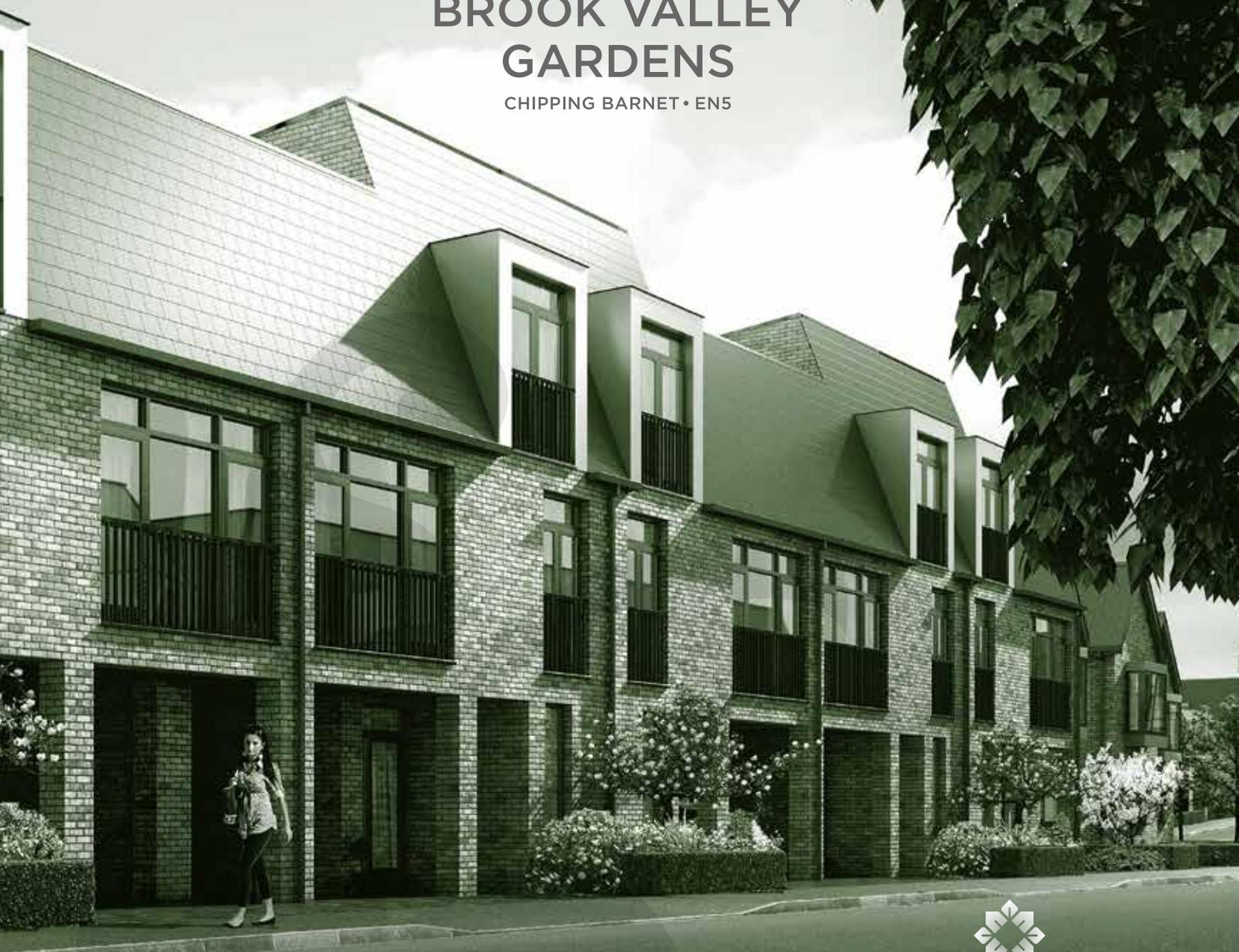




# BROOK VALLEY GARDENS

CHIPPING BARNET • EN5



**COUNTRYSIDE**

Places People Love

# INTRODUCING BROOK VALLEY GARDENS

Brook Valley Gardens is where the urban landscape of Greater London meets the borders of leafy Hertfordshire. This is the setting for a quintessential classic garden suburb re-imagined and re-interpreted anew for the 21st century.





