



Crest
NICHOLSON



FAIRFIELD

GARDENS

CHARACTERFUL HOMES. CHARMING LOCATION.

SITUATED BETWEEN LETCHWORTH GARDEN CITY AND STOTFOLD, FAIRFIELD GARDENS IS A STUNNING COLLECTION OF TWO & THREE BEDROOM APARTMENTS AND TWO, THREE, FOUR & FIVE BEDROOM HOUSES.



Located near to the desirable and highly sought-after Fairfield Park development, these exquisite new homes are surrounded by green open space and benefit from excellent transport connections, to the surrounding area and London, as well as access to plentiful amenities.

A COMMUNITY
WITH PERSONALITY



VIBRANT & ECLECTIC

LETCWORTH GARDEN CITY IS LESS THAN A 10-MINUTE DRIVE AWAY. WELL KNOWN FOR BEING THE WORLD'S FIRST GARDEN CITY, LETCWORTH IS A PICTURESQUE PART OF HERTFORDSHIRE AND OFFERS THE VERY BEST OF TOWN AND COUNTRY LIVING.

There's a strong community feel here, with lots of events taking place throughout the year. From farmers markets and fetes to guided walks and music shows, there's always something happening.

The summer is a particular highlight in the calendar, as the Letchworth Festival comes to town. This popular event encourages the community to celebrate life in Letchworth and brings local clubs and organisations together to show off their talents.

The 1930s open-air swimming pool remains a popular feature and there are a number of other attractions that will draw you in, including the four-screen art deco Broadway Cinema and the Standalone Farm, which is a great day out for the family.





BOUTIQUES & BARS

FROM EXQUISITE RESTAURANTS AND TRADITIONAL PUBS TO BOUTIQUES AND HIGH STREET STORES. THIS AREA HAS IT ALL.



Conveniently, there's a restaurant within walking distance of Fairfield Gardens. The Orchard restaurant is located in historic Fairfield Hall and offers a diverse breakfast, lunch and evening menu.

Further down the road, Letchworth has a variety of restaurant chains and independents to try, all offering a wide range of cuisines - from Italian food to Mexican and South American dishes. There is also a wide selection of bars to socialise in. Sit back and sample fine wine and light bites at La Concha Wine and Tapas Bar or visit Cultivo Lounge and enjoy a cocktail or two.

Or explore the high street stores in the Garden Square Shopping Centre in Letchworth or the rejuvenated Arcade Shopping Mall, originally built in 1922, which also offers a number of independent retailers including a traditional sweet shop and a jewellers. The Wynd is another popular shopping area which is home to craft and gift shops as well as the Garden City Brewery, which serves home-made beers and ales straight from the cask.

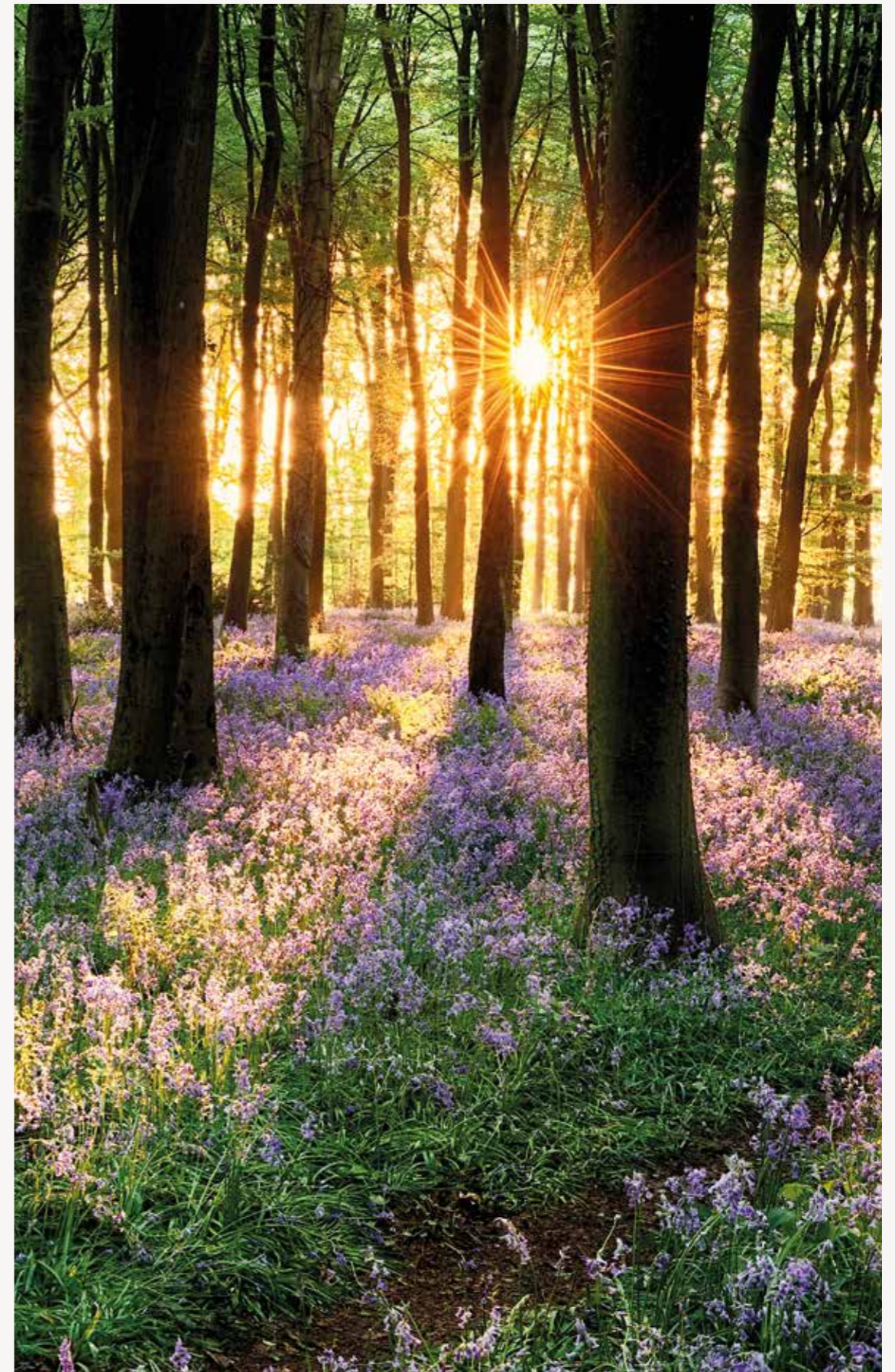
HEALTH & WELLBEING

THERE ARE A VARIETY OF HEALTH AND FITNESS PURSUITS TO EXPLORE IN THE AREA.

Bannatyne Health Club is within walking distance of Fairfield Gardens and offers a gym with state-of-the-art equipment and an extensive exercise class list that includes Les Mills classes and yoga. For those days when you're feeling less energetic, the spa is on hand to offer complete relaxation. Unwind with an exclusive Elemis treatment, sink into the heated loungers on the balcony or sit back with a glass of champagne while you indulge in a pampering session.

You will find a number of sports facilities just a short drive away in Letchworth. North Herts Leisure Centre is set in beautiful landscaped grounds and has a tropical wave pool, a fitness suite and sports hall, where you can try your hand at badminton or squash. Letchworth Sports and Tennis Club is also nearby and is the ideal setting for a spot of exercise on a summer's evening, with floodlit tennis courts and a croquet green.

The area also boasts a number of exclusive golf courses including Letchworth Golf Club and Chesfield Downs Golf and Country Club.





LEARN & GROW

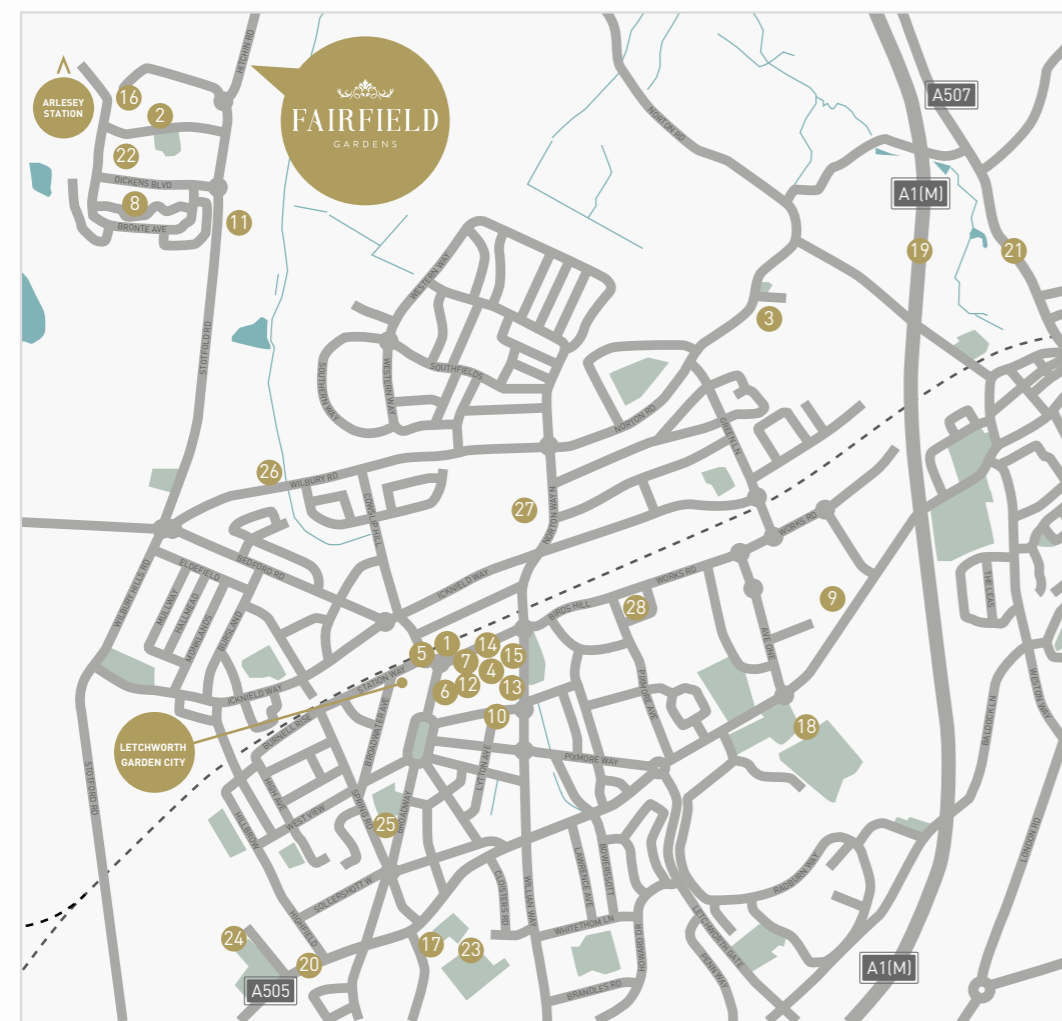
FAMILIES ARE WELL SERVED, WITH AN EXCELLENT SELECTION OF SCHOOLS TO CHOOSE FROM.

Fairfield Park Lower School is less than a 15-minute walk away and has been rated as 'Outstanding' by Ofsted. What's more, the school is also home to Poppyfields Nursery, which offers full-time childcare for ages 2-5. Etonbury Academy is the nearest secondary school, just over 2 miles away in Arlesey, which has been rated as 'Good' by Ofsted.

There are also a number of other schools to choose from in the surrounding area. Letchworth has St Christopher School, an independent mixed school for children aged 3-18, and St Francis' College, a day and boarding school for girls.

LOCAL AMENITIES

- | | | | |
|-----------------------------------|-----------------------------------|---|---|
| STATIONS | SHOPS | FITNESS | SCHOOLS |
| 1. Letchworth Garden City Station | 8. Tesco Express | 16. Bannatyne Health Club & Spa | 22. Fairfield Park Lower School & Poppyfields Nursery |
| BARS & RESTAURANTS | 9. Sainsbury's | 17. Letchworth Sports and Tennis Club and the Letchworth Croquet Club | 23. St Christopher School |
| 2. The Orchard | 10. Garden Square Shopping Centre | 18. North Herts Leisure Centre | 24. The Highfield School |
| 3. Three Horseshoes | 11. Thorne's Garden Nursery | FAMILY ACTIVITIES | 25. St. Francis' College |
| 4. Cultivo Lounge | 12. The Arcade | ROAD LINKS | |
| 5. La Concha Wine and Tapas Bar | 13. The Wynd | 19. A1 (M) | 26. Standalone Farm |
| 6. L' Artista | HEALTH | 20. A505 | 27. Letchworth Outdoor Pool |
| 7. The Grapevine | 14. Garden City Surgery | 21. A507 | 28. Teamworks Karting |
| | 15. Park View Dental Care | | |



--- Denotes train lines

DISCOVER & CONNECT



FAIRFIELD GARDENS IS WELL CONNECTED TO THE SURROUNDING AREA AND IS IDEAL FOR THOSE COMMUTING TO AND FROM THE CITY.

The A1(M) is nearby, providing access to the M25, and Arlesey station is less than a 5-minute drive away, where you can catch a direct train to London King's Cross, which takes less than 40 minutes. If you are searching for sunnier climes, Luton Airport is approximately a 28-minute car journey away and offers routes to a variety of international destinations.

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

STYLISH & SUSTAINABLE

EVERY INCH OF YOUR NEW HOME AT FAIRFIELD GARDENS HAS BEEN DESIGNED WITH YOUR LIFESTYLE, AND THE ENVIRONMENT, IN MIND.

Buying a new home comes with plenty of benefits. Your energy bills can be dramatically reduced as heating a new home can cost half as much as a Victorian house of the same size*. Buying new is also simple and stress-free. Unlike a second-hand home, there are no maintenance projects to tackle when you move in and there is no upward chain to contend with. When you buy new, you can move at your own pace and your new home will also benefit from immaculate interiors. Features such as quality insulation and low energy lighting will help to keep your household bills down and will also reduce your carbon footprint.



DESIRABLE NEIGHBOURHOOD

The established and sought-after Fairfield Park development is nearby.



RAIL LINKS

Letchworth Garden City station is nearby and Arlesey station is less than a 5-minute drive away.



LOCAL SPORTS FACILITY

Bannatyne Health Club & Spa is just a ten-minute walk away.



