



Crest
NICHOLSON



Grangebrook

Goffs Oak

An exclusive collection of five bedroom luxury homes

EXCLUSIVE.
ELEGANT.
EXTRAORDINARY.

Welcome to Grangebrook, an outstanding collection of just 14 homes, on the edge of the sought-after village of Goffs Oak, Hertfordshire.

Located within a leafy setting, these superior five-bedroom homes are surrounded by open fields and woodland, near to the village centre and all of its convenient amenities.

With superb interiors and striking exteriors, this beautiful collection of homes offers luxurious, semi-rural living.



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Digital illustration is indicative only.





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EXQUISITE RURAL LIVING

Grangebrook enjoys an enviable location, positioned off Rags Lane and within easy reach of excellent transport connections. With a small exclusive collection of homes available, living here offers peace and tranquillity, tucked away from the hustle and bustle of everyday life.

The entrance to Grangebrook leads you through immaculate winding pathways, attractively landscaped walkways and neatly planted hedgerows. Sheltered amongst greenery and with their individually gated driveways and private front gardens, the homes here offer ample opportunity to appreciate the picturesque surroundings.

Each home has been designed with the local area in mind, with distinctive vernacular features that have been inspired by the traditional architecture of this part of Hertfordshire. A range of materials have been used to create character areas throughout the development. Red brick, clay plain roof tiles and natural timber bring the buildings to life and provide interest around every corner.

The trees and wildflower meadows are also diverse and will create nesting opportunities for local wildlife. The open spaces will be full of evergreen species and seasonal herbaceous plants, making this a delightfully natural place to call home.