“A central garden square is a multi-purpose community space and threshold to the 10-mile Dollis Valley riverside Greenwalk”

## A GARDEN SUBURB FOR THE 21<sup>ST</sup> CENTURY

**At the leading edge of sustainable suburban development, Brook Valley Gardens is truly a landmark project, and one that Barnet can deservedly be proud of.**

Comprising of principally houses, the unique development will grow organically to be built in five phases over seven years, eventually bringing some 600 high quality new homes. Brook Valley Gardens offers new facilities including a community centre, nursery and shared communal gardens complementing a contemporary lifestyle.

A network of wide, tree-lined avenues and green boulevards, such as Eastern and Western Avenue, sit alongside children's play areas providing a real sense of openness and focus for community outdoor life.

Computer generated image of Brook Valley Gardens. All elevations, architectural detailing and landscaping are indicative only and may vary from the illustration. Please speak to a Sales Consultant for further details.



# IT ALL WORKS TOGETHER SEAMLESSLY

## Brook Valley Gardens “will not only be green but will be smart”

The Masterplan, by renowned practices Alison Brooks Architects and HTA Architects, brings to life a concept of community that is about connection.

This transformational masterplan re-connects the development with the wider Barnet neighbourhood and green belt, with a clear network of streets and garden squares within a sustainable landscape framework.

A predominant character of two and three storey terraced houses with private gardens, with details from full-height French doors and dormer windows to the buff brick as well as crown and mansard roof styles.

Integrated passive and active measures will reduce carbon emissions, manage rainwater, increase biodiversity and support recycling. Brook Valley Gardens is at the leading edge of sustainable suburban development and all homes are built to Code for Sustainable Homes Level 4.

Computer generated images of Brook Valley Gardens. All elevations, architectural detailing and landscaping are indicative only and may vary from the illustration. Please speak to a Sales Consultant for further details.



# ON A LANDSCAPE SHAPED BY HISTORY, INSPIRATIONAL DESIGN FOR TODAY



The roots of Chipping Barnet and the surrounding area run deep, from the settlement that evolved after the market granted in 1199 by King John brought trade to its market place, and the horse-drawn traffic out of London saw the rise of coaching inns - several of which still stand in Chipping Barnet today.

Through the centuries, it saw a battle of the War of the Roses and experienced the excitement of the arrival of the railway in the Victorian era, and then the Underground in the 1940s.

The 1960s and 1970s saw the arrival of the Dollis Valley Estate in Barnet, and it is this swathe of land that is seeing a far-reaching regeneration, one that will create a new green neighbourhood for the 21st century. It will reflect the vision of exceptional design talent, and see homes with a raft of environmentally friendly features.

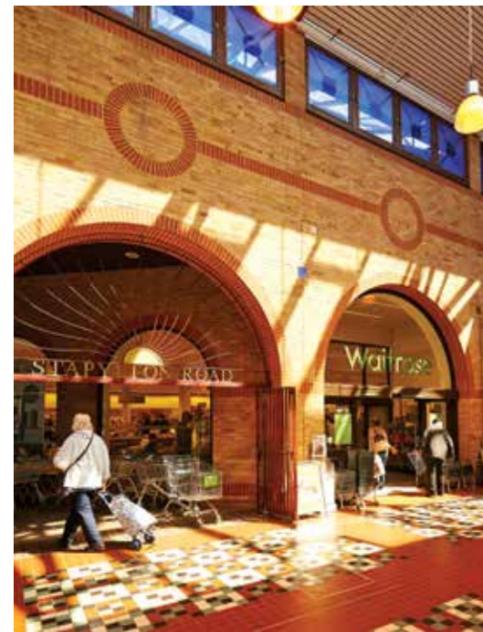


Distance taken from [googlemaps.co.uk](http://googlemaps.co.uk)  
Distance is approximate and correct at time of print.





**A PLACE WHERE QUALITY OF LIFE IS A TRADITION**



**Brook Valley Gardens is extremely well-placed to enjoy excellent amenities for modern living.**

Nearby, Barnet High Street bustles with local shops, with the Spires Centre – a regular winner of Barnet and London in Bloom awards – home to a Waitrose, fashion chains and coffee spots.

