

ALDENHAM RESIDENTIAL | JUST NEW HOMES

Elsie MACKAY
Nancy LANCASTER
William HAINES
Billy BALDWIN
CECIL Beaton
David HICKS
Clark HAMPTON
David COLLINS

The

ELSIE

Collection

8 BEAUTIFULLY CURATED HOMES, NAMED IN
HONOUR OF OUR GREATEST INTERIOR DESIGNERS

BOVINGDON



HERTFORDSHIRE

“I’m going to make
everything around me
BEAUTIFUL –
That will be my life”

Elsie De Wolfe

THE WORLD'S FIRST PROFESSIONAL INTERIOR DESIGNER

INTRODUCING

THE ELSIE COLLECTION

Glamorous *Elsie De Wolfe* was the world’s first professional interior designer, starting in 1905 after switching from acting, and these eight new designer homes reflect her signature style of modern elegance.

They have been named after some of the most inspirational interior designers of all time, from beautiful but rebellious aristocrat *Elsie MACKAY* who created interiors for a famous British cruise line, to New Yorker *Billy BALDWIN* whose rich and famous clients included the Hollywood greats.

Other icons of the interior design world to lend their names to the **ELSIE Collection** are *Nancy LANCASTER* who invented English country style, *David HICKS* who created a bolder English style and *Mark HAMPTON* who devised an American version.

These and 1930s actor *William HAINES*, Dublin architect *David COLLINS* and the remarkable photographer *CECIL Beaton* have been just as influential.

From the oak timber with underfloor heating downstairs to fully carpeted hygge bedrooms and marble-tiled bathrooms the focus is on comfort and style.

Wired for satellite and equipped for working from home, the open-plan design and bi-fold doors to the garden make them ideal for family life or relaxing with friends.

HOUSE 01
1893

THE MACKAY

Named after Elsie Mackay

HOUSE 02
1897

THE LANCASTER

Named after Nancy Lancaster

HOUSE 03
1900

THE HAINES

Named after William Haines

HOUSE 04
1903

THE BALDWIN

Named after Billy Baldwin

HOUSE 05
1907

THE CECIL

Named after Cecil Beaton

HOUSE 06
1929

THE HICKS

Named after David Hicks

HOUSE 07
1940

THE HAMPTON

Named after Mark Hampton

HOUSE 08
1955

THE COLLINS

Named after David Collins

HOUSE 01



THE MACKAY

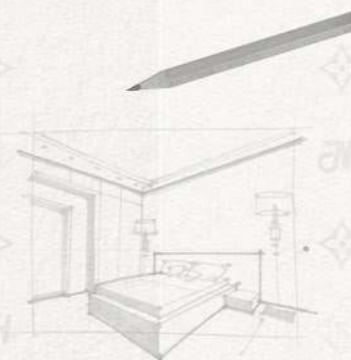
Elsie MACKAY defied her aristocratic family to become a silent screen star, successful jockey and pilot but also created lavish interior designs for the Peninsular and Oriental Steam Navigation Company, where her father was chairman.

HOUSE 02



THE LANCASTER

Nancy LANCASTER was an American socialite who married into the British gentry, took creative control of design house Colefax & Fowler in the 1940s and invented the English country style that's still in vogue today.



Luxe F&F Palette



HOUSE 03



THE HAINES

Hollywood actor *William* HAINES turned to interior design in the 1930s working for friends including screen stars Joan Crawford and Gloria Swanson offering an unfussy style that combined formality with casual designs to reflect real life.

HOUSE 04



THE BALDWIN

Billy BALDWIN preferred to be called a decorator rather than interior designer and was known for dramatic colour schemes teamed with comfortable furniture including wicker and rattan. Clients included Cole Porter and Greta Garbo.

Elsie De Wolfe was the first woman in America to make a living from interior design. Simplicity was her watchword and in the early 1900s she used light colours for walls and fabrics to escape the rich dark colours of cluttered Victorian parlours.

Clean lines and chic designs have been the aspirational aims of most of the world's great designers, from photographer and set designer Cecil Beaton to David Hicks, the most in-demand interior designer in London in the 1960s and 1970s.

The best interior designers focus on comfort, quality and imagination - all features you will find in The Elsie Collection homes.