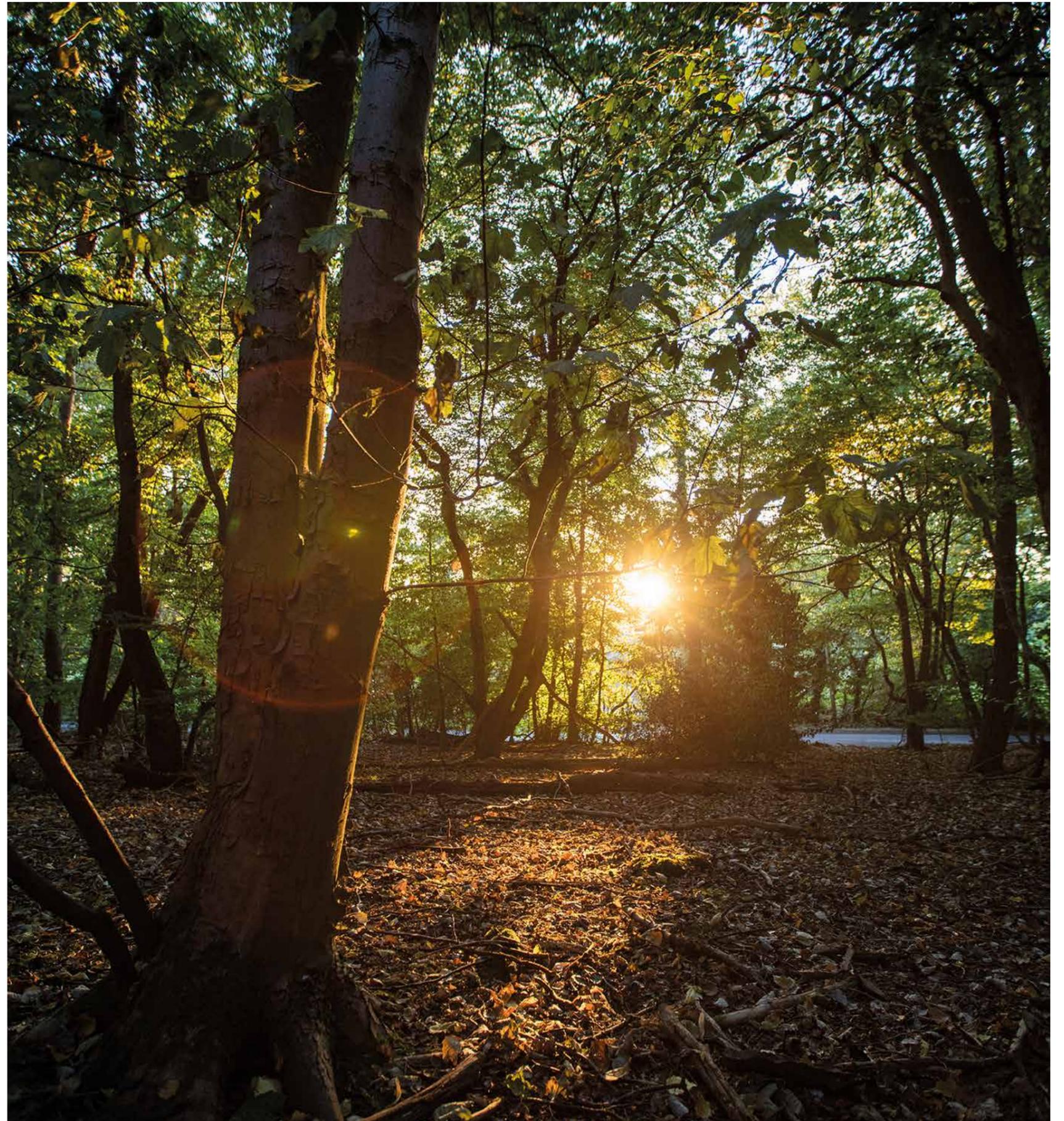


GLORIOUS COUNTRYSIDE

Hertfordshire is home to some of Britain's finest countryside and has an eclectic landscape of pretty farmland, historic woodland and river valleys.

If you like to stay close to home, there is a variety of breathtaking countryside on your doorstep, with Lee Valley Country Park just a short drive away. The county's only national nature reserve, Broxbourne Woods, is also nearby or you could stretch your legs on a family walk through Goffs Lane Playing Fields. Whether you enjoy horse riding in the countryside, lawn picnics with family and friends or a spot of fishing, you will love the diversity this area has to offer.

The Chiltern Hills are a one-hour drive away from Grangebrook. This Area of Outstanding Natural Beauty offers a variety of cycling and walking routes to explore and fascinating scenery to admire, including chalk streams and ancient trees.





A PICTURE- PERFECT VILLAGE

This quaint, leafy village lies between Cuffley and Cheshunt, on the edge of the Lee Valley Park. There is a thriving, established community here. Residents regularly gather in the village hall for exclusive events, such as dance shows and film screenings. There is also an idyllic village green, where friends and neighbours can meet in the warmer months.

You will find a number of amenities in Goffs Oak catering to your everyday needs, with a health centre, a supermarket and a selection of boutique fashion and home stores within close proximity. For your essential items, there is a Waitrose in nearby Hertford and The Brookfield Shopping Park in Cheshunt has a wide selection of retailers including Marks & Spencer which has a deli, seafood and champagne bar, so you can enjoy a glass of fizz whilst indulging in a spot of retail therapy.

The streets of Cheshunt are home to many coffee shops, such as Chateau Café, where you can enjoy a fresh cup of ground coffee and a bite to eat.





EXPERIENCE FINE DINING

Delicate dishes or hearty pub fare; whatever your taste buds are tingling for you will find a vast selection of dining options.

On your doorstep is the cosy, local public house, The Goffs Oak. Recently refurbished, it is the perfect destination for a lazy Sunday afternoon lunch, serving traditional dishes and classic comfort food. There are a number of rustic country pubs surrounding the area as well as a plethora of elegant dining options. The Gables Restaurant is less than a ten-minute drive away, where you can sit back and listen to live jazz music whilst sampling Mediterranean cuisine. In nearby Hertford, The Whistling Duck is tucked away on the banks of the River Lea and offers a wide selection of food.





SPECTACULAR ACTIVITIES FOR ALL TO ENJOY

Whatever your hobbies, you will have a wide choice of indoor and outdoor activities. With local parks, the River Lea and nature reserves within easy reach, you can row, walk, jog or cycle and make the most of the great outdoors.

There are a number of exclusive golf clubs in the area, including The Crew Hill Golf Club and Cheshunt Golf Club, which has a clubhouse that dates back to the 17th century. If you would prefer to spend your time relaxing and unwinding, pamper yourself at the spa in Cheshunt Marriott Hotel or indulge in a treatment at The Hertfordshire Spa, which is just four miles away. For those that enjoy exercising in the gym and trying new fitness classes, there are numerous health and well-being studios throughout the area. Effective Pilates is less than two miles away and teaches a range of moves to help improve everyday fitness and flexibility, whilst The Laura Trott Leisure Centre is also nearby and offers a swimming pool, gym and a selection of fitness classes.