HIGH SPECIFICATION

Finished with modern interiors and stylish integrated appliances.



LOCAL AMENITIES

Shops and restaurants nearby, including Tesco Express and The Orchard restaurant



NATURAL SETTING

Plenty of green open space to explore.



EXCELLENT SCHOOLS

Fairfield Park Lower School is a 15-minute walk away.



ROAD LINKS

The A505 & A1(M) are within easy reach.

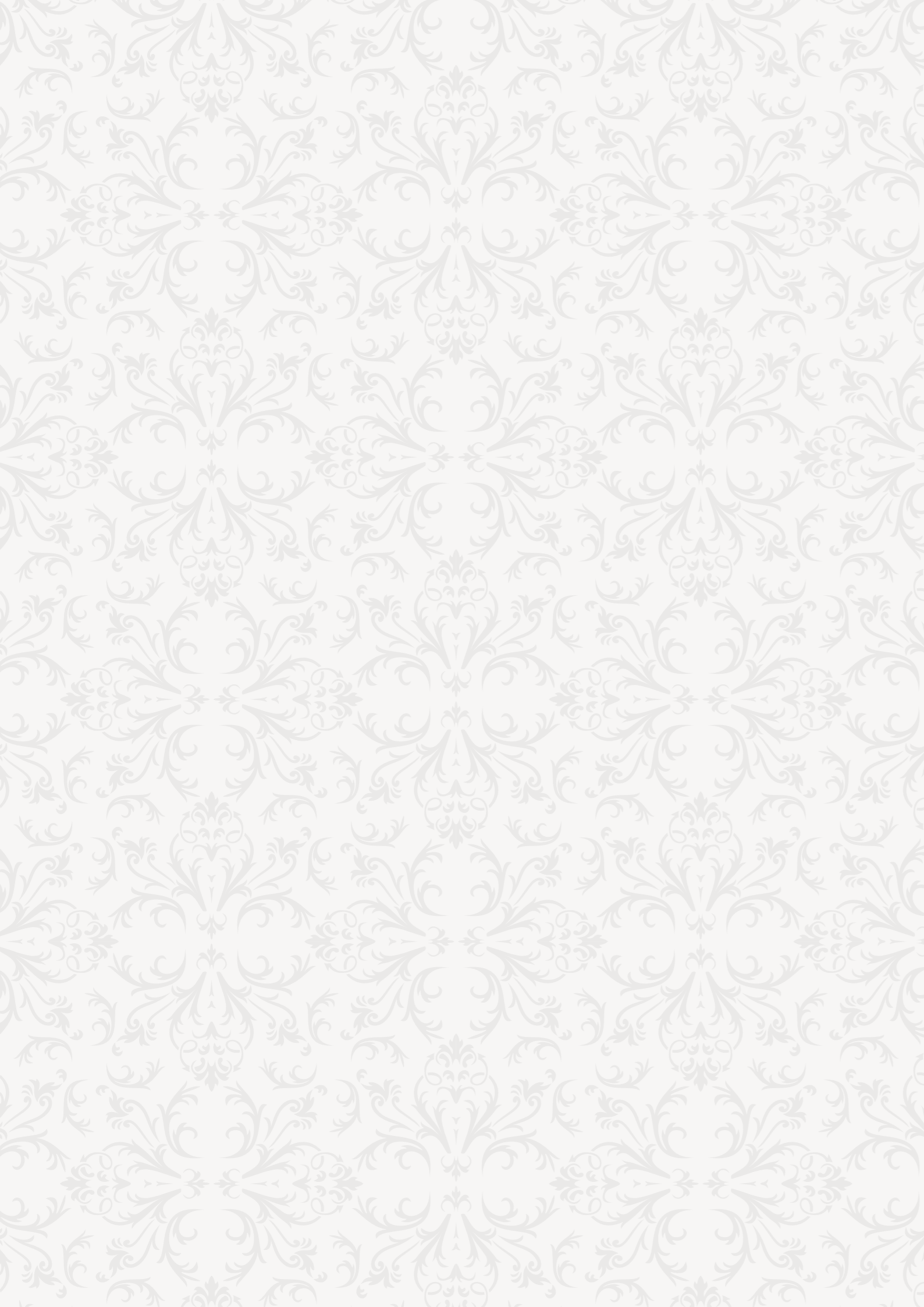


ENERGY EFFICIENT

Low energy lighting, double glazing and efficient central heating.



*Report by the NHBC Foundation November 2016.



DISTINCTIVE CHARACTER

HARLINGTON HOUSE APARTMENTS

- 2 Bedroom**
Apartments 114, 115, 116, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128 & 129
- 3 Bedroom**
Apartments 113, 117, 130 & 131

2 BEDROOM HOUSES

- The Yarwood**
House 106
- The Aldbury**
Houses 1, 2, 3 & 4

3 BEDROOM HOUSES

- The Amersham**
Houses 7, 8, 9, 22, 23, 30, 31, 34, 35, 36, 37, 38, 39, 40, 43, 44, 45, 46, 49, 50, 51, 52, 55, 56, 67, 68, 104 & 105
- The Chiltern**
Houses 12, 13, 16, 17, 24, 25, 70, 71, 72, 73, 101, 102, 107, 108, 109, 110, 111 & 112
- The Woodcote**
Houses 14, 15, 32, 33, 41, 42, 53 & 54
- The Chalfont**
Houses 10 & 11
- The Chesham**
Houses 29 & 57
- The Wendover**
House 5
- The Ibstone**
House 6
- The Kimble**
House 28
- The Aston**
House 27
- The Apsley**
Houses 59, 60, 61, 62, 77, 78, 90, 91, 92, 93, 95, 96, 97 & 98

4 BEDROOM HOUSES

- The Marlow**
Houses 18, 21, 47, 48, 80, 86 & 89
- The Tring**
Houses 81 & 84
- The Sonning**
Houses 19, 20, 85, 94 & 103
- The Henley**
Houses 65, 66, 74, 82 & 87
- The Hampden**
Houses 76, 79 & 99
- The Penn**
Houses 75 & 100
- The Barton**
Houses 26 & 83
- The Chinnor**
House 88

5 BEDROOM HOUSES

- The Haddenham**
Houses 63, 64 & 69
- The Thame**
House 58





DEVELOPMENT LAYOUT

DEFINING CHARACTERISTICS

YOU WILL HAVE AN ABUNDANCE OF CHOICE WHEN SELECTING YOUR NEW HOME, AS THE DEVELOPMENT INCORPORATES NUMEROUS DESIGNS. VICTORIAN STYLE STREET SCENES, TREE-LINED AVENUES AND SUBURBAN AREAS ALL COMBINE WITHIN FAIRFIELD GARDENS TO OFFER SOMETHING TO SUIT EVERY LIFESTYLE.

This new neighbourhood has been sympathetically designed with the surrounding area in mind as the homes use the same palette of materials and similar landscaping techniques to the existing wider community. Many of the homes have slate-covered roofs and are finished with brick and painted render. Ornate details, such as cast stone and red brick detailing, have also been used to ensure each home has a distinctive visual appeal.

Fairfield Gardens enjoys a serene countryside setting, with pockets of green open space scattered throughout and leafy walking routes connecting the streets to one another. Many of the walkways are lined with newly planted trees and hedgerows and Copper Beech and Oak trees can be found at the heart of this new community.

The interiors of each home have been beautifully designed and finished to the highest specification. The bathroom features quality flooring, Porcelanosa tiling and Hansgrohe taps, while the Symphony kitchen comes complete with soft close doors. Most of the homes have an open plan layout, which gives you flexibility, and the large rooms are ideal for hosting vibrant dinner parties. Each home has also been finished with a neutral décor, providing you with a blank canvas that you can personalise and make your own.



DIGITAL ILLUSTRATION IS INDICATIVE ONLY



TYPICAL CREST NICHOLSON SHOW HOME INTERIORS SHOWN

HARLINGTON HOUSE

Apartments 113 to 131

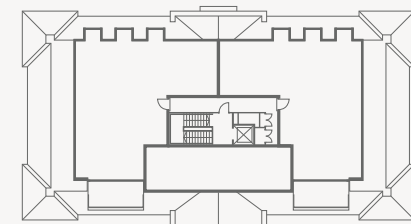
This charming collection of 2 & 3 bedroom apartments has been beautifully crafted to complement its surroundings. Finished with the utmost attention to detail and with neutral décor throughout, each home features modern, open plan living space with spacious bedrooms and well-appointed bathrooms.



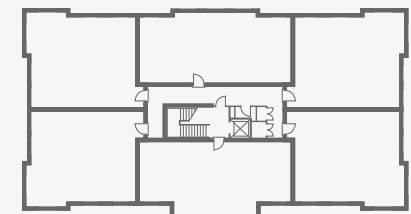
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HARLINGTON HOUSE

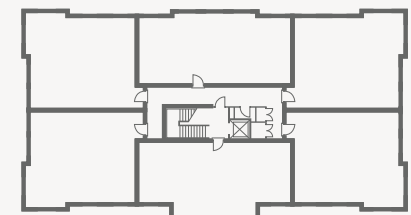
GROUND FLOOR



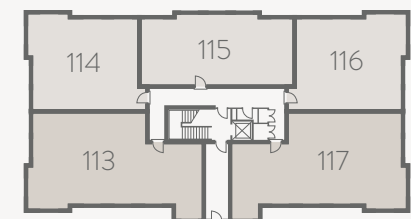
THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

APARTMENTS 113 & 117

Kitchen	3915mm x 2895mm	12'10" x 9'5"
Living/Dining Room	6645mm x 4001mm	21'9" x 13'1"
Bedroom 1	4750mm x 4289mm	15'7" x 14'1"
Bedroom 2	5265mm x 2605mm	17'3" x 8'6"
Bedroom 3	3915mm x 2650mm	12'10" x 8'8"

APARTMENTS 114 & 116

Kitchen/Living/Dining Room	6845mm x 3890mm	22'5" x 12'9"
Bedroom 1	3950mm x 3509mm	13'0" x 11'6"
Bedroom 2	3890mm x 2695mm	12'9" x 8'10"

APARTMENT 115

Kitchen	3125mm x 3095mm	10'3" x 10'1"
Living Area	4366mm x 2885mm	14'3" x 9'5"
Dining Area	3255mm x 2640mm	10'8" x 8'7"
Bedroom 1	5735mm x 2930mm	18'9" x 9'7"
Bedroom 2	3625mm x 2739mm	11'10" x 9'0"

- 2 BEDROOM (CLASSIC SPECIFICATION)
- 3 BEDROOM (PREMIER SPECIFICATION)

The open plan living area provides the perfect opportunity to socialise whilst cooking



The ideal space to relax and unwind in after a busy day

A spacious entrance hall where you can mingle with your neighbours

- C Cupboard
- W Wardrobe
- A/C Airing cupboard
- Max dimension

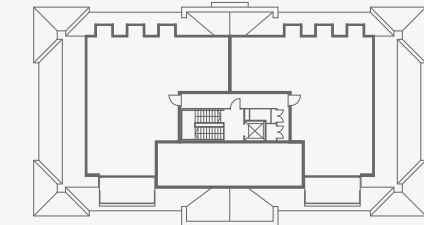


HARLINGTON HOUSE

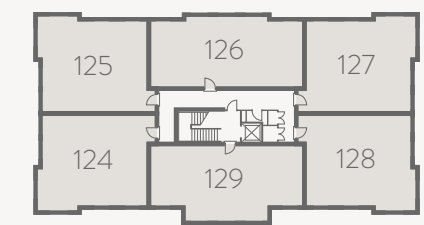
GROUND FLOOR

HARLINGTON HOUSE

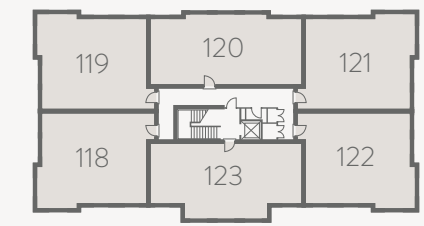
FIRST & SECOND FLOOR



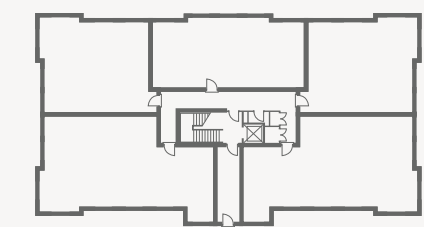
THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

APARTMENTS 118, 119, 121, 122, 124, 125, 127 & 128

Kitchen/Living/Dining Room	6828mm · x 4340mm · 22'4" · x 14'2"
Bedroom 1	3950mm x 3509mm 12'11" x 11'6"
Bedroom 2	3890mm x 2695mm 12'9" x 8'10"

APARTMENTS 120 & 126

Kitchen	3125mm · x 3095mm · 10'3" · x 10'1"
Living Area	4366mm x 2885mm 14'3" x 9'5"
Dining Area	3255mm x 2640mm 10'8" x 8'7"
Bedroom 1	5735mm · x 2930mm · 18'9" · x 9'7"
Bedroom 2	3625mm · x 2739mm · 11'10" · x 8'11"

APARTMENTS 123 & 129

Kitchen/Dining Area	5235mm · x 3065mm · 17'2" · x 10'0"
Living Area	4425mm x 3345mm 14'6" x 10'11"
Bedroom 1	5235mm · x 2970mm 17'2" · x 9'8"
Bedroom 2	4085mm · x 2700mm 13'4" · x 8'10"

■ 2 BEDROOM (CLASSIC SPECIFICATION)

The sleek and stylish bathroom has Roca Gap sanitaryware and Hansgrohe taps

Put your culinary skills to the test in the modern kitchen

Enjoy a coffee and the morning paper in the stunning open plan kitchen and dining area



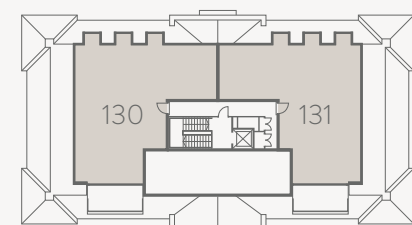
- C Cupboard
- W Wardrobe
- A/C Airing cupboard
- Max dimension