HOUSE 05



THE CECIL

British fashion, portrait and war photographer **CECIL Beaton** won awards for his stage and costume designs but had a passion for interior design as illustrated in his London and Wiltshire homes where he entertained "bright young things".

HOUSE 06



THE HICKS

David HICKS created a bold English style by setting antique furniture and objects against modern geometric designs with clean lines for his clients, who ranged from a young Prince Charles to Vidal Sassoon and Helena Rubinstein.

Makers tools



HOUSE 07



THE HAMPTON

Mark HAMPTON met David Hicks while studying in London and went on to devise an American version of his mentor's alternative English country house style, working for Jacqueline Kennedy Onassis and two American presidents.

HOUSE 08



DAVID COLLINS

Dublin-born architect *David* COLLINS set up the David Collins Studio in 1985 and helped to transform London's restaurant scene by designing interiors for restaurants run by Marco Pierre White, Marcus Wareing and Gordon Ramsey.

Timeless Wicker & Rattan



Inspired by the
INTERIOR DESIGNERS
that defined an industry

Textural wonder



THE ELSIE COLLECTION



SITE PLAN

THE CECIL
HOUSE 05

THE HICKS
HOUSE 06

THE HAMPTON
HOUSE 07

THE COLLINS
HOUSE 08

THE BALDWIN
HOUSE 04

THE HAINES
HOUSE 03

THE LANCASTER
HOUSE 02

THE MACKAY
HOUSE 01

HOUSE 01
THE MACKAY
2 Bedroom -
869 sq.ft

HOUSE 02
THE LANCASTER
4 Bedroom -
1,242 sq.ft

HOUSE 03
THE HAINES
4 Bedroom -
1,515 sq.ft

HOUSE 04
THE BALDWIN
3 Bedroom -
1,195 sq.ft

HOUSE 05
THE CECIL
4 Bedroom -
1,653 sq.ft

HOUSE 06
THE HICKS
4 Bedroom -
1,385 sq.ft

HOUSE 07
THE HAMPTON
4 Bedroom -
1,385 sq.ft

HOUSE 08
THE COLLINS
4 Bedroom -
1,653 sq.ft

“
The only real freedom
we have left is the home.
Only there can we express
anything we want.
WILLIAM HAINES

”

ALDENHAM RESIDENTIAL | JUST NEW HOMES

As individual as you'd dare to make it...

A SITE TO BEHOLD

Harry Potter Studio Tour



Hit the trails at Chilton Hills



SPACE

to roll & roam

ABOUT THE AREA



Game of the century

Ancient Bluebell woods



Hit the slopes at The Snow Centre at Hemel



“ Not to take pleasure in one’s surroundings is to miss one of the great delights of life.

CECIL BEATON

”

Bovingdon dates back to the 13th century and has several historic buildings but its greatest attraction is its countryside.

The village is in Green Belt land, surrounded by a patchwork of farmers’ fields edged with ancient hedges among a network of lovely old country lanes.

The long-distance Chiltern Way footpath, which circles the Chiltern Hills Area of Outstanding Natural Beauty, runs through the village and there are lots of shorter walks on offer as well as the nearby *Chilterns Cycleway loop*.

There are ancient *bluebell woodlands*, English Heritage’s Berkhamsted Castle, National Trust properties such as Clivedon and Hughenden Manor and even the *Harry Potter Studio Tour* is only 20 minutes away.

Nearer to home there’s Bovingdon’s football, tennis and *cricket clubs*, while at nearby Hemel Hempstead you can perfect your skiing and snowboarding skills at The *Snow Centre* – the UK’s largest indoor slope with real snow.

ALDENHAM RESIDENTIAL | JUST NEW HOMES

shop MOOCH & chill

It's less than five miles to Hemel Hempstead and just under six to Berkhamsted, both enjoyable places to shop and stop a while at some of their restaurants, cafes and bars.

Marlowes Hemel Hempstead has more than 50 stores, from *Marks & Spencer* to *Wilko*, with a market on Thursdays and Saturdays in the Marlowes pedestrian area.

The cobbled high street of Hemel Hempstead old town has specialist shops in its Victorian and Georgian buildings, as well as period pubs and a good range of restaurants – from Thai to Italian.

Berkhamsted also has a historic high street, with a mix of chain stores and independents, a monthly *farmers' market* and an antiques & vintage market every month.