FINE EDUCATION

Families at Grangebrook will have a large selection of good schools to choose from.

Fairfields Primary School is less than a mile away and has a 'Good' Ofsted rating, as does Goffs School, the local secondary school. The school educates 1,300 children aged between 11-18 and has a sixth form, offering a wide range of courses. There are plenty of other choices within the local area including St Mary's Church of England High School, Bonneygrove Primary School and Burleigh County Primary School.

Younger families are also well served, with Rafles Day Nursery a short walk away. The nursery has space for 65 children and provides quality care and education. Situated in an idyllic green belt area, there is access to playing fields, picturesque woodland walks and a sensory garden.



BY TRAIN

Cambridge
46 mins

Shepherd's Bush
46 mins

London Waterloo
43 mins

London Bridge
42 mins

Moorgate
28 mins

Cuffley
2.3 miles
7 mins

M25
3.2 miles
7 mins

A10
2.1 miles
8 mins

M11
11.1 miles
15 mins

Hertford
9.2 miles
22 mins

BY CAR

BY CAR

Cambridge
55 miles
1 hour 8 mins

Stratford
23.3 miles
46 mins

Luton airport
28 miles
44 mins

Stansted airport
30.3 miles
38 mins

Cheshunt
3 miles
14 mins

London Liverpool Street
20 mins

Stratford
26 mins

Oxford Circus
31 mins

London St Pancras International
32 mins

Kentish Town
38 mins

BY TRAIN

Grangebrook
Goffs Oak

SUPERB CONNECTIONS

Positioned on the rural edge of the London commuter belt, Grangebrook is a haven for commuters looking to escape the busy city.

Within easy reach of the A10, the M11 and the M25 motorways, you can conveniently travel to the surrounding area including Hertford, Cambridge and central London. Cheshunt Station is 14 minutes away and offers direct services to London Liverpool Street, which take around 20 minutes. You can also catch a train to Cambridge in under an hour. For those looking to travel further afield, Luton Airport and London Stansted Airport are both approximately 30 miles away and offer routes to a variety of international destinations.

Times are approximate only and are sourced from Google Maps and National Rail.
Train times are estimated from Cheshunt station.



UNRIVALLED QUALITY

Designed to the highest specification, these homes personify luxury and sophistication.

Once you step inside, you will be met with large and airy rooms, which encourage natural light to flood in. The open plan layout creates the perfect space for you to entertain guests, with flexible living areas that will adapt and evolve around your lifestyle. The quality fixtures and fittings and elegant, timeless design ensure this is a home you will be able to enjoy now and for years to come.