HARLINGTON HOUSE

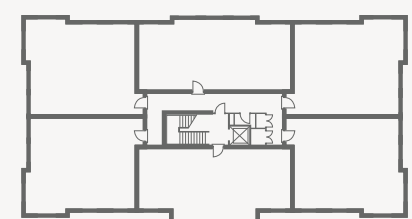
FIRST & SECOND FLOOR

HARLINGTON HOUSE

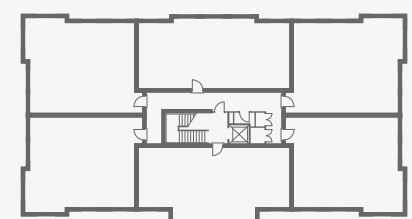
THIRD FLOOR



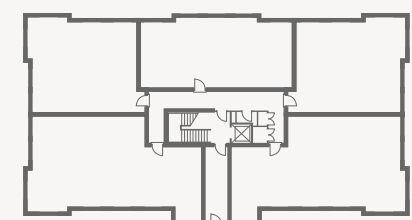
THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

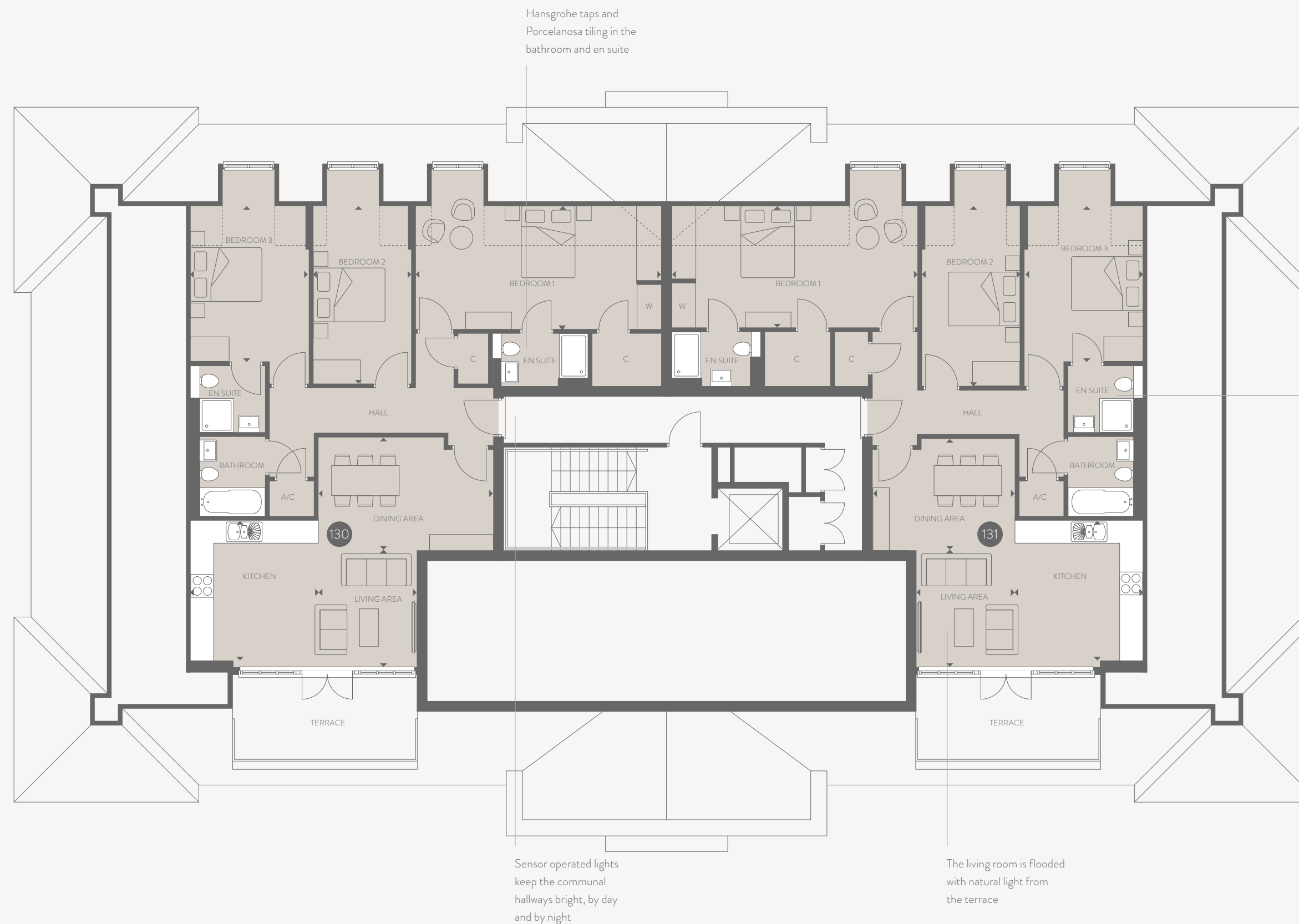
APARTMENT 131

Kitchen	3875mm x 3355mm	12'8" x 11'0"
Living Area	3089mm x 2633mm	10'2" x 8'7"
Dining Area	3793mm x 2960mm	12'5" x 9'8"
Bedroom 1	6510mm x 3227mm	21'4" x 10'7"
Bedroom 2	4776mm x 2600mm	15'8" x 8'6"
Bedroom 3	4131mm x 3125mm	13'6" x 10'3"

APARTMENT 130

Kitchen	3894mm x 3355mm	12'9" x 11'0"
Living Area	3107mm x 2633mm	10'2" x 8'7"
Dining Area	4639mm x 2991mm	15'2" x 9'9"
Bedroom 1	6503mm x 3227mm	21'4" x 10'7"
Bedroom 2	4726mm x 2600mm	15'6" x 8'6"
Bedroom 3	4131mm x 3144mm	13'6" x 10'3"

3 BEDROOM (PREMIER SPECIFICATION)



- C Cupboard
- W Wardrobe
- A/C Airing cupboard
- Max dimension
- Reduced ceiling height

Two of the bedrooms benefit from private en suite bathrooms



HARLINGTON HOUSE

THIRD FLOOR

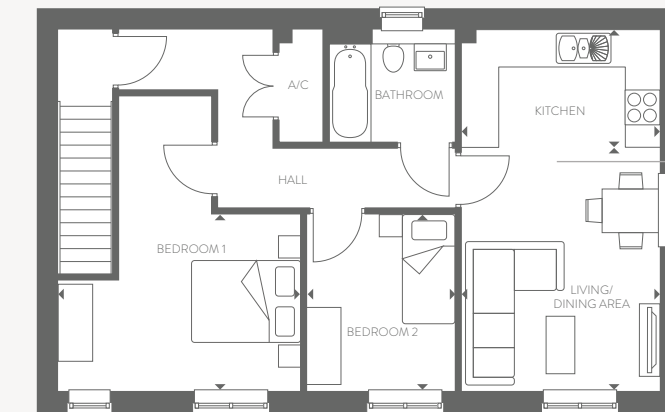
THE YARWOOD

2 BEDROOM COACH HOUSE

House 106



This two bedroom coach house is the perfect starter home. It features two generously sized bedrooms, a modern family bathroom and a large open plan living, dining and kitchen area plus its own garage.

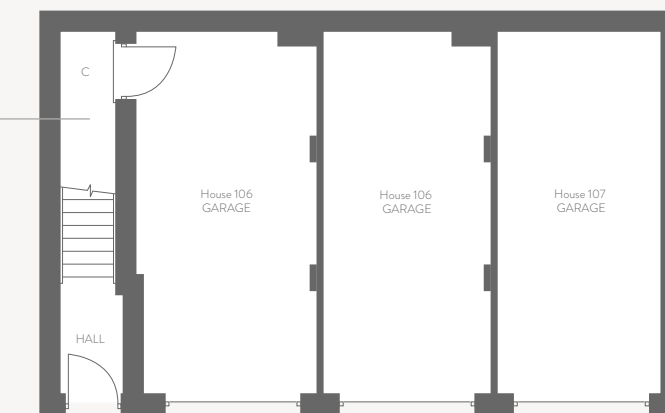


The open plan kitchen and dining area is perfect for social gatherings

FIRST FLOOR

Kitchen	3450mm · x 2050mm ·	11'3" · x 6'7"
Living/Dining Area	4234mm x 3450mm	13'9" x 11'3"
Bedroom 1	4226mm · x 3079mm ·	13'10" · x 10'0"
Bedroom 2	3079mm x 2600mm	10'1" x 8'6"

Storage space has been well-considered



A/C Airing cupboard
· Max dimension
Classic Specification
Digital illustration is indicative only

THE ALDBURY

2 BEDROOM HOME

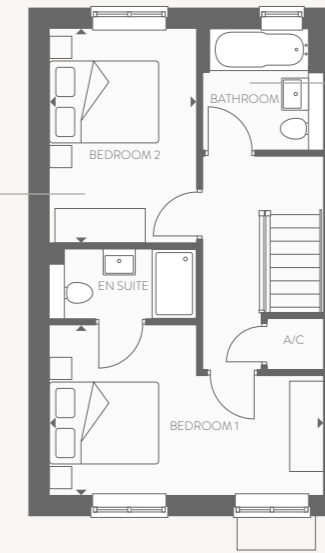
Houses 1, 2, 3 & 4



This stylish two bedroom home has been designed to make the most of its space. The ground floor features a kitchen/dining room and a separate living room plus a useful storage cupboard, while the first floor has a master bedroom with en suite and a second double bedroom with family bathroom.

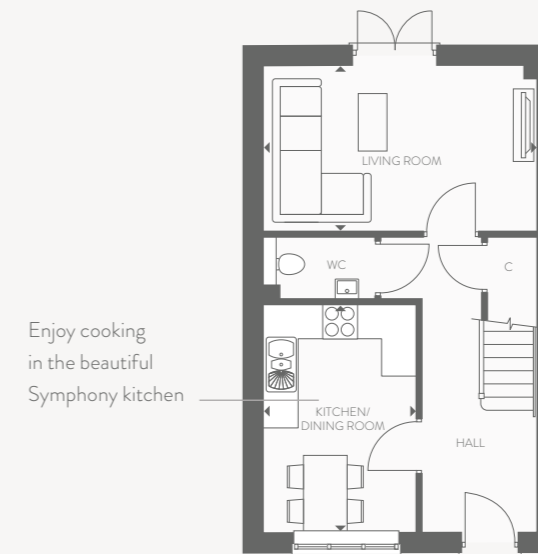
A spacious second bedroom, ideal for when friends and family stay

High quality bathrooms include fittings by Roca, Hansgrohe and Porcelanosa



FIRST FLOOR

Bedroom 1	4750mm • x 2960mm •	15'7" • x 9'7" •
Bedroom 2	3725mm x 2562mm	12'2" x 8'4"



Enjoy cooking in the beautiful Symphony kitchen

GROUND FLOOR

Living Room	4750mm • x 2850mm •	15'7" • x 9'4" •
Kitchen/Dining Room	3955mm x 2663mm	12'11" x 8'8"

A/C Airing cupboard
 C Cupboard
 • Max dimension
 Classic Specification
 Digital illustration is indicative only

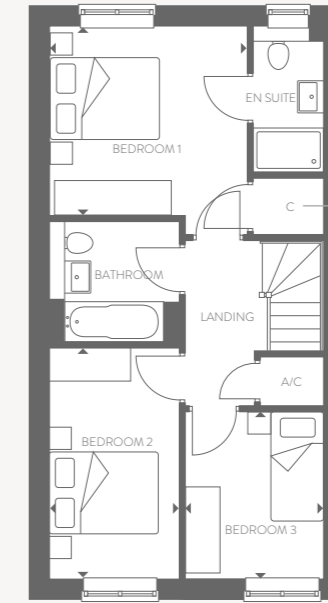
THE AMERSHAM

3 BEDROOM HOME

Houses 7, 8*, 9, 22, 23*, 30, 31*, 34, 35*, 36, 37*, 38*, 39, 40*, 43, 44*, 45, 46*, 49, 50*, 51, 52*, 55, 56*, 67*, 68, 104 & 105*



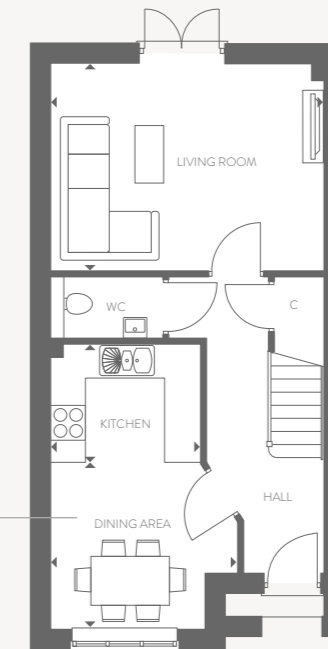
This three bedroom house has a traditional layout. The ground floor has an open plan kitchen/dining area and a separate living room, while the first floor comprises a master bedroom with en suite, a further double and single bedroom plus a family bathroom.



Small details like storage are well considered, with two cupboards built in to make the most of the space.

FIRST FLOOR

Bedroom 1	3430mm x 3289mm	11'3" x 10'9"
Bedroom 2	4011mm x 2240mm	13'1" x 7'4"
Bedroom 3	2907mm x 2415mm	9'6" x 7'11"



The soft close doors in the kitchen add a sense of luxury

GROUND FLOOR

Living Room	4750mm x 3571mm	15'7" x 11'8"
Dining Area	3210mm x 2554mm	10'6" x 8'4"
Kitchen	2580mm x 2100mm	8'4" x 6'9"

- A/C Airing cupboard
- C Cupboard
- Max dimension

Classic Specification

*Handed to floorplans shown

Digital illustration is indicative only

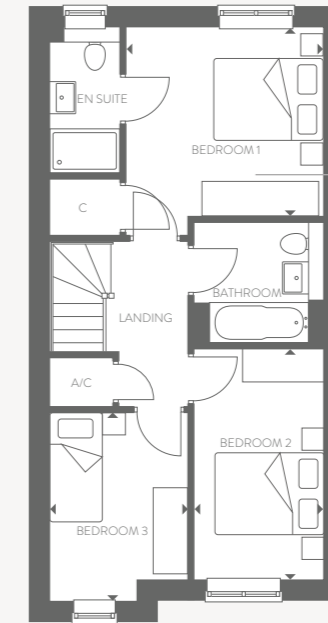
THE CHILTERN

3 BEDROOM HOME

Houses 12, 13*, 16, 17*, 24, 25*, 70, 71*, 72, 73*, 101, 102*, 107, 108*, 109, 110*, 111 & 112*



This well-proportioned three bedroom home features a spacious kitchen/dining area and separate living room on the ground floor, while the first floor comprises two double and one large single bedroom, including an en suite to the master and a family bathroom.