The Grand Union Canal runs through town, so there are several waterside pubs as well as a string of restaurants in town, such as *The Highwayman* – part of Raymond Blanc's White Brasserie Pubs chain.

But if you don't want to travel far Bovingdon's 18th century *Bell Inn* is well-regarded.



ABOUT THE AREA & SCHOOLING

The Bell is a lovely 18th century family-run pub

tasty EATS

The Bell Inn
Bovingdon

The White Hart
Whelpley Hill

The Sitar
Hemel Hempstead

Rodizio Villas Brazil
Hemel Hempstead

The Artichoke Restaurant (Michelin)
Amersham

Dining at Centurion Club
Hemel Hempstead

The Glasshouse
Chandlers Cross

Crockers Tring (Michelin)
Tring

HAWKYNS by Atul Kochhar
Amersham



SHAPING future talent

“

Crossing too many Ts and dotting too many Is makes a room look overdone and tiresome. One should create something that fires the imagination without overemphasis.

NANCY LANCASTER

”

Bovingdon is well-served with schools for all stages of children's education – particularly pre-school and primary offerings. *Bovingdon Primary Academy School* is rated Outstanding, takes boys and girls from three to 11 years old, and has extensive grounds including designated spaces for outdoor learning.

The village is also in the catchment area for *Chesham Grammar School*, rated Outstanding, and for *Hemel Hempstead School* and *Ashlyns School* in Berkhamsted – both rated Good.

There's also a healthy choice of private education, with several prep schools in nearby towns and villages. *Lockers Park Preparatory School* three miles away in Boxmoor, is a day and boarding school for boys aged four to 11, situated in 23 acres, while *Westbrook Hay Prep School* between Bovingdon and Hemel Hempstead takes boys and girls from three to 13.

There are specialist schools for pupils with severe learning difficulties aged from three to 19 in Hemel Hempstead and from two to 19 in Chesham.

For further education there is *West Herts College* in Watford, about nine miles away.

BOVINGDON Ofsted: Good Pre School - 0.3 miles	PIXIES HILL Ofsted: Good Primary School - 2.3 miles	CHESHAM GRAMMAR Ofsted: Outstanding Secondary School - 2.9 miles	ASHLYNS SCHOOL Ofsted: Good Secondary - 3.8 miles
BOVINGDON ACADEMY Ofsted: Outstanding Primary School - 0.3 miles	CHIPPERFIELD Ofsted: Good Pre-School - 2.7 miles	LOCKERS PARK Ofsted: Good Pre & Primary School - 3.2 miles	AMERSHAM SCHOOL Ofsted: Good Secondary - 4.6 miles
LEY HILL Ofsted: Good Primary School - 1.8 miles	FOOTSTEPS Ofsted: Good Nursery & Pre School - 2.8 miles	BERKHAMSTED DAY NURSERY Ofsted: Good Pre School - 3.6 miles	WEST HERTS Ofsted: Good College - 9 miles

ALDENHAM RESIDENTIAL | JUST NEW HOMES

Connected *within nature*

Bovingdon has the perfect position in lovely countryside on the edge of the Chilterns but only a few miles from several good towns and excellent transport links.

It's only eight miles from the M25, which puts the M1 to Luton and the North within easy reach as well as the A1 and M11 – and with that access to Luton, Stansted and Heathrow airports.

There are rail services from Hemel Hempstead, four miles away, with trains to London Euston and Clapham Junction or north to Tring, Milton Keynes Central and Northampton.

There are also buses to Hemel Hempstead, Chesham, Amersham and High Wycombe.

LOCAL AREA



BY ROAD

- Hemel Hempstead *4 miles*
- Watford *8 miles*
- Chesham *4.5 miles*
- Berkhamsted *7 miles*
- St Albans *10 miles*
- M25 *10 miles*



BY RAIL

- Hemel Hempstead to London Euston *31 minutes*
- Hemel Hempstead to St Albans *40 minutes*
- Hemel Hempstead to Watford Junction *7 minutes*



BY AIR

- Bovingdon to Luton Airport *17 miles*
- Bovingdon to Heathrow Airport *27 miles*
- Bovingdon to Stansted Airport *51 miles*