Interior photography of Aythorpe Grange, Crest Nicholson

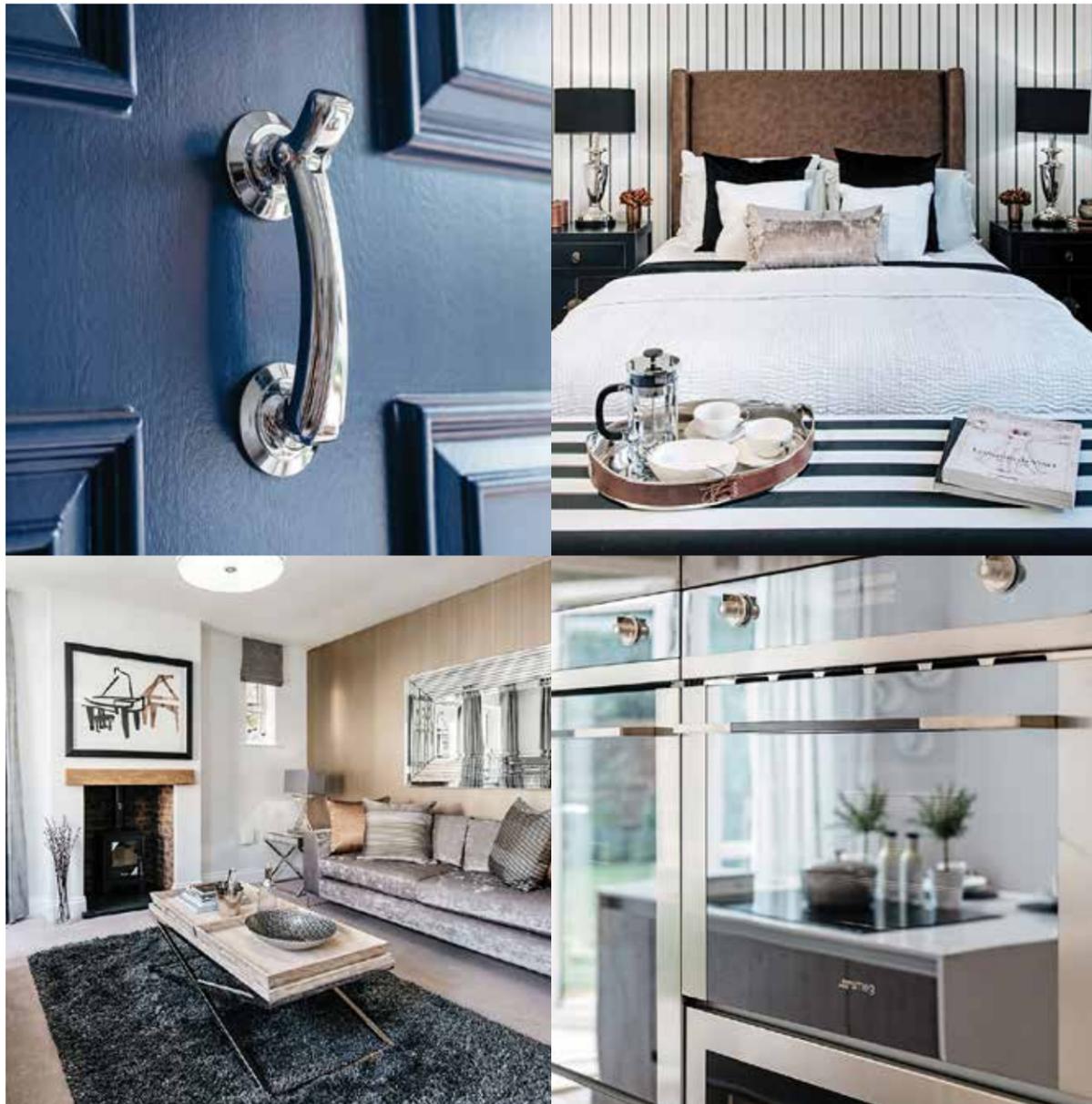




Interior photography of Aythorpe Grange, Crest Nicholson



SUPERIOR SPECIFICATION



Typical Crest Nicholson interiors shown

KITCHEN & UTILITY ROOM

- Commodore kitchen with soft close doors and drawers
- Two single mirror fronted electric ovens by Smeg, steam oven and extractor over an island unit
- Five ring induction hob by Smeg
- American style fridge freezer by Smeg and integrated dishwasher
- Wine cooler
- Space for washing machine and tumble dryer in the utility room

HEATING

- Energy efficient gas-fired central heating with thermostatically controlled radiators to all first floor rooms
- Brick fireplace with slate hearth
- Under floor heating to the ground floor

DECORATION

- Smooth finish white painted ceilings
- Bathroom, en suite and cloakroom walls painted in white
- Woodwork painted in white satin finish
- All other walls will be finished in Crown Smoked Glass paint throughout

BATHROOM, EN SUITE & CLOAKROOM

- Fully fitted Roca Gap sanitaryware in white
- Double ended bath
- Roman clear glass shower enclosure (where applicable)*
- Chrome Hansgrohe taps and shower fittings
- Full height Saloni ceramic wall tiles around three sides of the bath and shower area, half height on all other appliance walls
- Mirrors fitted to bathroom, en suites and cloakroom
- Amtico Spacia flooring
- Heated towel rails
- Wall hung toilets with soft close seats
- Vanity units in white to master bedroom en suite

JOINERY & DOORS

- Solid painted timber front door
- White painted Ogee satin finish architraves and skirting boards
- Wardrobes and dressing rooms fitted by Draks
- White PVCu double-glazed French doors and windows