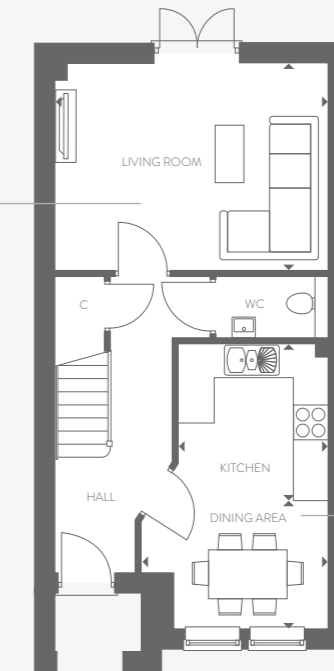


Spacious bedrooms provide space for your family to grow

FIRST FLOOR

Bedroom 1	3430mm x 3289mm	11'3" x 10'9"
Bedroom 2	4011mm x 2240mm	13'1" x 7'4"
Bedroom 3	3282mm x 2415mm	10'7" x 7'11"

During the summer months, open the French doors and socialise in the sunshine



The perfect space for a family meal

GROUND FLOOR

Living Room	4750mm x 3571mm	15'7" x 11'8"
Dining Area	3210mm x 2304mm	10'6" x 7'6"
Kitchen	2580mm x 2304mm	8'5" x 7'5"

- A/C Airing cupboard
- C Cupboard
- Max dimension

Classic Specification

*Handed to floorplans shown

Digital illustration is indicative only

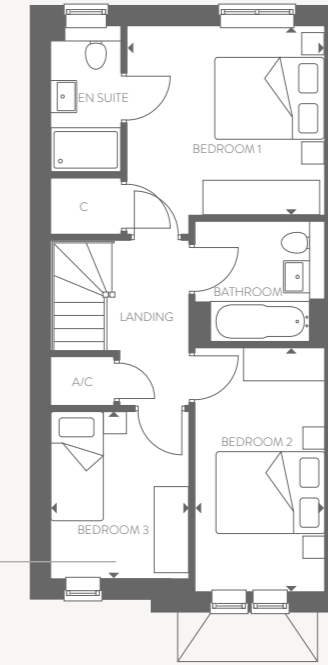
THE WOODCOTE

3 BEDROOM HOME

Houses 14, 15*, 32, 33*, 41, 42*, 53 & 54*



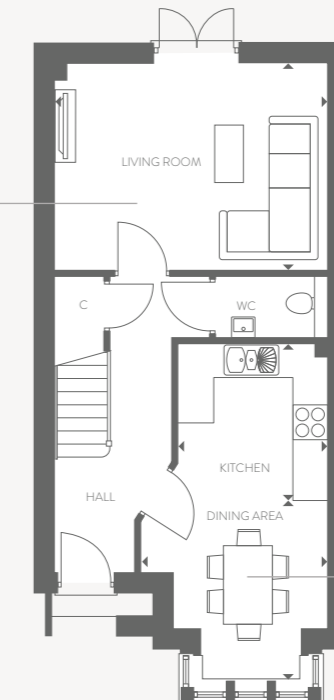
A striking three bedroom home that's ideal for growing families. There is an open plan kitchen/dining area and a large living room on the ground floor with a master bedroom and en suite, a further double and single bedroom plus a modern bathroom on the first floor.



FIRST FLOOR

Bedroom 1	3430mm x 3289mm	11'3" x 10'9"
Bedroom 2	4236mm x 2240mm	13'10" x 7'4"
Bedroom 3	2907mm x 2415mm	9'6" x 7'11"

The large living area is filled with natural light, with French doors opening out to the garden



GROUND FLOOR

Living Room	4750mm • x 3571mm •	15'7" • x 11'8" •
Dining Area	3210mm • x 2850mm •	10'6" • x 9'3" •
Kitchen	2605mm • x 2110mm •	8'5" • x 6'9" •

- A/C Airing cupboard
- C Cupboard
- Max dimension

Classic Specification

*Handed to floorplans shown

Digital illustration is indicative only

THE CHALFONT & THE CHESHAM

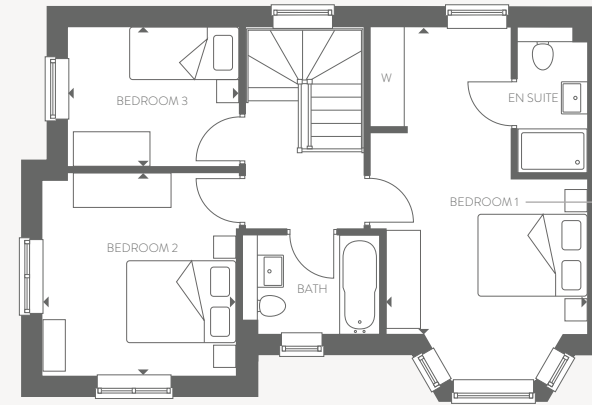
3 BEDROOM HOMES

Houses 10* & 11
Houses 29 & 57*



This three bedroom home benefits from modern interiors and a spacious layout. The homes comprise of a generous living/dining room and an open plan kitchen/breakfast area on the ground floor. Upstairs there is a master bedroom with contemporary en suite, two further bedrooms and a family bathroom.

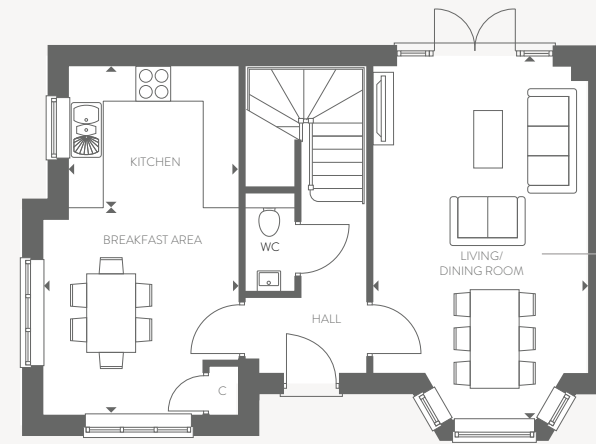
THE CHALFONT Houses 10* & 11



The master bedroom is an impressive private sanctuary

FIRST FLOOR

Bedroom 1	6146mm · x 3510mm ·	21'1" · x 11'6" ·
Bedroom 2	3540mm · x 3391mm ·	11'7" · x 11'1" ·
Bedroom 3	2995mm x 2431mm	9'10" x 8'0"



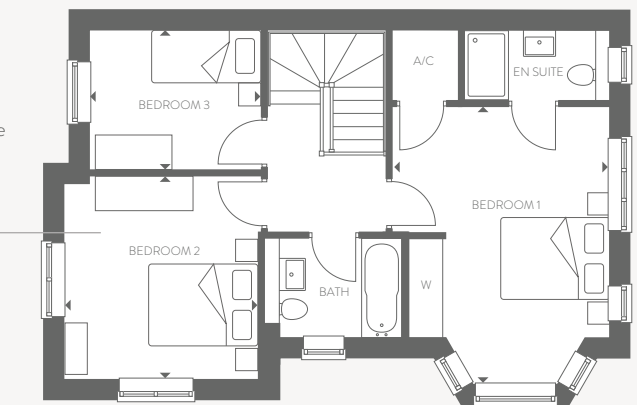
Socialise with friends and family in the open plan living/dining space

GROUND FLOOR

Living/Dining Room	6146mm · x 3727mm ·	20'1" · x 12'2" ·
Breakfast Area	3598mm · x 3391mm ·	11'9" · x 11'1" ·
Kitchen	2940mm x 2468mm	9'7" x 8'1"

A/C Airing cupboard
C Cupboard
W Wardrobe
· Max dimension
Premier Specification
*Handed to floorplans shown
Digital illustration is indicative only

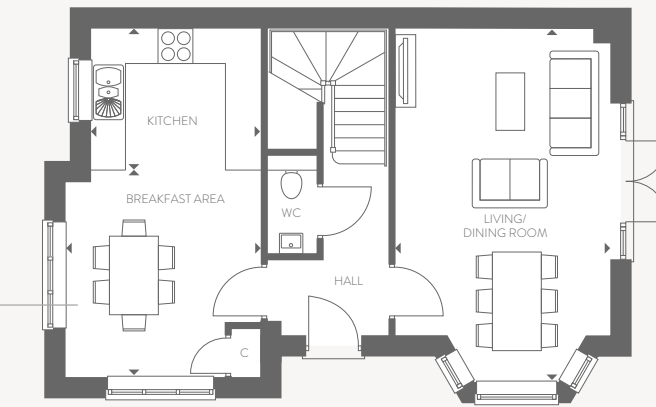
THE CHESHAM Houses 29 & 57*



The spacious spare bedrooms offer ample room for guests to stay

FIRST FLOOR

Bedroom 1	4829mm · x 3782mm ·	15'10" · x 12'4" ·
Bedroom 2	3540mm · x 3391mm ·	11'7" · x 11'1" ·
Bedroom 3	2995mm x 2431mm	9'9" x 7'11"



The beautiful kitchen is the perfect place to entertain

GROUND FLOOR

Living/Dining Room	6148mm · x 3727mm ·	20'2" · x 12'2" ·
Breakfast Area	3601mm · x 3403mm ·	11'9" · x 11'2" ·
Kitchen	2940mm x 2465mm	9'7" x 8'1"

A/C Airing cupboard
C Cupboard
W Wardrobe
· Max dimension
Premier Specification
*Handed to floorplans shown
Digital illustration is indicative only

THE CHALFONT & THE CHESHAM

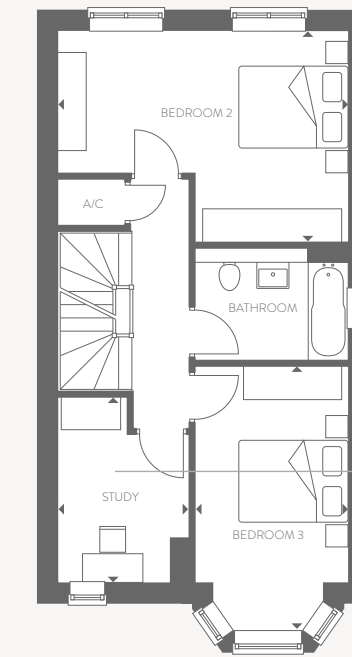
THE WENDOVER

3 BEDROOM HOME

House 5



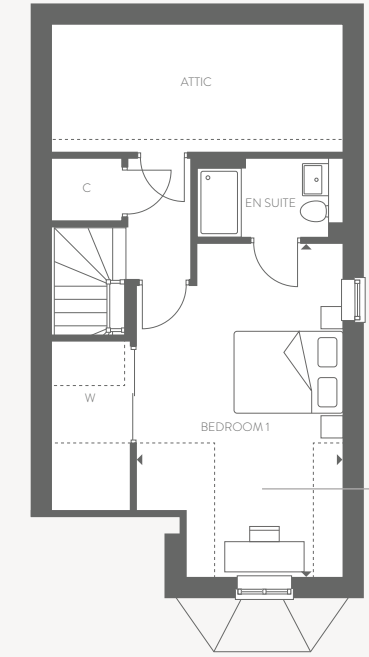
This impressive three bedroom home is positioned on the edge of the development, surrounded by hedgerows and greenery. The property includes a spacious kitchen/dining area and a living room downstairs, while on the first floor there are two double bedrooms, a bathroom and a study. Lastly, the master suite occupies the entire second floor and has plenty of storage space.



Ample space to work from home, with a study room on the first floor

FIRST FLOOR

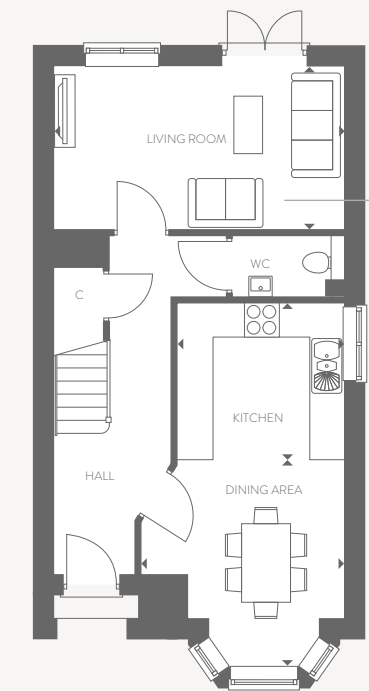
Bedroom 2	5050mm • x 3683mm •	16'6" • x 12'1" •
Bedroom 3	4612mm • x 2670mm •	15'1" • x 8'9" •
Study	3209mm • x 2285mm •	10'6" • x 7'5" •



A generously sized private haven to relax in

SECOND FLOOR

Bedroom 1	5533mm • x 3735mm •	18'1" • x 12'3" •
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Enjoy the view of the garden through the double doors

GROUND FLOOR

Living Room	5050mm x 2815mm	16'6" x 9'2"
Dining Area	3610mm • x 3510mm •	11'10" • x 11'6" •
Kitchen	2880mm x 2730mm	9'5" x 9'0"

- A/C Airing cupboard
- C Cupboard
- W Wardrobe
- Max dimension
- Reduced ceiling height
- Premier Specification
- Digital illustration is indicative only

THE IBSTONE & THE KIMBLE

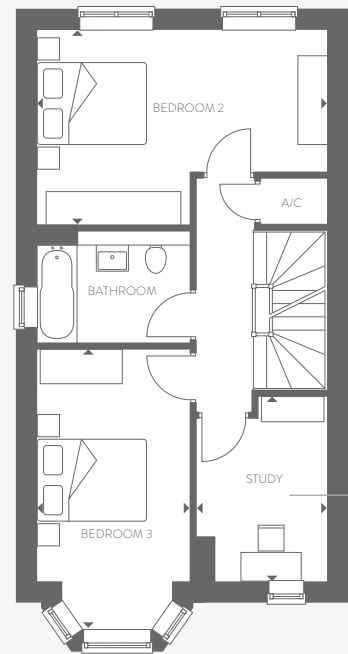
3 BEDROOM HOMES

House 6
House 28



Set over three floors, these elegant three bedroom homes feature a separate living room and large kitchen/dining area on the ground floor with two double bedrooms, a study and a family bathroom on the first floor. The master bedroom is located on the second floor and benefits from an en suite bathroom and plenty of storage space.