MAP KEY

- 1 Tesco Express 2 The Halfway House 3 The Bell Inn 4 The White Hart 5 Bovingdon Tennis Club 6 Bovingdon Football Club
- 7 Bovingdon Green 8 Bovingdon Cricket Club 9 Wild at Hart Dog Play Park 10 New Maulden Liveries Horse Riding School
- 11 Little Hay Golf Complex 12 Chesham & Ley Hill Golf Course 13 Chipperfield Common 14 Kings Langley Horse Riding School
- 15 Shendish Manor Hotel & Golf Course 16 Aldi 17 Hemel Hempstead Station 18 Sainsburys 19 Apsley Station
- 21 The Paper Mill, Apsley 22 Fishery Inn Boxmoor 23 The Three Horseshoes 24 BerkoAstro Football Pitches 25 The Rex Cinema
- 26 The Boat, Berkhamsted 27 Berkhamsted Station 28 The Marlowes & Riverside Shopping Centre 29 The Snow Centre
- 30 Tesco Extra 31 Cineworld 32 Hemel Hempstead General Hospital



ALDENHAM RESIDENTIAL | JUST NEW HOMES



THE HEART OF THE

HOME

EXPERTLY DESIGNED WITH
FAMILY LIVING IN MIND

Our energy-efficient designer homes make life more affordable thanks to high standards of insulation and double-glazed windows but also because of their integrated kitchen appliances.

The light and airy open-plan kitchen-dining room have Siemens induction hobs that heat up faster than gas or ceramic equivalents, saving electricity.

Other appliances, such as Siemens fridge-freezers and dishwashers are A-rated, so they use less energy and cost less to run. The dishwashers also use less water than older models, as do the Siemens washing machines, which have iQdrive motors so they are quiet and up to 65 per cent faster than other models.

“

Quality design must have a sense of authenticity. My work is not cutting edge, it is not supposed to be, but sometimes, the middle of the road is the most dangerous place to walk.

DAVID COLLINS

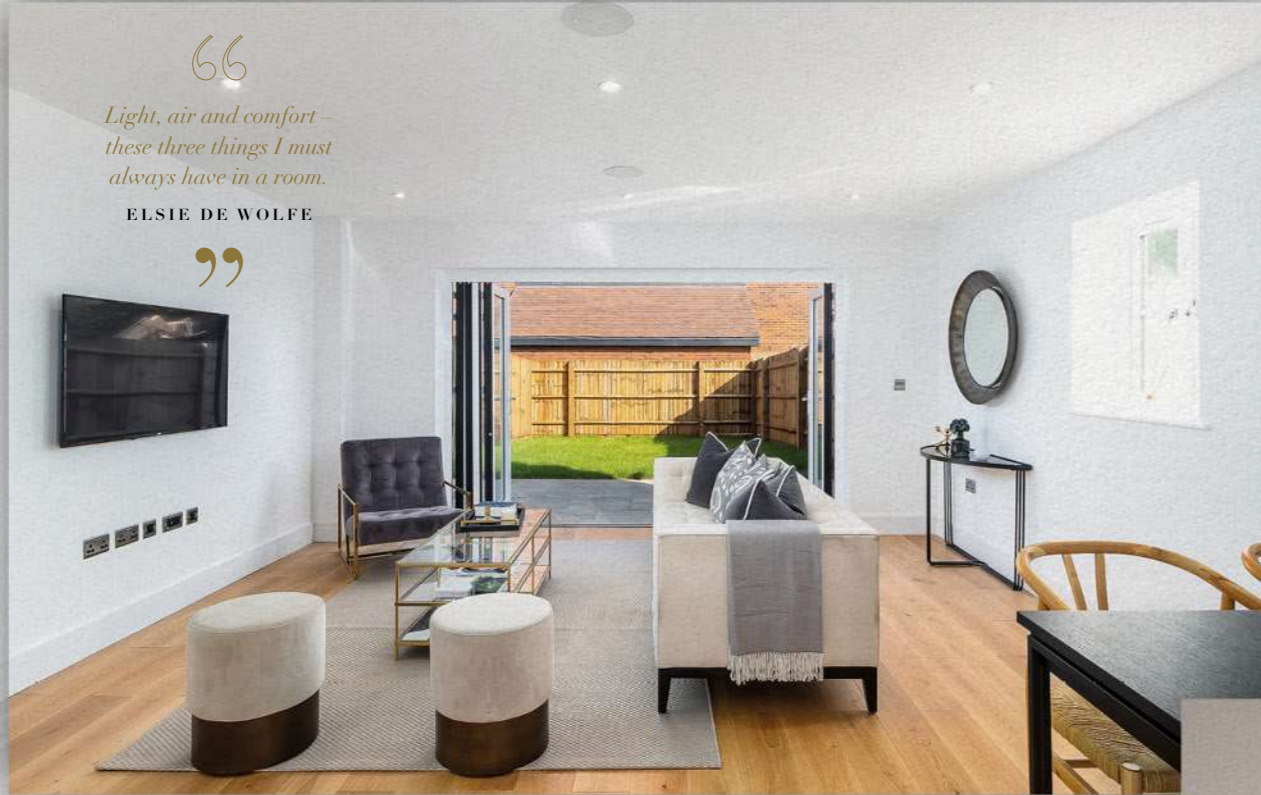
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“