ELECTRICAL

- LED downlighters fitted to the kitchen, bathroom, en suite and cloakroom
- Energy efficient pendant lighting elsewhere
- TV points provided to the living room and all bedrooms
- Satellite points with SKY+ facility to living room and master bedroom†
- Shaver socket provided to the bathroom and en suite
- Nuaire mechanical extractor fans
- Power and light to garage

SECURITY & PEACE OF MIND

- Window security locks fitted to the latest NHBC standards
- Mains operated smoke/heat/CO detector

EXTERNALS

- Rear gardens top soiled and laid to lawn
- External tap to rear gardens of houses or front of property
- Slate plaque carrying house name to front elevation

WARRANTY & AFTER SALES CARE

- Thorough demonstration of your new home before it is handed over to you
- Advice provided on the best way to look after your home in the future

FINISHING TOUCHES

In addition to the comprehensive specification detailed, each home comes with a 10-year NHBC warranty. You will also receive support from our dedicated customer service team for the first two years of owning your home.

†Subject to subscription of Sky product.

*Please ask your Sales Advisor.

DEVELOPMENT PLAN



Avon House - Plot 1
Eden House - Plot 7
Tyne House - Plot 14



Clyde House - Plot 4
Dane House - Plot 6



Calder House - Plot 3
Colne House - Plot 5



Blackwater House - Plot 2
Orwell House - Plot 10
Severn House - Plot 12
Stour House - Plot 13



Frome House - Plot 8
Kent House - Plot 9
Quin House - Plot 11





Avon House – Plot 1
 Eden House – Plot 7
 Tyne House – Plot 14



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 Goffs Oak

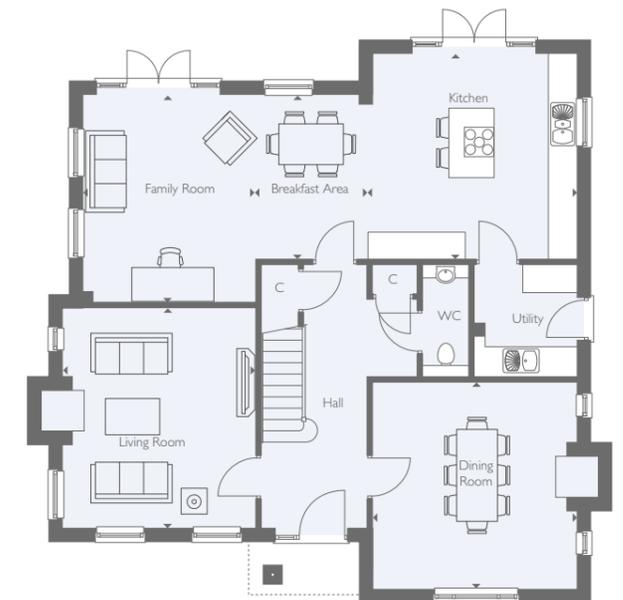


FIRST FLOOR

Bedroom 1	4493mm x 4217mm	14'9" x 13'10"
Bedroom 2	4247mm x 3438mm	13'11" x 11'3"
Bedroom 3	4503mm x 3307mm	14'9" x 10'0"
Bedroom 4	4050mm* x 3833mm*	13'3"* x 12'7"*
Bedroom 5	3319mm x 2455mm	10'11" x 8'1"

GROUND FLOOR

Living Room	4840mm x 4247mm	15'10" x 13'11"
Dining Room	4544mm x 4503mm	14'11" x 14'9"
Family Room	4569mm x 3797mm	15'0" x 12'5"
Breakfast Area	3616mm x 2616mm	11'10" x 8'7"
Kitchen	4516mm x 4503mm	14'10" x 14'9"
Total area	233 sqm	2508 sqft