Barnet's long-established market tradition thrives today, with stalls packed full of organically farmed fruit and vegetables and freshly made bread. The Odeon cinema is the place to catch the latest release, or for an alternative past time enrol at the All Saints Art Centre for classes in everything from drums to street dance and sculpture!

Local festivals dot the calendar with the traditional annual Barnet Fair offering late-summer relaxation and entertainment.





# FROM LEISURELY LUNCH TO A LA CARTE



Sunday brunch, family meals, or a special occasion, at Brook Valley Gardens you are just minutes away from a great range of culinary choices – with many local favourites located in and around Barnet High Street.

You will find well-loved cafés like The Old Courthouse renowned for its coffee and caramel cake, popular chains like Prezzo with its contemporary décor as well as characterful coaching inns like The Old Mitre with real ales, cosy fires in the winter and sunny beer gardens for summer days. There is a Toby Carvery for Sunday platters of roasted hand-carved meats, and Dudley’s pancake houses specialising in crepes, gourmet bagels, and Belgian waffles.





# A VIBRANT LONDON CLOSE TO HOME



Central London is a global magnet, and at Brook Valley Gardens you can explore the buzzing quarters of the capital with just a few steps on the Northern Line.

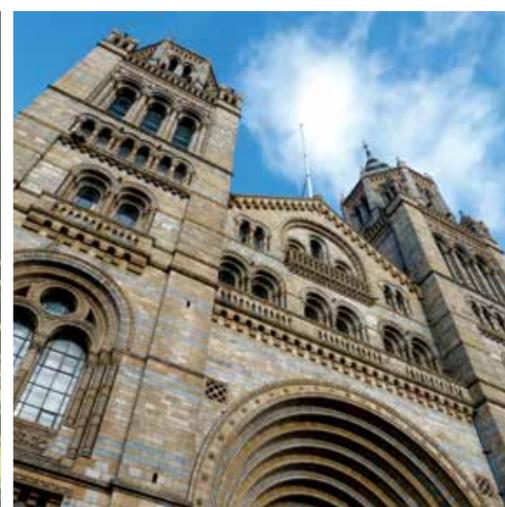
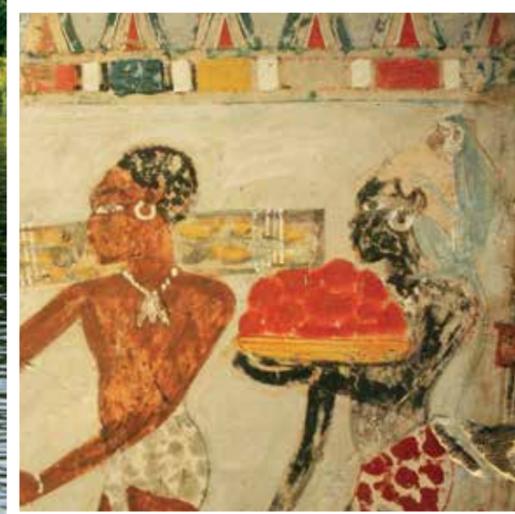
Head to Camden town, as cosmopolitan as it is quirky with its shops, galleries and bars. The Camden Lock Market has studios, workshops and watering holes overlooking Regent's Canal – bustling at weekends and during its late night street-food evenings.

Further down the line, Islington is firmly on the style map with its restaurants, pubs, and shops and arcades along Upper Street and Camden Passage selling the chic and the antique.

Furthermore you can explore the Hampstead branch of the Northern Line for café society, people watching, and spotting the occasional celebrity. Indulge at long-established patisseries, and then walk it off on the Heath.



# ALWAYS SOMETHING NEW TO EXPLORE



**London's attractions are diverse and enticing all-year-round.**

The capital is home to some of the world's best museums, from the Natural History Museum to the Science Museum and the V&A, there's an unrivalled choice of exhibitions on offer.

The traditional landscape of the Royal Parks - Hyde Park, St James's and Green Park - are the places to stroll, sit by the bandstand or take a relaxing bike ride. Additionally you can head to London's newest green space, the magnificent Queen Elizabeth Olympic Park in Stratford.

Over on the South Bank the vibrant arts centre offers an impressive cultural breadth - music, dance, art, drama, film and more. During the winter months you will see the arrival of the capital's ice-rinks at Somerset House and Canary Wharf vying to be the coolest place in town.