THE IBSTONE House 6

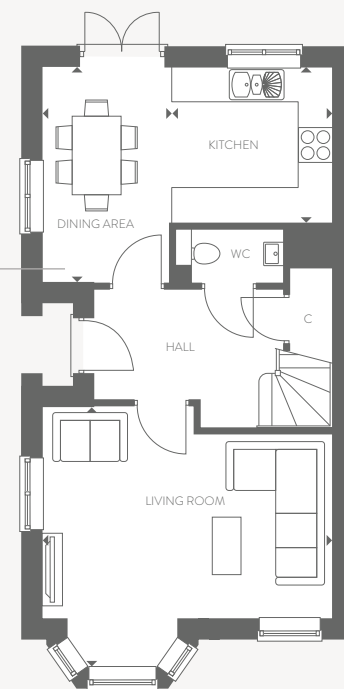


A quiet space, which can be used as a home office or reading room

FIRST FLOOR

Study	3245mm • x 2285mm •	10'7" • x 7'5"
Bedroom 2	5050mm • x 2513mm •	16'6" • x 8'2"
Bedroom 3	4884mm • x 2670mm •	16'0" • x 8'9"

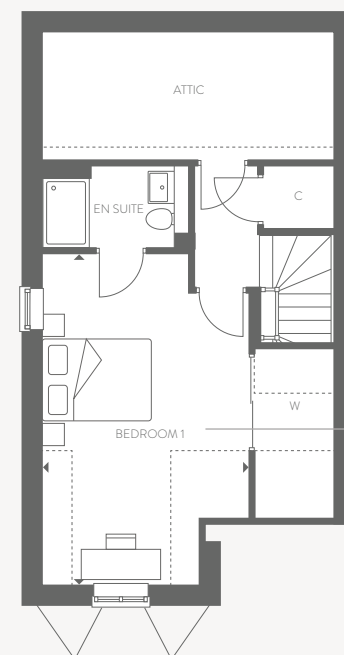
The open plan kitchen and dining area maximises light and space



GROUND FLOOR

Living Room	5050mm • x 4531mm •	16'6" • x 14'10"
Dining Area	3765mm • x 2250mm •	12'4" • x 7'4"
Kitchen	2800mm • x 2695mm •	9'2" • x 8'8"

- A/C Airing cupboard
 - C Cupboard
 - W Wardrobe
 - Max dimension
 - Reduced ceiling height
- Premier Specification
Digital illustration is indicative only

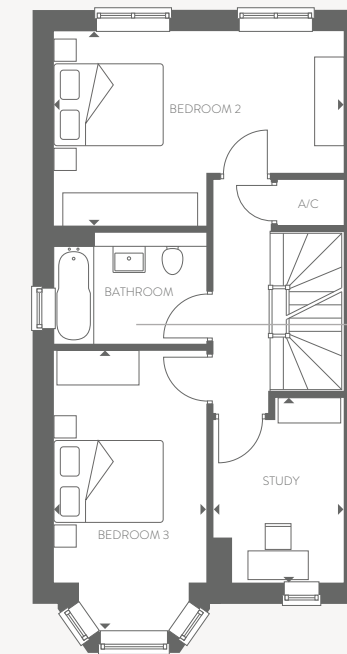


Your stylish master suite remains private on the top floor

SECOND FLOOR

Bedroom 1	5750mm • x 3587mm •	18'10" • x 11'7"
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THE KIMBLE House 28

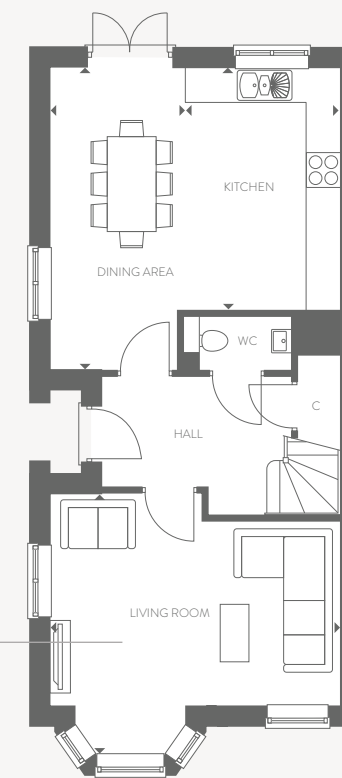


Stylish Porcelanosa tiling to the bathroom

FIRST FLOOR

Study	3232mm • x 2285mm •	10'7" • x 7'5"
Bedroom 2	5050mm • x 3411mm •	16'6" • x 11'2"
Bedroom 3	4884mm • x 2682mm •	16'0" • x 8'9"

Spacious living room with a beautiful bay window



GROUND FLOOR

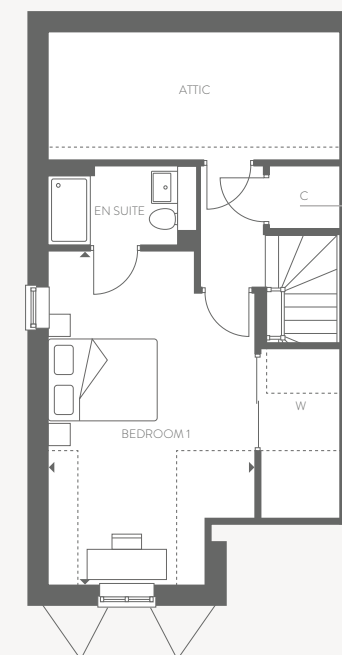
Living Room	5050mm • x 4531mm •	16'6" • x 14'8"
Dining Area	5240mm • x 2350mm •	17'2" • x 7'8"
Kitchen	4195mm • x 2700mm •	13'9" • x 8'10"

- A/C Airing cupboard
 - C Cupboard
 - W Wardrobe
 - Max dimension
 - Reduced ceiling height
- Premier Specification
Digital illustration is indicative only

SECOND FLOOR

Bedroom 1	5750mm • x 3587mm •	18'11" • x 11'7"
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Storage space has been carefully considered



THE IBSTONE & THE KIMBLE

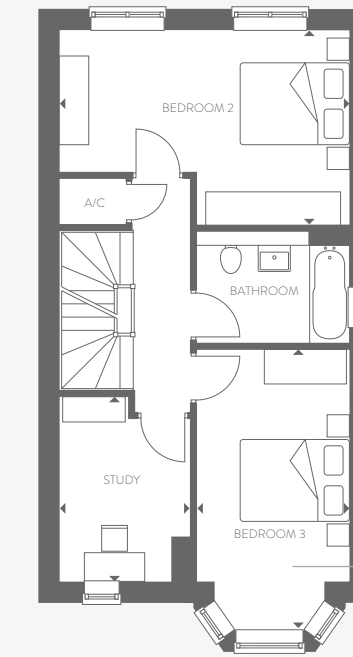
THE ASTON

3 BEDROOM HOME

House 27



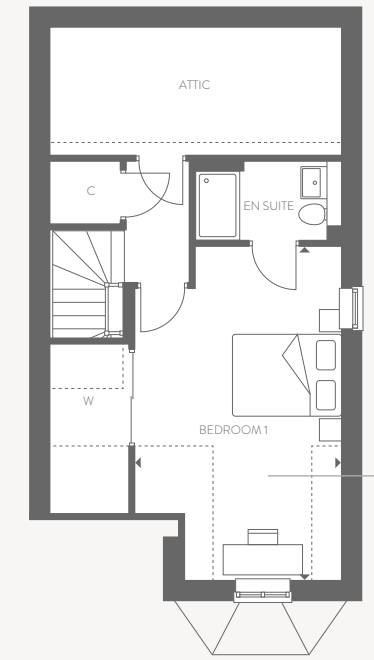
This three bedroom, three-storey home sits near to the central play area and green open space. The home features an open plan kitchen/dining area on the ground floor and a separate living room that opens out to the garden. On the first floor, there are two double bedrooms, a study and a contemporary bathroom, while on the top floor you will find the master bedroom with en suite.



Spacious bedrooms are ideal for family or guests

FIRST FLOOR

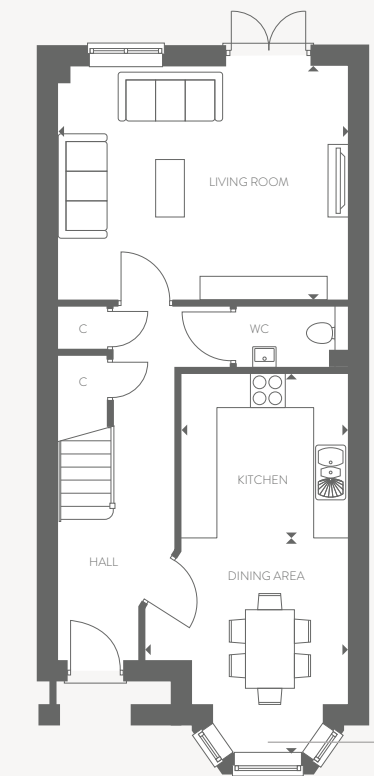
Study	3209mm • x 2285mm •	10'6" • x 7'5"
Bedroom 2	5050mm • x 3411mm •	16'6" • x 11'2"
Bedroom 3	4884mm • x 2670mm •	16'0" • x 8'9"



The large master bedroom comes complete with a fitted wardrobe

SECOND FLOOR

Bedroom 1	5805mm • x 3588mm •	19'0" • x 11'9"
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The bay window in the dining area adds character to the home

GROUND FLOOR

Living Room	5050mm • x 4043mm •	16'6" • x 13'3"
Dining Area	3812mm • x 3560mm •	12'6" • x 11'8"
Kitchen	2880mm • x 2800mm •	9'5" • x 9'2"

- A/C Airing cupboard
- C Cupboard
- W Wardrobe
- Max dimension
- Reduced ceiling height
- Premier Specification
- Digital illustration is indicative only

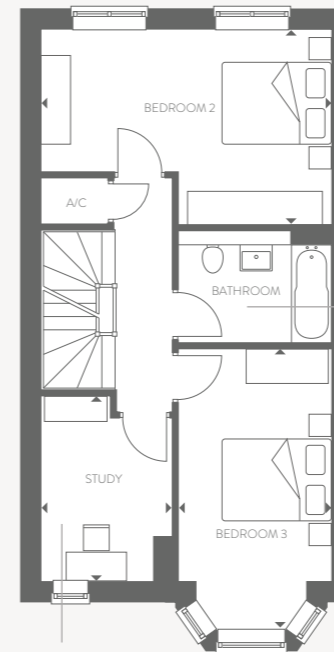
THE APSLEY

3 BEDROOM HOME

Houses 59*, 60, 61*, 62, 77, 78*, 90, 91*, 92, 93*, 95, 96*, 97 & 98*

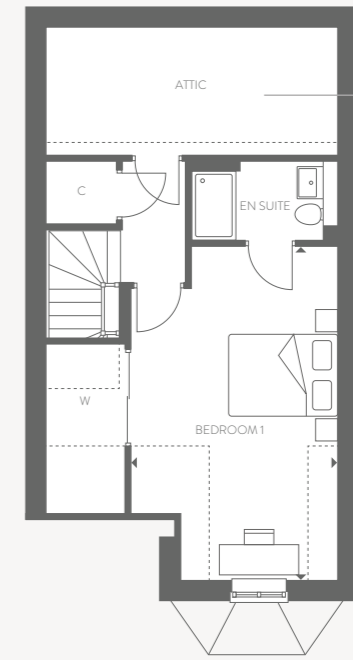


This well-considered three bedroom home is set over three storeys and features a large kitchen/dining room and living area on the ground floor with two double bedrooms, a family bathroom and study on the first floor. The master bedroom with en suite enjoys privacy on the second floor.



The modern bathroom has been beautifully finished with Amtico flooring

A home office, which could be used as additional living space or a play room



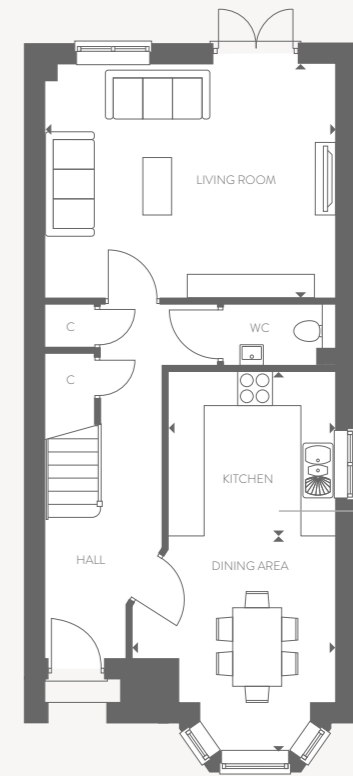
Ample storage space so you can keep your home free of clutter

SECOND FLOOR

Bedroom 1 5805mm • x 3588mm • 19'0" • x 11'9"

FIRST FLOOR

Study	3247mm • x 2323mm •	10'7" • x 7'7" •
Bedroom 2	5050mm • x 3411mm •	16'6" • x 11'2" •
Bedroom 3	4884mm • x 2670mm •	16'0" • x 8'9" •



The luxurious Symphony kitchen boasts integrated Bosch appliances

GROUND FLOOR

Living Room	5050mm • x 4043mm •	16'6" • x 13'3" •
Dining Area	3745mm • x 3510mm •	12'3" • x 11'6" •
Kitchen	2880mm • x 2880mm •	9'5" • x 9'5" •

- A/C Airing cupboard
- C Cupboard
- W Wardrobe
- Max dimension
- Reduced ceiling height
- Premier Specification
- *Handed to floorplans shown
- Digital illustration is indicative only

THE MARLOW

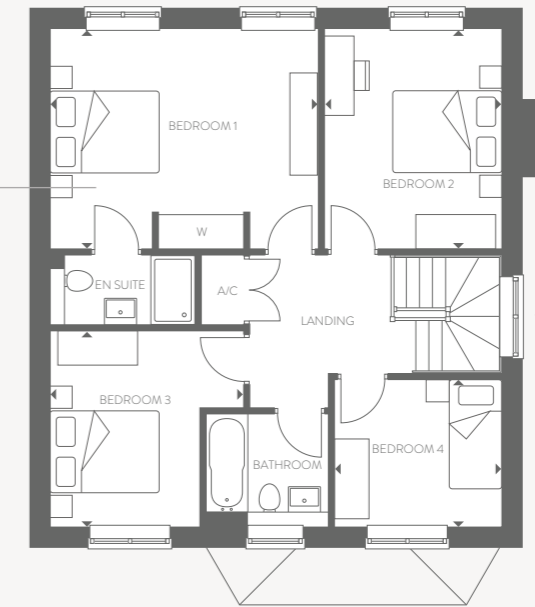
4 BEDROOM HOME

Houses 18, 21*, 47, 48*, 80, 86* & 89*



This four bedroom home has been thoughtfully designed. Downstairs, impressive double doors take you through to the living/dining room which links through to the kitchen, while a separate study provides valuable extra space. Upstairs, there are four spacious bedrooms, which include an en suite to the master as well as a family bathroom.