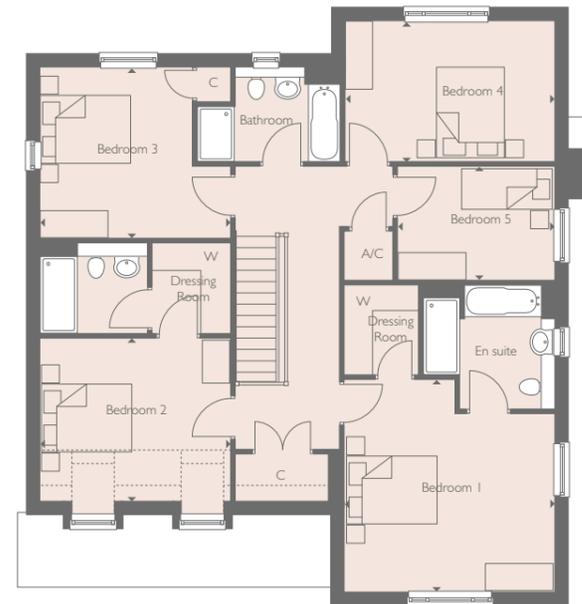


Clyde House – Plot 4
Dane House – Plot 6



Digital illustration is indicative only and is handed to the floorplans shown.

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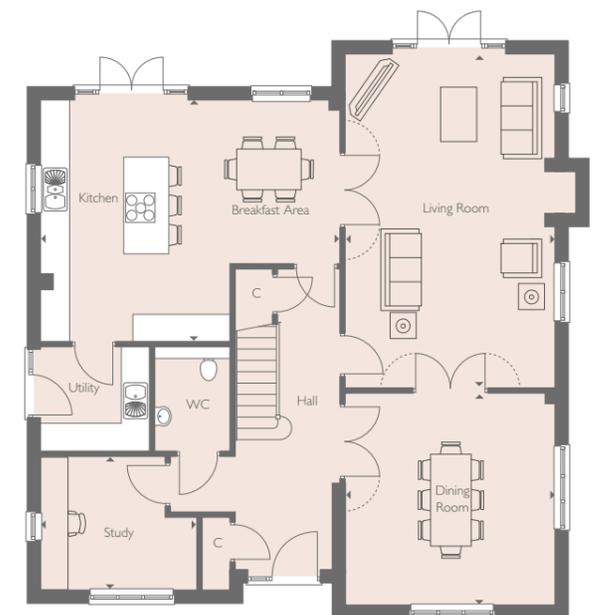


FIRST FLOOR

Bedroom 1	4616mm° x 4672mm°	15'2"° x 15'4"°
Bedroom 2	4201mm x 3242mm	13'9" x 10'8"
Bedroom 3	4202mm° x 3770mm°	13'9"° x 12'4"°
Bedroom 4	4672mm x 3107mm	15'4" x 10'2"
Bedroom 5	3451mm x 2501mm	11'4" x 8'2"

GROUND FLOOR

Living Room	7339mm x 4616mm	24'1" x 15'2"
Dining Room	4658mm x 4616mm	15'3" x 15'2"
Study	3432mm° x 2922mm°	11'3"° x 9'7"°
Kitchen/Breakfast	6594mm° x 5303mm°	21'8"° x 17'5"°
Total area	245sqm	2637.2 sqft