# SUPERB CONNECTIONS RIGHT DOWN THE LINE



HIGH BARNET

NORTHERN LINE

KING'S CROSS ST. PANCRAS  
30 minutes

ANGEL  
34 minutes

OLD STREET  
35 minutes

MOORGATE  
37 minutes

BANK  
39 minutes

CAMDEN TOWN  
25 minutes

TOTTENHAM COURT ROAD  
33 minutes

LEICESTER SQUARE  
34 minutes

WATERLOO  
38 minutes

Barnet is ideally located to connect you to the city and beyond. High Barnet station is on the Northern Line with the City branch connecting you to Moorgate and Bank in 40 minutes. The Charing Cross branch takes you direct to the West End at Tottenham Court Road and Leicester Square. High Barnet also runs directly into King's Cross St Pancras for Eurostar services.

Taking the bus is a green way to travel, and the 184 route runs along Mays Lane, with frequent services running every 10 minutes, taking in Barnet High Street, Wood Green, and New Barnet. Furthermore, Luton International airport is just 26 miles away and Heathrow 33 miles away.

Not to be overshadowed by the rail links, Brook Valley Gardens is also ideally located to access the strategic road links of the A1, M25, and M1, with the A1/M25 intersection four miles away and junction 2 of the M1 six miles.

Train travel times taken from tfl.gov.uk  
Distances are measured from Brook Valley Gardens ENS 2FH  
and are taken from googlemaps.co.uk  
All times/distances are approximate and correct at time of print.



# FIRST CLASS FOR FAMILY LIVING



Brook Valley Gardens is hard to beat when it comes to schooling.

## INFANT & JUNIOR SCHOOLS

**UNDERHILL INFANT SCHOOL**  
Barnet 0.2 miles  
State, mixed, 3-7 years

**UNDERHILL JUNIOR SCHOOL**  
Barnet 0.2 miles  
State, mixed, 7-11 years

**ST CATHERINE'S PRIMARY SCHOOL**  
Barnet 0.5 miles  
Roman Catholic, mixed, 3-11 years

## SECONDARY SCHOOLS & SIXTH FORM

**QUEEN ELIZABETH'S SCHOOL**  
Barnet 0.6 miles  
Academy State, girls, 11-18 years

**QUEEN ELIZABETH'S GRAMMAR SCHOOL**  
Barnet 1.2 miles  
Selective, boys, 11-18 years

**TOTTERIDGE ACADEMY WITH SIXTH FORM**  
Barnet 1.2 miles  
State, mixed, 11-18 years

## FURTHER EDUCATION & SPECIALIST EDUCATION

**BARNET & SOUTHGATE COLLEGE**  
Barnet 0.7 miles  
A Levels, vocational studies, work-skills training, foundation degrees, 15 years+

**WOODHOUSE COLLEGE**  
Finchley 3.6 miles  
Sixth Form College, 16-18 years

**SUSIE EARNSHAW THEATRE SCHOOL**  
Barnet 0.6 miles  
Specialist stage school, 11-16 years

Distances are measured from Brook Valley Gardens ENS 2FH and are taken from googlemaps.co.uk  
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# BROOK VALLEY GARDENS, SURROUNDED BY NATURE

Surrounding Brook Valley Gardens you can enjoy a remarkable diversity of landscapes, habitats, wildlife and walks, from parks and woodland to common, meadow - and more.

**ROWLEY GREEN COMMON - 1.1 miles**  
A local nature reserve, 12 acres in size, is a remnant meadow with two large ponds and one of the last peat bogs left in London.



**MOAT MOUNT OPEN SPACE - 2.0 miles**  
A 110 hectare park and nature reserve, where you can take in its magnificent views from the top of the hill. Dollis Brook rises within Moat Mount, which is also home to an Outdoor Activity Centre for orienteering, adventure courses, and camping.



**TOTTERIDGE FIELDS AND NATURE RESERVE - 1.9 miles**  
Totteridge Fields and its surroundings are the perfect place to spend a sunny Sunday afternoon. Keep an eye out for wildlife in the ancient meadow habitat consisting of three fields known as Nutt Field, Hen Mead and Nearer Slay Land.



