

# Rosewood



**JOHN  
CURTIS**

*in association with*

**HAMPTONS**  
INTERNATIONAL

High Elms, Harpenden, Hertfordshire, AL5 2JU



# Rosewood | Hatching Green | Harpenden

Rosewood is quite possibly the most exciting new build to come to the market in some time. Nestled just off Hatching Green, this private cul-de-sac offers exclusivity and tranquility yet within a 10 minute walk to the centre of Harpenden and the Thameslink train station.

It is a unique opportunity to acquire a freehold site and enter into a build contract with Edwin Homes to construct a bespoke substantial 5-bedroom family house while allowing the successful purchaser to make a substantial saving in stamp duty. This gives you the opportunity to work with the developer in the final stages of the design including room layouts and finishes and to create a truly bespoke home.









# Designed for Living



Rosewood will be constructed by renowned local developer Edwin Homes, is circa 3,100 sqft and will be built from environmentally sourced traditional materials, Critall style windows and doors, under floor heating and a choice of floor finishes for all rooms from timber to tiles, carpet to rugs.

The accommodation includes a large reception hall, cloakroom, drawing room, an open plan kitchen & dining room, TV room, study, laundry room and guest suite of bedroom, dressing room and bathroom (giving scope for annexe) on the ground floor.

On the first floor there will be a principal suite of bedroom, dressing room and bathroom, three further bedrooms and three bathrooms. There is a mezzanine level to the guest suite. With a long private sweeping driveway, plenty of parking space and well proportioned garden this will be a lovely spacious place to live.

(Images shown are to give ideas as to design.)



# Location

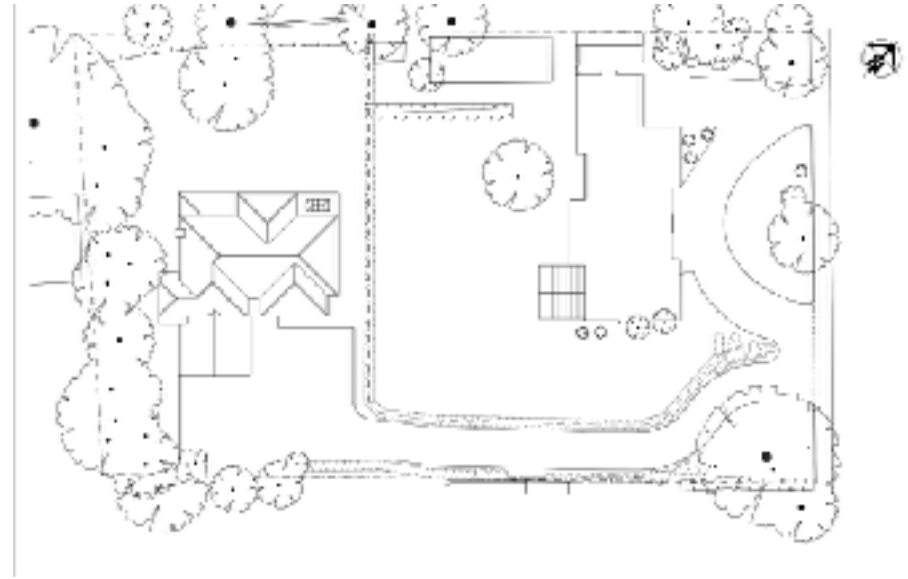
Rosewood is located in a beautiful tree lined cul-de-sac just off Hatching Green on the outskirts of West Common, it is easy walking of 10 minutes or so into the centre of Harpenden and the Thameslink Station.

Harpenden is well noted for its excellent choice of schools, sports and social facilities, various clubs and a comprehensive range of restaurants and bars. Harpenden benefits from a main line train service to St. Pancras International, the City, Gatwick Airport and beyond, to Brighton.

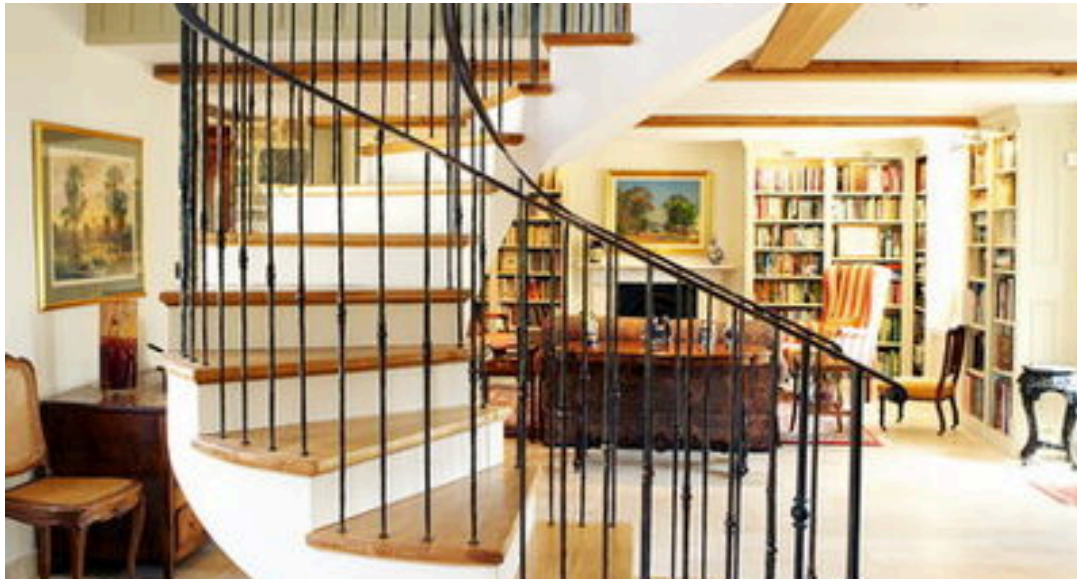
The house itself sits in a secluded spot with a long sweeping private driveway, there is good of parking space to the front of the house for up to 5 cars. The rear garden has a sunny aspect with a stone patio, there will be choice of paving slabs available, along with landscaping finishes if you purchase at this stage.

You can also choose to expand on the standard specification and add your own touches to the garden to create your own areas for eating and relaxing.

(Image shown are to give ideas as to design.)







## Grand Ideas

Whether you looking for a grand entrance or stylised kitchen, and contemporary dining and seating areas...

This is the time to buy and work with the developer Edwin Homes to create bespoke house the suits your requirements.

(Image shown are to give ideas as to design.)



# GROUND FLOOR

APPROX. 191.4 SQ. METRES (1951.7 SQ. FEET)



# FIRST FLOOR

APPROX. 113.1 SQ. METRES (1192.6 SQ. FEET)



TOTAL AREA: APPROX. 294.5 SQ. METRES (3144.3 SQ. FEET)

For identification purposes, not to scale.  
Plan produced using PlanUp.

## Architects Impressions



Front Elevation



Rear Elevation



North East Elevation



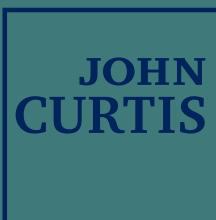
South West Elevation

### IMPORTANT NOTICE

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in association with



John Curtis

36 High Street Harpenden AL5 2SX

01582 764471

[johncurtis.co.uk](http://johncurtis.co.uk)

Aitchisons Town & Country

2 Holywell Hill St Albans AL1 1BZ

01727 855556

[aitchisons.co.uk](http://aitchisons.co.uk)

Joint Agents