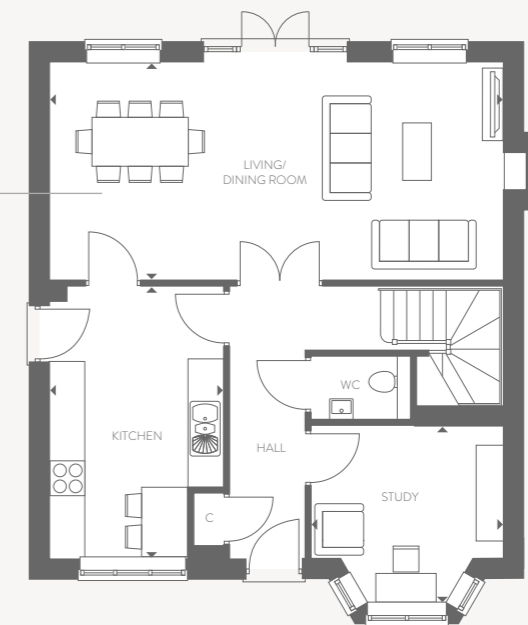
Spacious bedrooms provide lots of space for your family to grow



FIRST FLOOR

Bedroom 1	4679mm • x 3827mm •	15'4" • x 12'6"
Bedroom 2	3827mm x 3101mm	12'6" x 10'2"
Bedroom 3	3408mm • x 3384mm •	11'2" • x 11'1" •
Bedroom 4	2930mm x 2560mm	9'7" x 8'4"

Entertain guests in the elegant light-filled living/dining room



GROUND FLOOR

Living/Dining Room	7875mm x 3772mm	25'10" x 12'4"
Kitchen	4750mm • x 2995mm •	15'7" • x 9'9" •
Study	3340mm • x 3082mm •	10'11" • x 10'1" •

- A/C Airing cupboard
- C Cupboard
- W Wardrobe
- Max dimension
- † No window to house 86 and window size reduced to house 18

Premier Specification
 *Handed to floorplans shown
 Digital illustration is indicative only

THE TRING

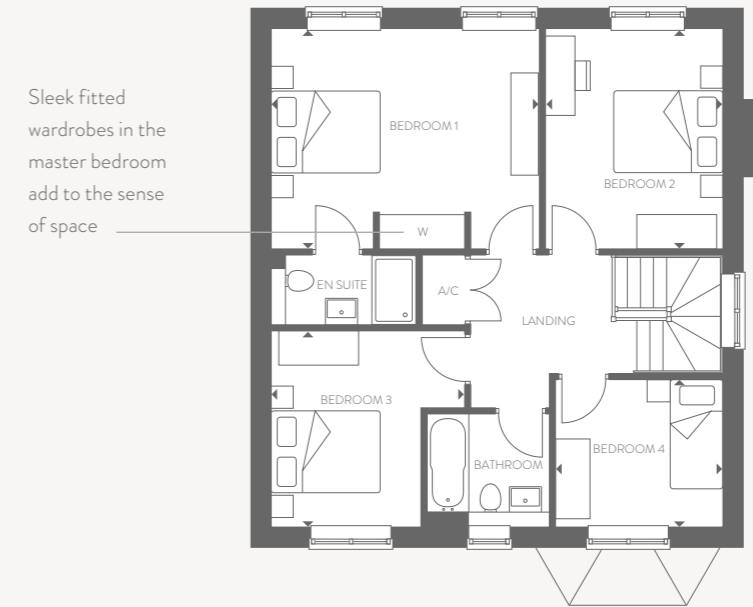
4 BEDROOM HOME

Houses 81 & 84



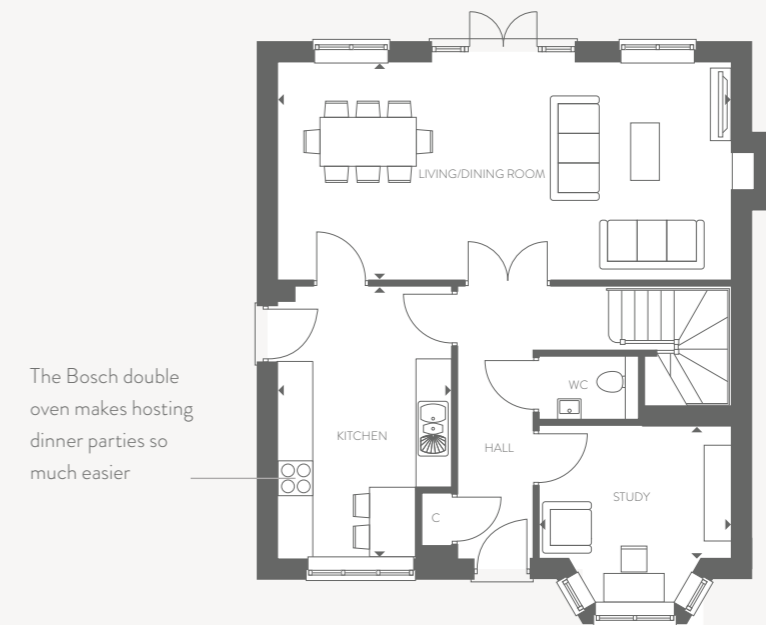
This charming four bedroom detached home features a contemporary kitchen with space for a breakfast table, a living/dining room and a study on the ground floor.

On the first floor there is a master bedroom with en suite, three further bedrooms, including two double and a spacious single, plus a family bathroom.



FIRST FLOOR

Bedroom 1	4679mm • x 3827mm •	15'4" • x 12'6"
Bedroom 2	3827mm x 3101mm	12'6" x 10'2"
Bedroom 3	3403mm • x 3384mm •	11'2" • x 11'1"
Bedroom 4	2930mm x 2560mm	9'7" x 8'4"



GROUND FLOOR

Living/Dining Room	7875mm x 3772mm	25'10" x 12'4"
Kitchen	4728mm • x 2995mm •	15'6" • x 9'9"
Study	3340mm x 3082mm	10'11" x 10'1"

- A/C Airing cupboard
- C Cupboard
- W Wardrobe
- Max dimension

Premier Specification

Digital illustration is indicative only

THE SONNING

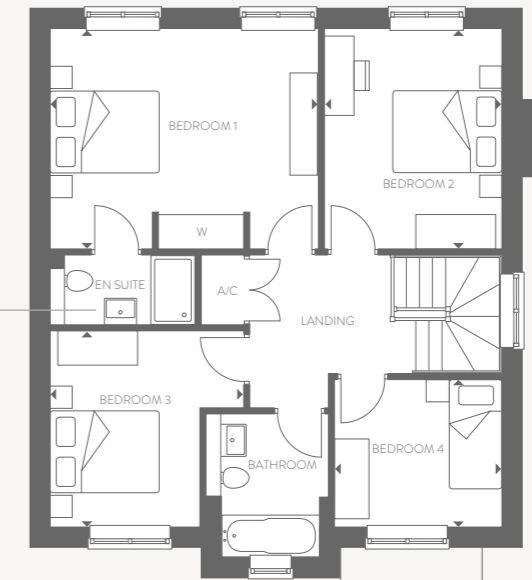
4 BEDROOM HOME

Houses 19*, 20, 85, 94 & 103



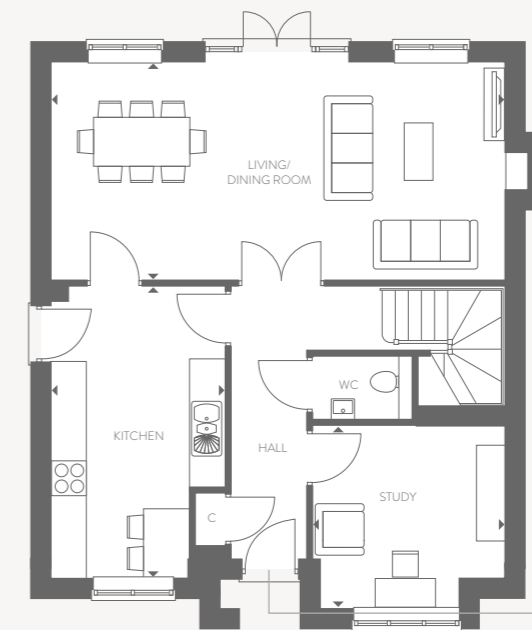
This four bedroom home features a traditional layout, with an impressive living/dining room opening out onto the garden, plus a modern kitchen and a study on the ground floor. Upstairs, there are four spacious bedrooms including an en suite to the master and a family bathroom.

The well appointed bathrooms include fittings by Villeroy & Boch, Hansgrohe and Porcelanosa



FIRST FLOOR

Bedroom 1	4679mm · x 3827mm ·	15'4" · x 12'6"
Bedroom 2	3827mm · x 3101mm	12'6" · x 10'2"
Bedroom 3	3408mm · x 3384mm ·	11'2" · x 11'1"
Bedroom 4	2930mm · x 2560mm	9'7" · x 8'4"



Lighting to front and rear door, for peace of mind and security

GROUND FLOOR

Living/Dining Room	7875mm · x 3772mm	25'10" · x 12'4"
Kitchen	4728mm · x 2995mm ·	15'6" · x 9'9"
Study	3340mm · x 2832mm ·	10'11" · x 9'3"

- A/C Airing cupboard
- C Cupboard
- W Wardrobe
- Max dimension

Premier Specification

*Handed to floorplans shown

Digital illustration is indicative only

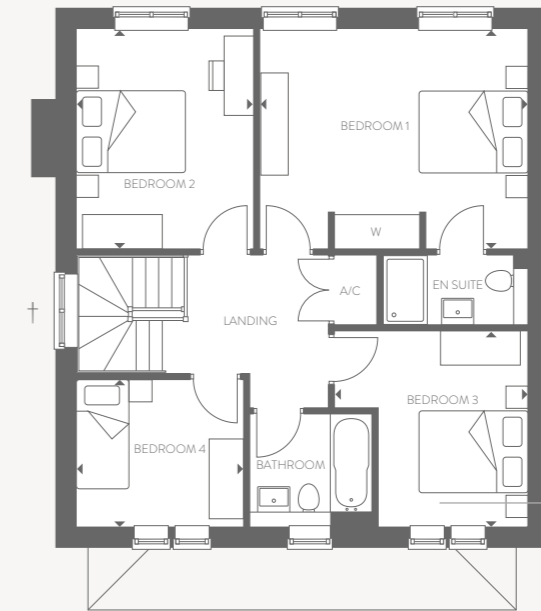
THE HENLEY

4 BEDROOM HOME

Houses 65*, 66, 74, 82* & 87*



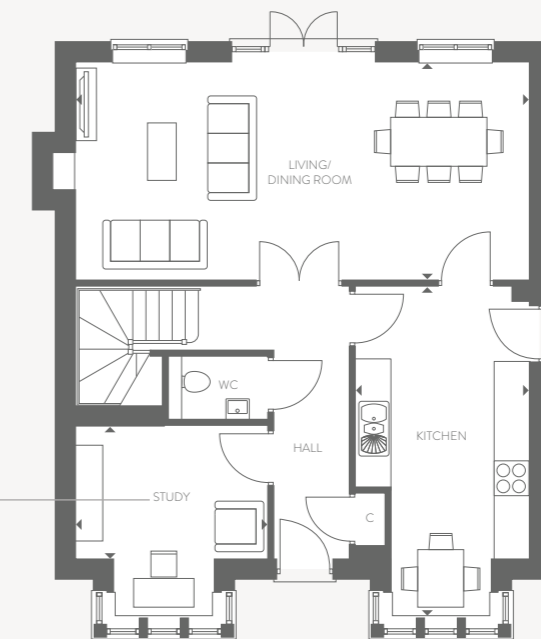
This attractive four bedroom family home consists of a spacious living/dining room and a high specification kitchen plus a large study to the ground floor. The first floor features a master bedroom with en suite, a stylish family bathroom and three further bedrooms including two double and one single.