**COVERT WAY NATURE RESERVE AND MONKEN HADLEY COMMON - 2.0 miles**  
Monken Hadley Common's bridleway for horse-riding and cycling is part of the 'London LOOP' - London Outer Orbital Path, while adjacent Covert Way Local Nature Reserve is a haven for wildflowers and wildlife from woodpeckers to muntjac deer, butterflies and bats.



**OAK HILL PARK - 3.3 miles**  
A great place for a family day out. As well as offering leisurely strolls amongst the mature oak trees, Oak Hill offers play areas for youngsters, tennis courts, an outdoor gym, bowls and cricket facilities and a cafe to grab some refreshments.



**TOTTERIDGE COMMON - 2.7 miles**  
This popular nature reserve is home to five ponds. Each vary in character but all offer a great opportunity to spot dragonflies and amphibians.



**DOLLIS VALLEY GREENWALK - 0.8 miles**  
Linking Moat Mount to Hampstead Heath, the 10-mile, long distance footpath follows Dollis Brook, creating a green corridor which connects the local open spaces.

Distances are measured from Brook Valley Gardens ENS 2FH and are taken from googlemaps.co.uk  
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# PLAY AND PRACTICE, MEET AND MIX

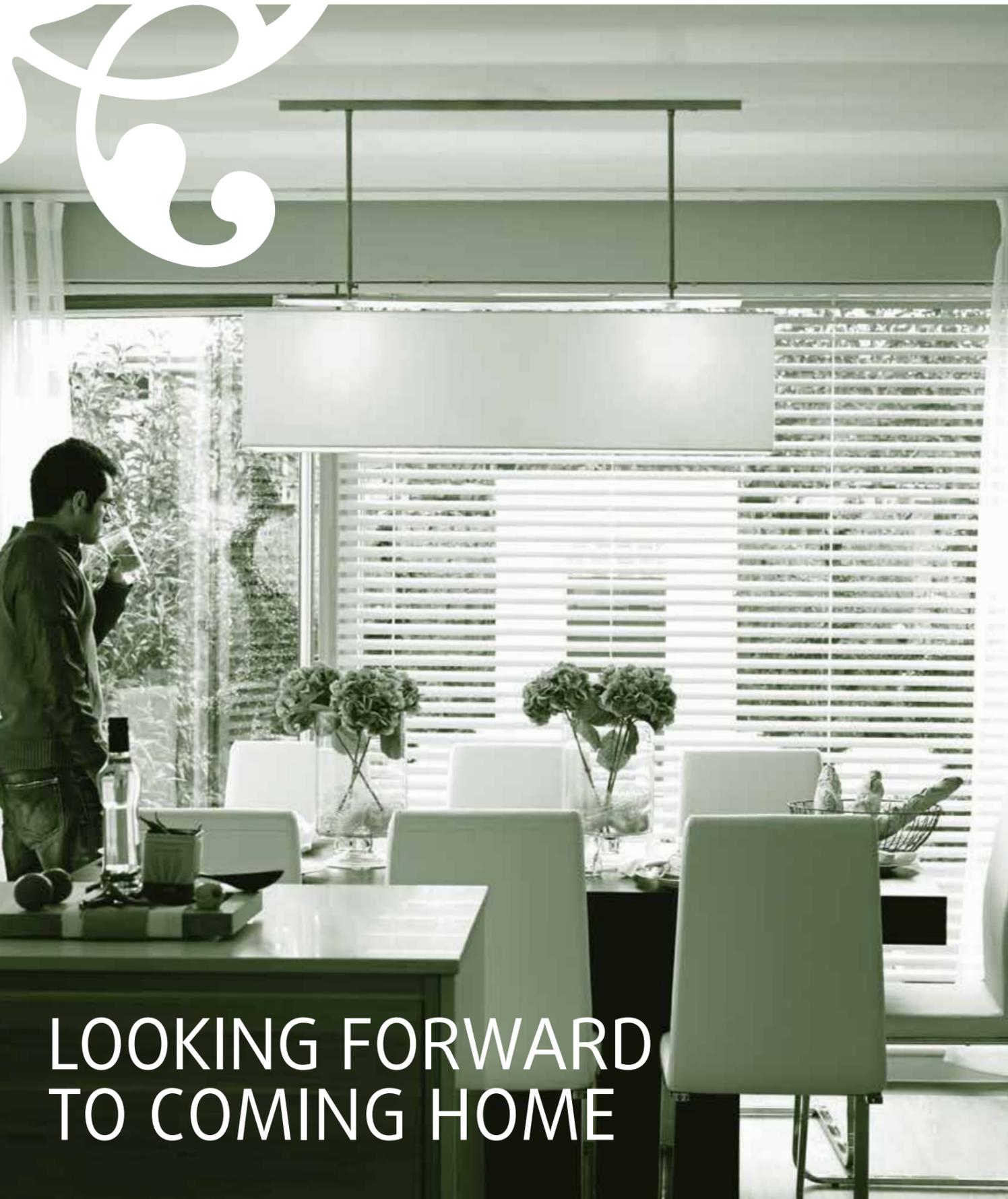
**At Brook Valley Gardens you have easy access to a whole host of leisure gems.**

