations. Features and finishes are shown for illustrative purposes only and are not intended to form part of any contract or warranty. No responsibility is taken for any other error, omission, or mis-statements in these particulars. Neither the vendor nor its agents make or give, whether in these particulars, during the negotiations or otherwise, any representation or warranty in relation to this property.

Designed by Fresh Lemon.