With four spacious bedrooms, there's plenty of space for guests to stay

FIRST FLOOR

Bedroom 1	4679mm • x 3827mm •	15'4" • x 12'6" •
Bedroom 2	3827mm x 3101mm	12'6" x 10'2"
Bedroom 3	3408mm • x 3384mm •	11'2" • x 11'1" •
Bedroom 4	2930mm x 2560mm	9'7" x 8'4"



The study is a flexible space that could be used as a home office, a play area or another reception room

GROUND FLOOR

Living/Dining Room	7875mm x 3772mm	25'10" x 12'4"
Kitchen	5731mm • x 2995mm •	18'9" • x 9'9" •
Study	3340mm x 2305mm	10'11" x 7'6"

- A/C Airing cupboard
- C Cupboard
- W Wardrobe
- Max dimension
- † No window to houses 65, 66 & 87

Premier Specification
 *Handed to floorplans shown
 Digital illustration is indicative only

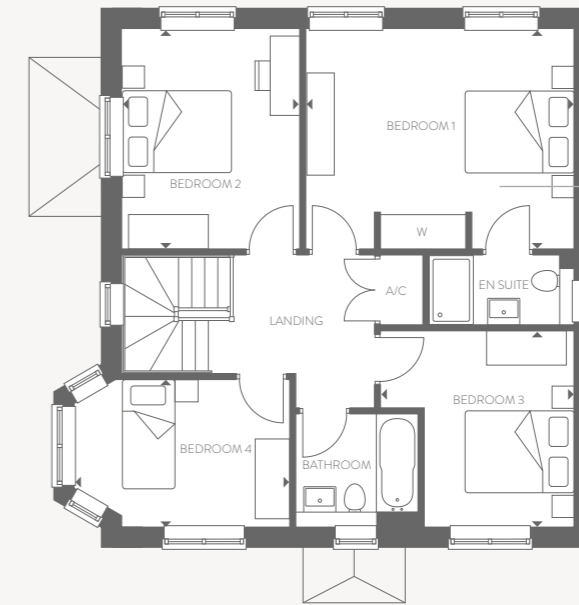
THE HAMPDEN

4 BEDROOM HOME

Houses 76*, 79 & 99



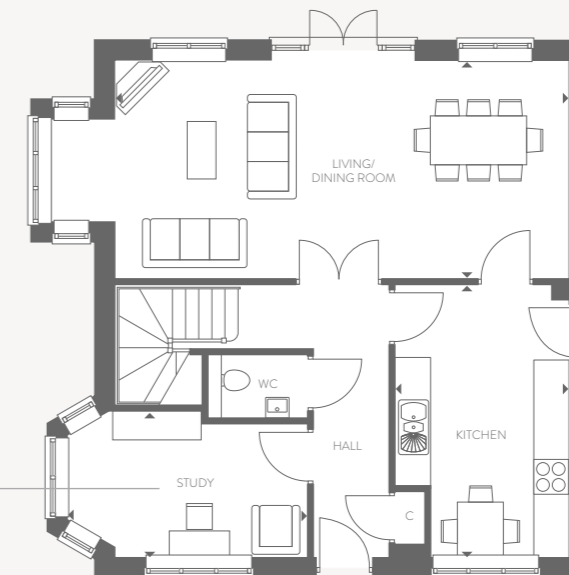
This striking four bedroom home benefits from a spacious layout and is full of character. The ground floor includes a separate kitchen which opens into the impressive living/dining room and there is also a study. Upstairs you'll find a master bedroom with en suite, three further bedrooms and contemporary bathroom on the first floor.



Three double and one spacious single bedroom ensure the whole family has space to grow

FIRST FLOOR

Bedroom 1	4679mm • x 3827mm •	15'4" • x 12'6"
Bedroom 2	3827mm x 3101mm	12'6" x 10'2"
Bedroom 3	3408mm • x 3384mm •	11'2" • x 11'1"
Bedroom 4	3757mm • x 2560mm •	12'3" • x 8'4"



The study can be used as additional living space or for working from home

GROUND FLOOR

Living/Dining Room	8990mm x 3772mm	29'4" x 12'4"
Kitchen	4728mm • x 2995mm •	15'6" • x 9'9"
Study	4166mm • x 2503mm •	13'8" • x 8'2"

A/C Airing cupboard
 C Cupboard
 W Wardrobe
 • Max dimension

Premier Specification

*Handed to floorplans shown

Digital illustration is indicative only

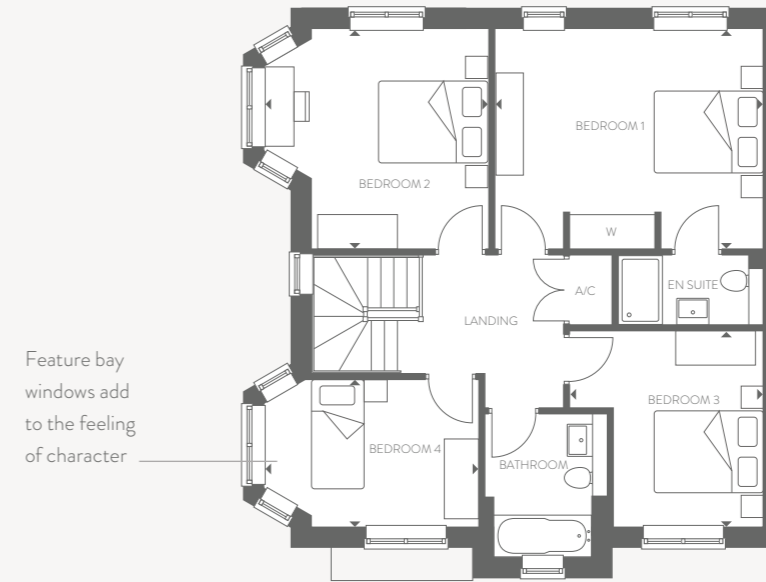
THE PENN

4 BEDROOM HOME

Houses 75* & 100

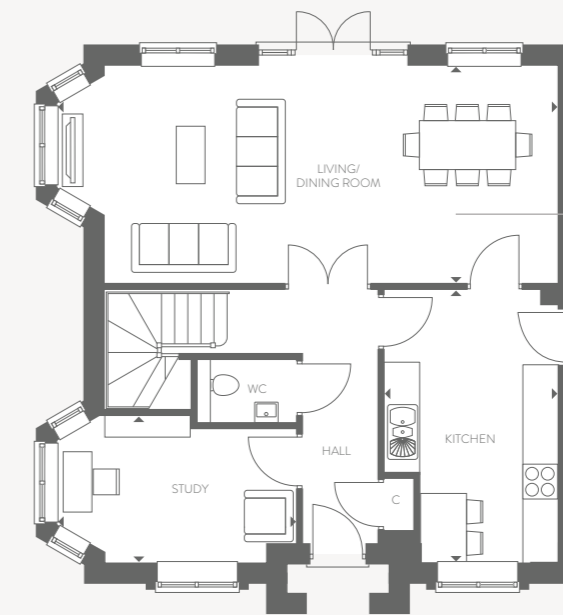


This four bedroom home has an imposing appearance thanks to multiple bay windows. At ground level there is the kitchen, private study and a large living/dining room with grand double doors, while on the first floor you will find a master bedroom with en suite, three further spacious bedrooms and a contemporary family bathroom.



FIRST FLOOR

Bedroom 1	4679mm • x 3806mm •	15'4" • x 12'6" •
Bedroom 2	3928mm • x 3827mm •	12'10" • x 12'6" •
Bedroom 3	3408mm • x 3384mm •	11'2" • x 11'1" •
Bedroom 4	3783mm • x 2598mm •	12'4" • x 8'6" •



GROUND FLOOR

Living/Dining Room	8701mm • x 3772mm •	28'6" • x 12'4" •
Kitchen	4728mm • x 2995mm •	15'6" • x 9'9" •
Study	4166mm • x 2503mm •	13'8" • x 8'2" •

A/C Airing cupboard
 C Cupboard
 W Wardrobe
 • Max dimension

Premier Specification

*Handed to floorplans shown

Digital illustration is indicative only

THE BARTON

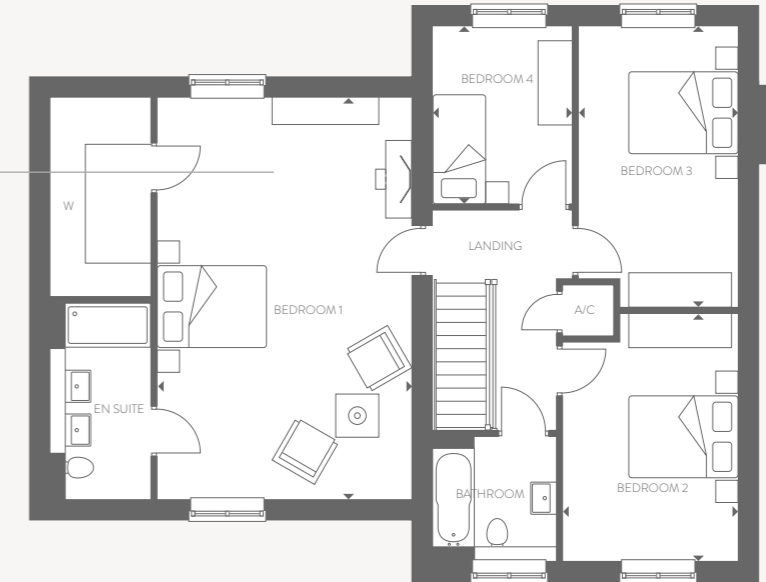
4 BEDROOM HOME

Houses 26 & 83



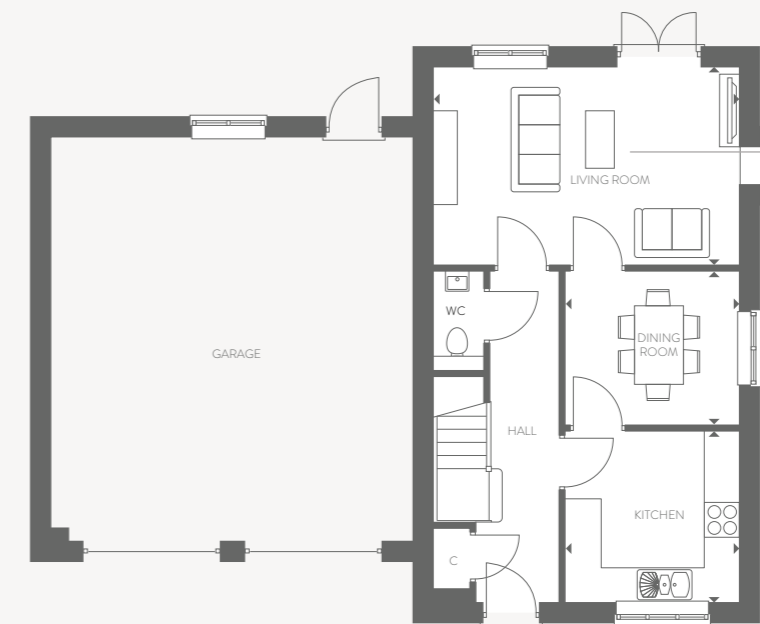
This magnificent four bedroom home enjoys a traditional layout with separate kitchen, dining room and living room on the ground floor. Upstairs there are two spacious double and one single bedroom plus family bathroom, but the highlight of this home is the incredible master suite with walk-in wardrobe, seating area and en suite with twin sinks – pure luxury.

This dual aspect room makes the most of light and space



FIRST FLOOR

Bedroom 1	7000mm x 4430mm	23'0" x 14'5"
Bedroom 2	4307mm • x 3055mm •	14'2" • x 10'0" •
Bedroom 3	4898mm • x 2780mm •	16'1" • x 9'1" •
Bedroom 4	3100mm x 2425mm	10'2" x 8'0"



GROUND FLOOR

Living Room	5300mm x 3411mm	17'4" x 11'2"
Dining Room	2997mm x 2659mm	9'10" x 8'8"
Kitchen	2997mm x 2985mm	9'10" x 9'9"

- A/C Airing cupboard
- C Cupboard
- W Wardrobe
- Max dimension

Premier Specification
Digital illustration is indicative only

THE CHINNOR

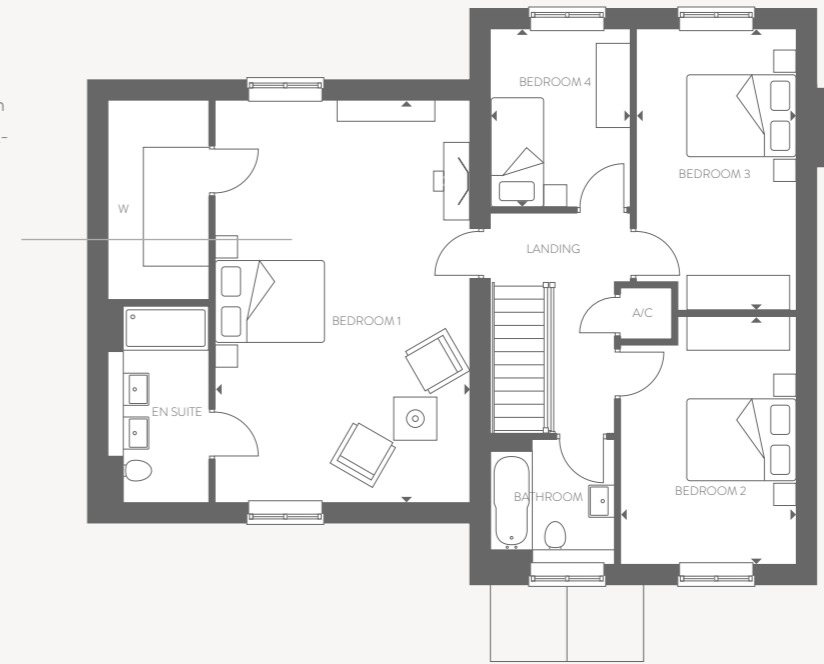
4 BEDROOM HOME

House 88



This incredible four bedroom family home has a luxurious layout comprising interconnected yet separate kitchen, dining and living rooms on the ground floor. Upstairs the impressive dual aspect master suite includes a seating area, ample storage and a spacious en suite. The remaining three bedrooms and family bathroom provide an abundance of space for the whole family.