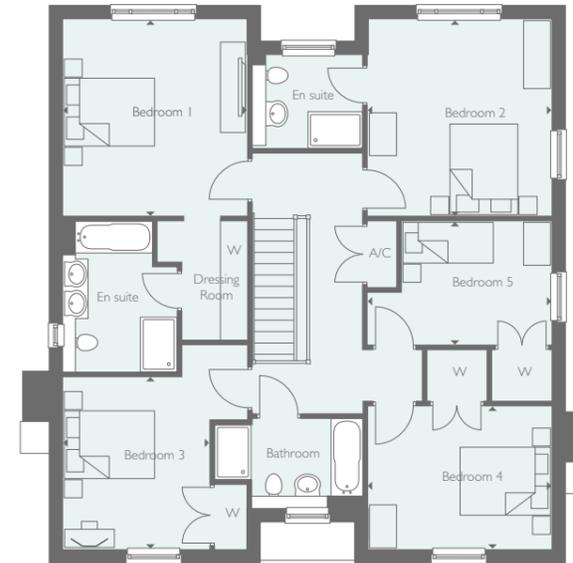


Calder House – Plot 3
Colne House – Plot 5



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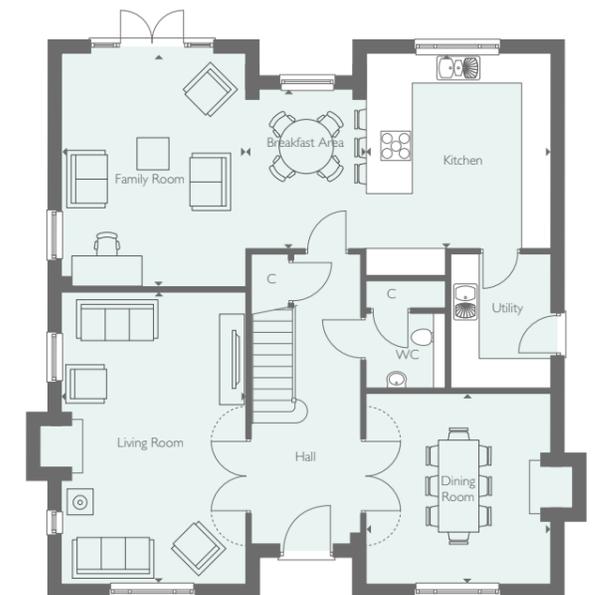


FIRST FLOOR

Bedroom 1	4339mm x 4053mm	14'3" x 13'3"
Bedroom 2	4339mm x 4053mm	14'3" x 13'3"
Bedroom 3	4506mm x 3236mm	14'9" x 10'7"
Bedroom 4	4053mm x 3157mm	13'3" x 10'4"
Bedroom 5	4053mm x 2729mm	13'3" x 8'11"

GROUND FLOOR

Living Room	6420mm x 4053mm	21'1" x 13'3"
Dining Room	4183mm x 4053mm	13'9" x 13'3"
Utility	2925mm x 2176mm	9'7" x 7'2"
Family Room	5128mm x 4053mm	16'10" x 13'3"
Breakfast Area	3495mm x 2967mm	11'5" x 8'10"
Kitchen	4283mm x 4053mm	14'1" x 13'3"
Total area	246.5 sqm	2645.8 sqft



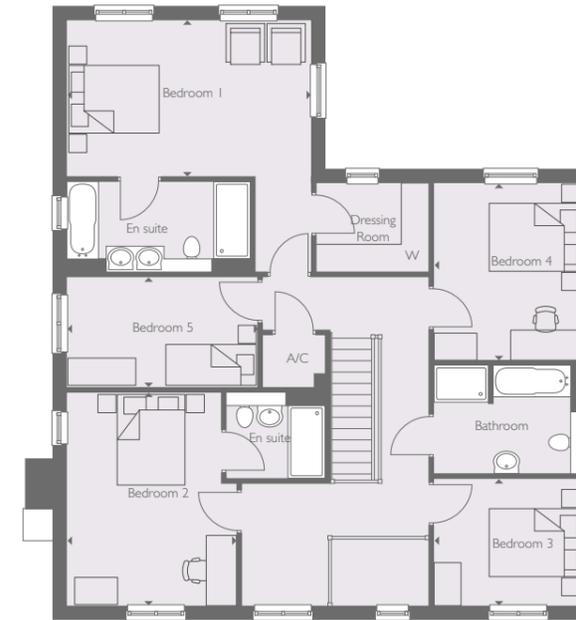


Blackwater House – Plot 2
 Orwell House – Plot 10
 Severn House – Plot 12
 Stour House – Plot 13



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FIRST FLOOR

Bedroom 1	5403mm x 3451mm	17'9" x 11'4"
Bedroom 2	4691mm* x 3753mm*	15'5"* x 12'4"*
Bedroom 3	3246mm x 2798mm	10'8" x 9'2"
Bedroom 4	3917mm x 3246mm	12'10" x 10'8"
Bedroom 5	4214mm x 2418mm	13'10" x 7'11"

GROUND FLOOR

Living Room	5691mm x 4691mm	18'8" x 15'5"
Dining Room	4682mm x 3218mm	15'4" x 10'7"
Study	3218mm x 2396mm	10'7" x 7'10"
Kitchen/Family Room	8094mm x 5691mm	26'7" x 18'8"
Total area	245.7 sqm	2644.7 sqft





Frome House – Plot 8
 Kent House – Plot 9
 Quin House – Plot 11



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FIRST FLOOR

Bedroom 1	4231mm x 3963mm	13'10" x 13'0"
Bedroom 2	5131mm* x 4484mm*	16'10"* x 14'8"*
Bedroom 3	4436mm x 3072mm	14'6" x 10'1"
Bedroom 4	4124mm x 3206mm	13'6" x 10'6"
Bedroom 5	5131mm* x 2712mm*	16'10"* x 8'11"*