The Queen Elizabeth Leisure Centre and LA Fitness in New Barnet offer an excellent range of gym facilities, fitness classes and opportunities to unwind.

You will find recreation grounds, playing fields and multisport facilities across the borough, from basketball and football to tennis and cricket.

Whether you are an accomplished golfer or beginner, the area offers a wealth of clubs. Old Fold Manor's heathland course has a famous finishing hole over a historic moat, Arkley is on the list of 'must play' Hertfordshire courses, and Rowley Lane's fairways weave through gently rolling hills with panoramic views.





LOOKING FORWARD  
TO COMING HOME



**Sleek lined and packed with contemporary style, the homes at Brook Valley Gardens are a feast for the eyes.**

With kitchens equipped with double\* oven and single microwave, integrated A+ rated fridge/freezer, and integrated A rated dishwasher, they match their superb looks with impressive eco-credentials. Throughout your home, neutral wall tones and wonderful textures from wood effect flooring to soft carpets complement each other beautifully.

Discover luxurious tranquil bathrooms and en suites accented with features such as chrome heated towel rails and accessories, with porcelain tiles to floor and walls. In addition, full-height glazing provides a stylish and seamless transition from inside to outside, your brand-new home has been designed to incorporate the best of contemporary living.

\*3 and 4 bedroom plots only  
Photography from previous Countryside developments



# BUY NEW FOR PEACE OF MIND



When you move into a brand new home there are a number of benefits that come with it such as:

- Energy efficient heating system
- Double glazing
- Fully fitted kitchen with integrated appliances
- Fully fitted bathroom with water efficient fittings
- Spacious layouts
- 10 year NHBC guarantee
- 2 year customer care warranty

Compare buying an old home versus a new one!

OLD	NEW
Redecorating and initial DIY	Ready to move into
Waiting for your seller to move on	No chain and a hassle free move
Old appliances and dated interiors	High specification and well thought out layouts and interiors
Costly to modernise and make efficient	Lower maintenance costs
Higher monthly running costs	More energy efficient

# BUILDING HOMES THAT DON'T COST THE EARTH



In choosing a new home with Countryside you are getting a comfortable, highly energy and water efficient property, reducing your environmental footprint and saving you money.

Today the world's attention is firmly placed on combating climate change. Around 25% of the UK's carbon emissions are generated in homes and in Britain on average £1 in every £3 spent on energy in older homes is wasted immediately. However, a new home from Countryside is on average 6.5 times more energy efficient than one built just 30 years ago.

Our new homes are well designed, comfortable, safe and adaptable, and wherever possible they are constructed from materials that have a reduced impact on the environment. In recognition of this we have received more than 120 awards for sustainability since 2000.

The Code for Sustainable Homes provides a comprehensive measure of the sustainability of individual new homes and developments. The Code ensures that new homes deliver measurable improvements in key areas such as carbon dioxide emissions and water use.

Each development is rated from Code Level 1 through to zero carbon at Code Level 6.

**Brook Valley Gardens has been rated as Code Level 4.**

The Code offers our customers the benefits of reduced costs through superior energy and water efficiency, and reduced maintenance, as well as comfortable, healthy and flexible internal living space. It therefore helps to reduce carbon dioxide emissions, which in turn safeguards the environment.