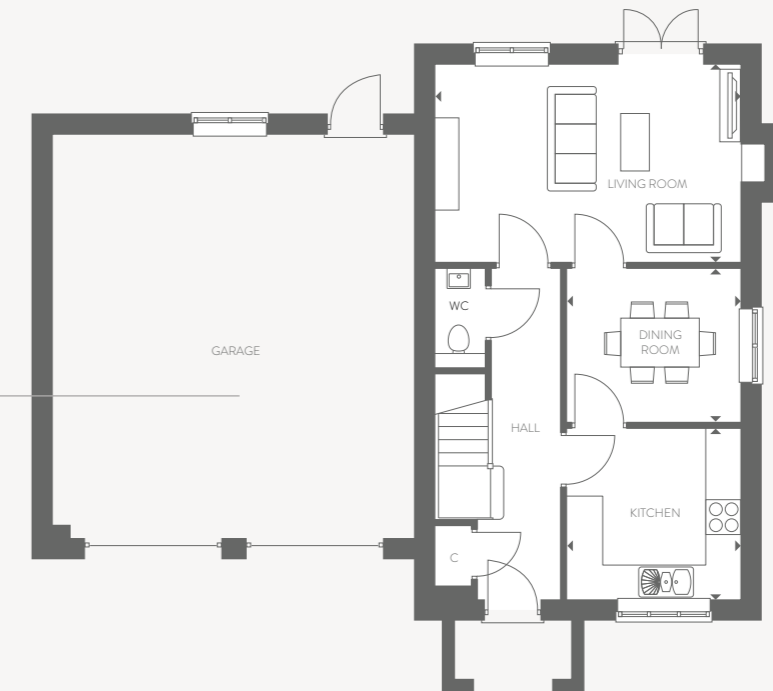
The master bedroom benefits from a walk-in wardrobe and an impressive en suite with double sinks



FIRST FLOOR

Bedroom 1	7000mm x 4430mm	23'0" x 14'6"
Bedroom 2	4307mm x 3055mm	14'1" x 10'0"
Bedroom 3	4898mm x 2780mm	16'0" x 9'1"
Bedroom 4	3100mm x 2425mm	10'2" x 8'0"

The double garage means you will never have to worry about storage space



GROUND FLOOR

Living Room	5300mm x 3411mm	17'4" x 11'2"
Dining Room	2997mm x 2659mm	9'10" x 8'8"
Kitchen	2997mm x 2985mm	9'10" x 9'9"

- A/C Airing cupboard
 - C Cupboard
 - W Wardrobe
 - Max dimension
- Premier Specification
Digital illustration is indicative only

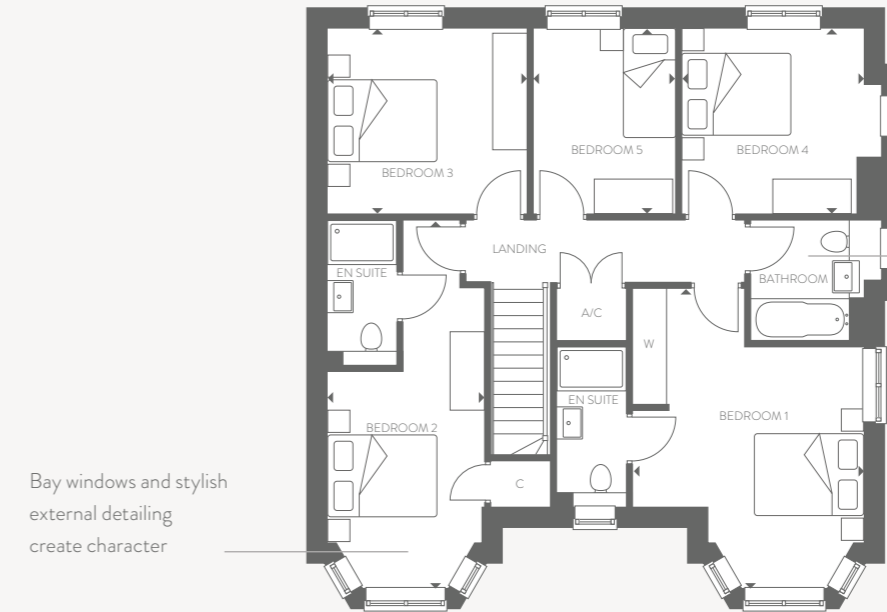
THE HADDENHAM

5 BEDROOM HOME

Houses 63, 64* & 69*



This bay-fronted five bedroom detached home has an impressive layout featuring a separate living room, dining room, large study, breakfast room and kitchen with utility on the ground floor. On the first floor both the master and bedroom 2 benefit from an en suite, while a further two double and one single bedroom plus the family bathroom complete this spacious home.

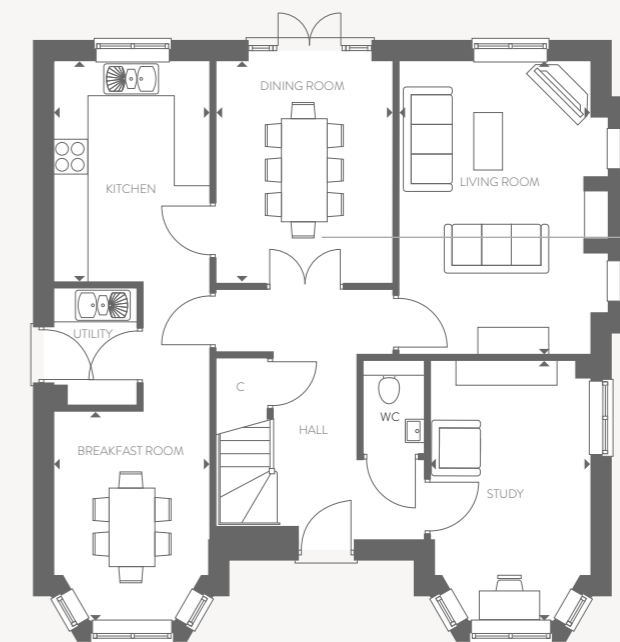


Bay windows and stylish external detailing create character

The bathrooms feature quality fittings by Villeroy & Boch, Hansgrohe and Porcelanosa

FIRST FLOOR

Bedroom 1	5217mm • x 4025mm •	17'2" • x 13'3" •
Bedroom 2	6396mm • x 2755mm •	21'0" • x 9'0" •
Bedroom 3	3502mm x 3255mm	11'5" x 10'8"
Bedroom 4	3255mm • x 3498mm •	10'8" • x 11'4" •
Bedroom 5	3255mm x 2480mm	10'8" x 8'1"



An array of reception rooms provide space for the whole family to enjoy

GROUND FLOOR

Living Room	5095mm • x 3681mm •	16'8" • x 12'0" •
Dining Room	3875mm x 3035mm	12'8" x 9'11"
Kitchen	3850mm x 2700mm	12'7" x 8'10"
Study	4556mm • x 2755mm •	14'11" • x 9'0" •
Breakfast Room	3565mm • x 2700mm •	11'8" • x 8'10" •

- A/C Airing cupboard
- C Cupboard
- W Wardrobe
- Max dimension

Premier Specification

*Handed to floorplans shown

Digital illustration is indicative only

THE THAME

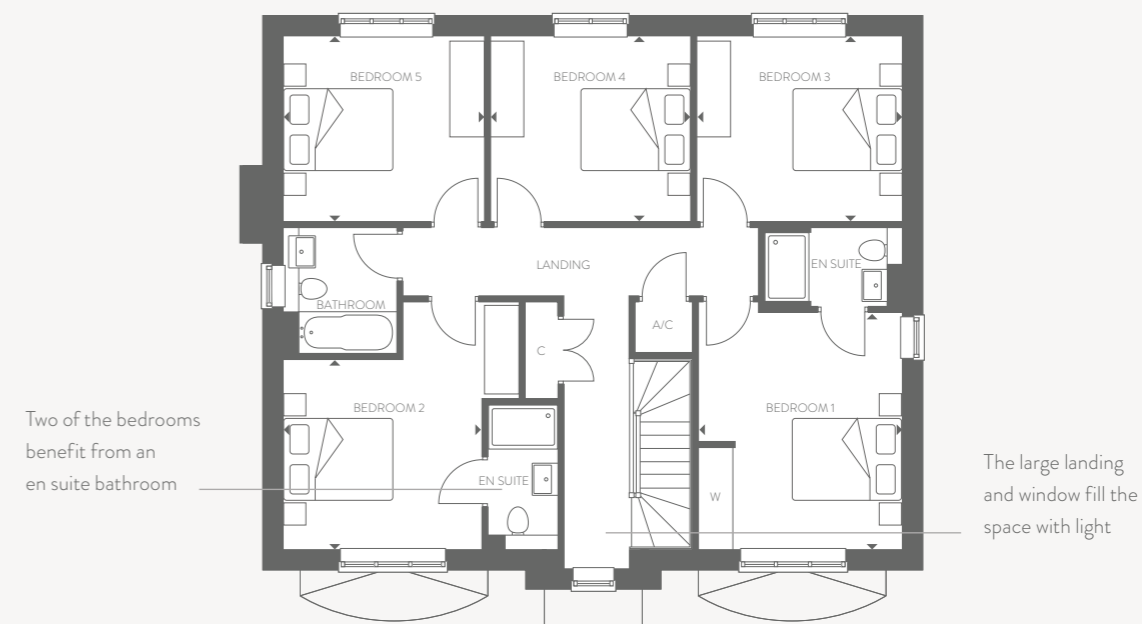
5 BEDROOM HOME

House 58



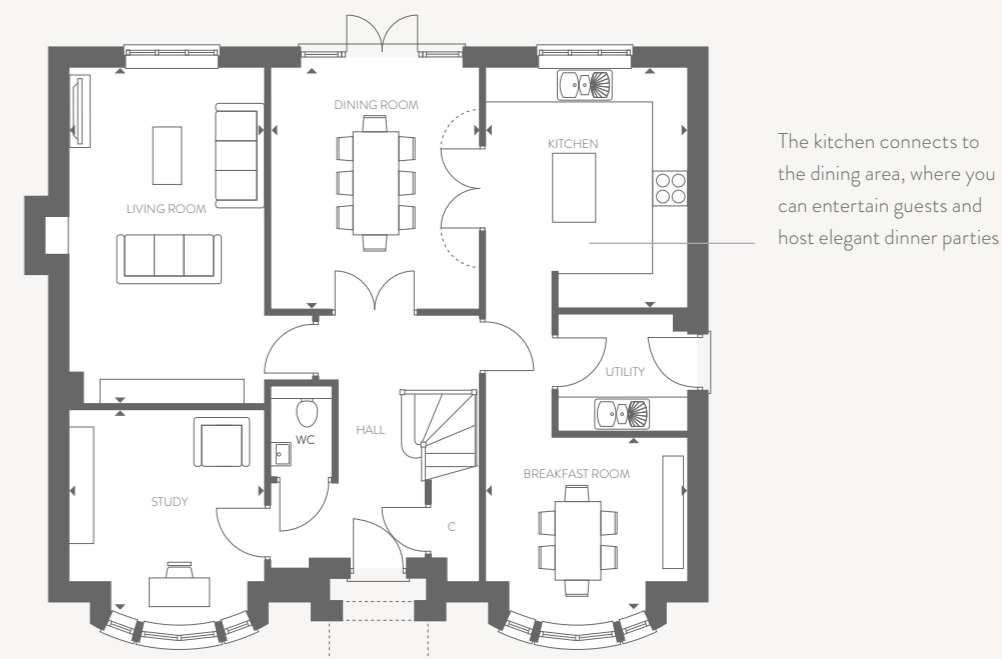
This unique five bedroom detached home looks out onto the open space and play area at the rear of the development. The incredible layout includes a stylish kitchen with island which opens into the dining room through double doors. The ground floor also features a separate living room, study, breakfast room and utility.

Upstairs there are five double bedrooms, with two benefiting from a luxurious en suite in addition to the family bathroom.



FIRST FLOOR

Bedroom 1	4166mm • x 3539mm •	13'8" • x 11'7" •
Bedroom 2	4318mm x 3441mm	14'2" x 11'3"
Bedroom 3	3572mm x 3234mm	11'8" x 10'7"
Bedroom 4	3489mm x 3234mm	11'5" x 10'7"
Bedroom 5	3489mm x 3234mm	11'5" x 10'7"



GROUND FLOOR

Living Room	5860mm • x 3371mm •	19'2" • x 11'0" •
Dining Room	4215mm x 3585mm	13'10" x 11'9"
Kitchen	4190mm • x 3581mm •	13'8" • x 11'7" •
Study	3510mm • x 3370mm •	11'6" • x 11'0" •
Breakfast Room	3484mm • x 3023mm •	11'5" • x 9'11" •

A/C Airing cupboard
 C Cupboard
 W Wardrobe
 • Max dimension

Premier Specification
 Digital illustration is indicative only

SPECIFICATION

	Classic Specification	Premier Specification
Kitchens		
Fully-fitted Symphony kitchen with post formed worktops and upstands	•	•
Soft close doors and drawers	•	•
Brushed steel Bosch electric oven (double oven to larger homes), four-ring gas or ceramic hob and integrated extractor with three speeds	•	•
Bosch fully integrated dishwasher and fridge freezer		•
Low energy LED lighting under wall units		•
Leisure Rangemaster stainless steel sink and Hansgrohe mono block mixer taps	•	•
Spacia flooring by Amtico		•
Gerflor Griptex Vinyl flooring	•	
Central Heating		
Gas fired A rated central heating system	•	•
Myson Premier HE radiators to all rooms excluding hallways	•	•
Bathroom, En Suite and Cloakroom		
Contemporary white Roca Gap sanitaryware	•	
Villeroy and Boch Omnia Architectura sanitaryware		•
Hansgrohe taps	•	•
Full height Porcelanosa tiling to the bath and shower enclosure	•	•
Spacia flooring by Amtico		•
Gerflor Griptex Vinyl flooring	•	
Heated chrome towel rails to bathroom and en suite	•	•
Joinery		
Oak effect internal doors	•	•
White painted stepped architrave	•	•
Satin chrome ironmongery	•	•
Full height sliding wardrobe to master bedroom		•
House Exteriors		
Solar lighting to front and rear door	•	•
Turf to rear gardens	•	•

	Classic Specification	Premier Specification
Decoration		
Internal walls painted white throughout	•	•
Window boards, internal door frames, skirtings and architraves painted with a white gloss finish	•	•
Environmental Features		
Double glazed windows	•	•
Enhanced insulation	•	•
Pull out recycling bins in kitchen	•	•
Low energy lighting system	•	•
A rated kitchen appliances	•	•
Electrical		
Batten lighting to kitchen, bathroom, en suite and cloakroom. All other rooms to have pendant lighting	•	
Low energy downlighters fitted to the kitchen only. Pendant or batten light fittings to all other rooms		•
TV/FM/Sky+ connections fitted in living room and master bedroom**	•	•
Shaver sockets fitted in all bathrooms and en suites	•	•
White recessed extractor fans	•	•
Security and Peace of Mind		
External doors supplied with chrome multipoint locking system	•	•
PVCu glazed windows and French doors provided with matching white ironmongery and multipoint locking	•	•
Mains operated smoke, heat and carbon monoxide detectors	•	•

*Please speak to your Sales Advisor for plot specific details

**Subject to Sky subscription



TYPICAL CREST NICHOLSON SHOW HOME INTERIORS SHOWN

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.

Our commitment to building exemplary new homes and creating sustainable communities is recognised in our impressive array of industry design awards, including more CIBE 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.



ELLENBROOK MEADOWS, ST ALBANS



DORRIDGE GATE, SOLIHULL



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— FINE HOMES —



Crest
NICHOLSON