GROUND FLOOR

Living Room	5118mm x 4116mm	16'9" x 13'6"
Dining Room	5118mm x 3566mm	16'9" x 11'8"
Study	3594mm x 3170mm	11'9" x 10'5"
Family Room	3484mm x 3044mm	11'5" x 10'0"
Kitchen/Breakfast	7316mm x 4232mm	24'0" x 13'10"
Utility	3219mm x 1869mm	10'6" x 6'1"
Total area	249.7 sqm	2687.8 sqft





SEAL OF EXCELLENCE

Based on over 50 years' experience of creating award-winning homes and vibrant mixed-use developments, Crest Nicholson has long realised that bricks and mortar are just part of creating an area's most sought after address. New homes are about the people who live in them and that is why we aim to ensure that every individual home, its surroundings and location not only meet but also exceed our customers' expectations.

We combine classic and contemporary design and construction techniques with sustainable materials and state-of-the-art technology. Every Crest Nicholson home has been architecturally designed to maximise space and create light filled interiors with a variety of complementary and highly individual external finishes. You can also be assured that your new home will provide exemplary levels of comfort and energy efficiency.

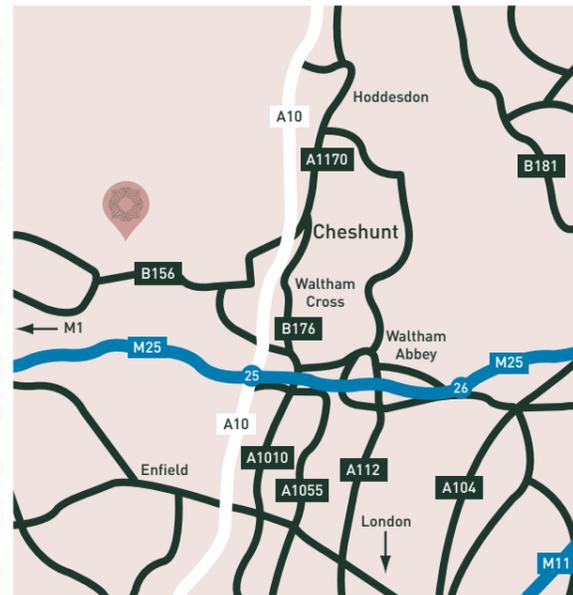
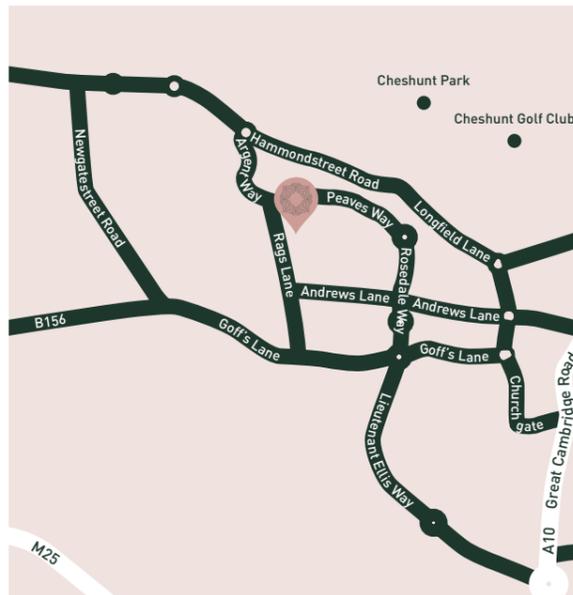
We're proud that 9 out of 10 Crest Nicholson home owners* are happy to recommend its build quality and lifestyle benefits to their friends and we remain committed to ensuring that we deliver the very highest levels of service and satisfaction.

Our commitment to building exemplary new homes and creating sustainable communities is recognised in our impressive array of industry design awards, including more CABA Gold Building for Life Awards than any other developer. This continues to reinforce both our success in the design and delivery of attractive, sustainable new homes and our position as one of the UK's leading developers. Small wonder that the discerning homebuyer appreciates the difference to be enjoyed in a Crest Nicholson home.

*NHBC/HBF Customer Satisfaction Survey



Aythorpe Grange, Crest Nicholson



Grangebrook

Goffs Oak

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