# COUNTRYSIDE: REGENERATING LONDON



**At Countryside, we believe that where we live matters. We're passionate about creating places people aspire to live, that deliver enduring value and where people feel a true sense of belonging.**

All our developments and homes carry a signature style and character, designed to work for the way people live today with materials that reflect our commitment to quality. Our exacting standards and sustainable credentials combine to create places that will stand the test of time.

**Above:** Acton Gardens, London W3  
**Top right:** Base3, London E3  
**Middle right:** East City Point, London E16  
**Bottom right:** Acton Gardens, London W3

From the character of the homes we build to the planning of environments and the unique detailing of the landscape, our creative approach to place making creates places where people feel at home, providing a greater sense of belonging, spirit of neighbourhood and quality of life for everyone who lives in and around our developments.

Countryside has unrivalled expertise in estate regeneration having undertaken more than 35 mixed-tenure and mixed-use schemes with local authorities and housing associations. As a result the Group is able to bring to its partners an unparalleled depth of experience and skills.

We recognise that estate regeneration is extremely challenging and requires considerable expertise and resources to ensure success. It also requires a commitment to working with local communities - helping them to create places where people want to live.

**We create places people love.**



# CUSTOMER CARE

**The customer care team at Countryside is committed to providing you, our customers, with quality homes.**

The whole team is working to achieve one common goal: to ensure that you are satisfied and happy with your new home, from the moment that you make your reservation, to the day you move in and beyond. No matter who you are dealing with, or what queries, questions or complaints you may have, you can be confident that our people and procedures will adhere to the terms of our Charter and the 'Consumer Code for Home Builders'. Copies of the 'Consumer Code for Home Builders' are available from our sales offices and via our 'New Homes' website; a copy (also identifying where further guidance can be found) will always be provided to you upon reservation.

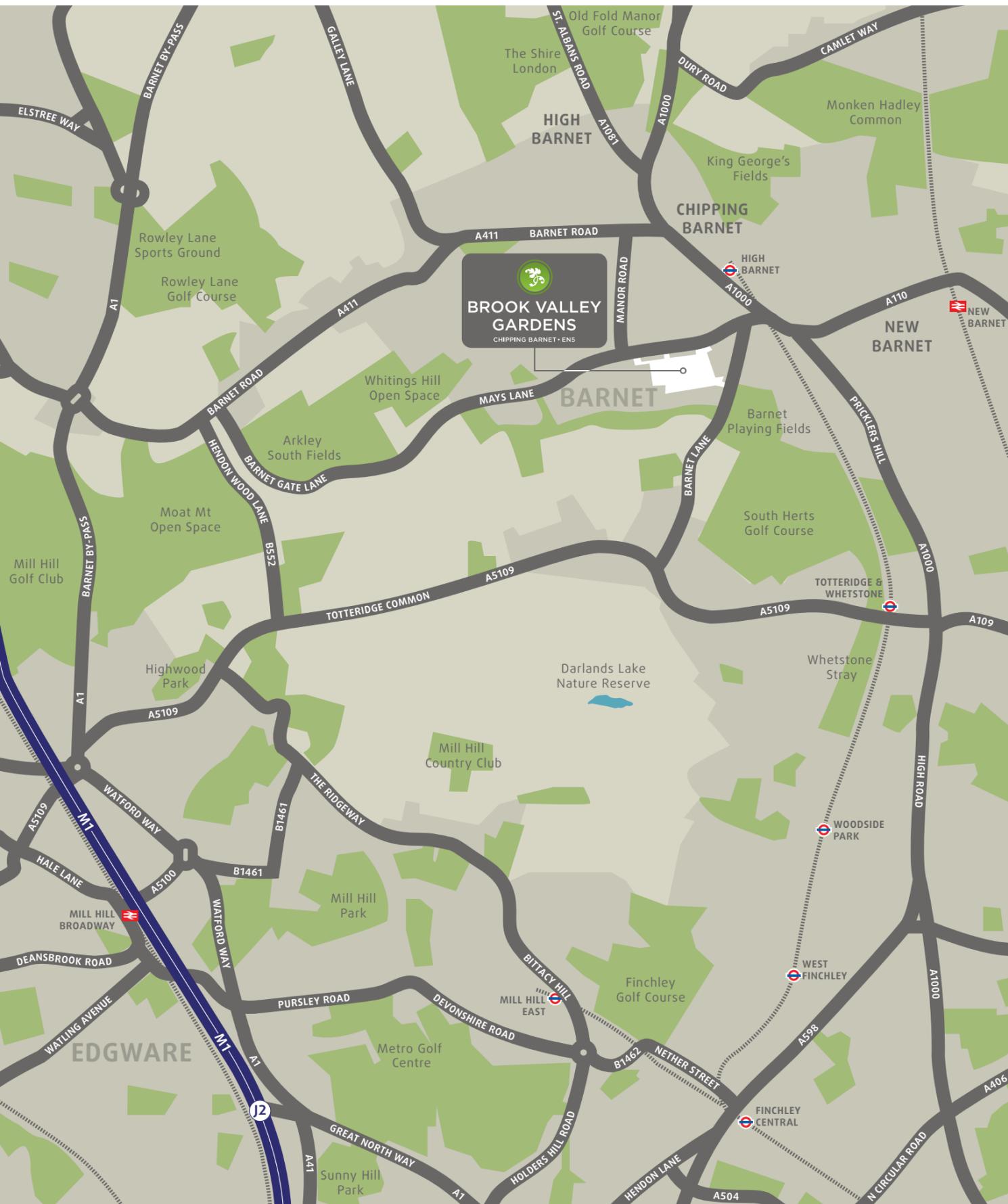
Our customer care begins at the outset, with our trained Sales Consultants who offer guidance on the legal process involved in buying a home and help with arranging mortgage finance through independent financial consultants.

Every home at Brook Valley Gardens carries our commitment to quality and improvement. You have the added assurance of every home carrying the NHBC Warranty (Buildmark) against structural defects for a ten-year period following the date of legal completion.

Each property is quality checked and commissioned by our dedicated customer care team before handover to its new owner.

Each new owner will be invited to attend a handover of their new home with a member of the customer service team.





# HOW TO FIND US

## FROM CENTRAL LONDON

Follow the A1 northwards, following signs for The North, M1, Watford, Brent Cross.

Pass Highgate Underground Station, then at The Woodman public house continue forward onto the A1.

Turn right, signposted The North.

At traffic signals continue forward onto the A1000, signposted Finchley, North Circular (A406 East). Then at the Bald Faced Stag public house, continue forward.

At next traffic lights turn left onto the A1000, then bear right onto the A1000, signposted Barnet.

At next set of traffic lights continue forward, signposted High Barnet, Potters Bar.

Turn left onto Underhill, then bear left onto Mays Lane. Brook Valley Gardens is on your left.

## FROM WATFORD AND THE WEST

Follow the M25 motorway in a clockwise direction, following signs for Stansted Airport.

Leave the M25 at junction 23, then at roundabout take the 4th exit onto the A1081, signposted Barnet.

At roundabout take the 2nd exit onto the A1081, signposted Barnet.

At traffic signals turn right onto High Street - A1000. At Barnet Church, traffic signals turn right onto the A411.

Turn left onto Manor Road, then turn left onto Mays Lane. Brook Valley Gardens is immediately on your right.

## FROM ESSEX AND THE EAST

Follow the M25 anti-clockwise, following signs for Stansted Airport.

Continue forward at junction 27, signposted Heathrow Airport.

Leave the M25 at junction 23, then at roundabout take the 1st exit onto the A1081, signposted Barnet.

At roundabout take the 2nd exit onto the A1081, signposted Barnet.

At traffic signals turn right onto High Street - A1000.

At Barnet Church, traffic signals turn right onto the A411.

Turn left onto Manor Road, then turn left onto Mays Lane. Brook Valley Gardens is immediately on your right.

**For your Sat Nav: ENS 2FH**



Scan the QR Code to get directions to Brook Valley Gardens

Please drive carefully around Barnet and surrounding areas, as width restrictions apply.



AN EXCITING  
NEW CHAPTER  
HAS BEGUN,  
BE PART OF  
THE STORY...



Computer generated image of Brook Valley Gardens. All elevations, architectural detailing and landscaping are indicative only and may vary from the illustration. Please speak to a Sales Consultant for further details.

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Computer generated image  
of Brook Valley Gardens.



Brook Valley Gardens Sales and Marketing Suite  
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[brookvalleygardens.co.uk](http://brookvalleygardens.co.uk)



**COUNTRYSIDE**  
Places People Love