Light, air and comfort – these three things I must always have in a room.

ELSIE DE WOLFE

”



Simplicity, SUITABILITY & Proportion

Our philosophy has always been to “*build homes and not just houses*” and nothing embodies this more than the words of Elsie de Wolfe, one of the world’s first interior designers, who insisted a room needed “*light, air and comfort*”.

That’s true of all our homes and we’ve added luxurious finishes throughout: from the bifold glass doors that flood the open-plan kitchen-dining room with natural light to the floor-to-ceiling marbled tiles in the fully fitted bathrooms.

Create your own bespoke decor with our interior design package and you’ll enjoy luxury and comfort at the heart of your harmonious home.

There can be no substitute for natural light



Hygge - It's all about the Cozy



Glorious Marble



Serene Tranquility



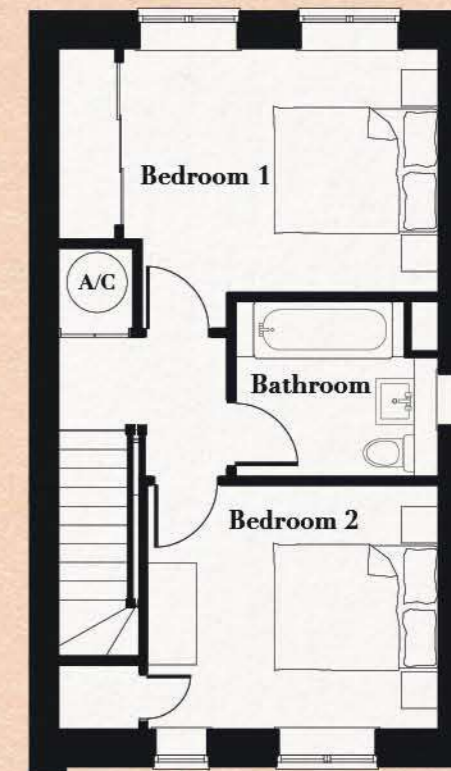
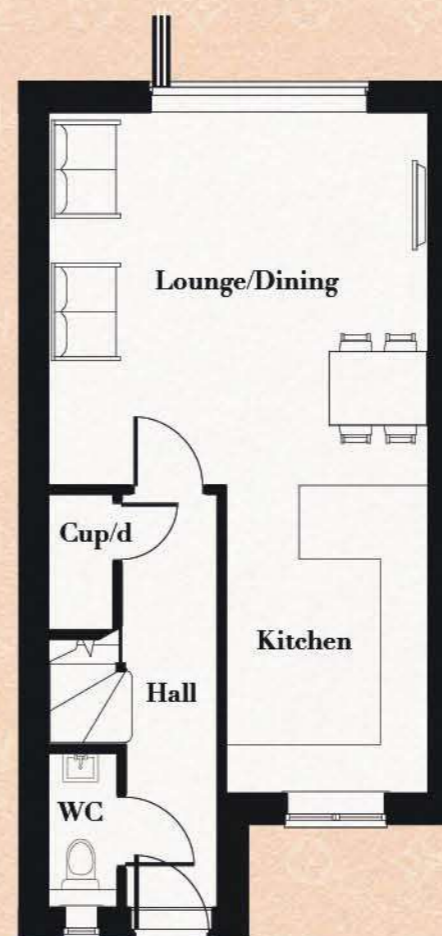
HOUSE
01

THE ELSIE COLLECTION

The MACKAY

CHIC SEMI-DETACHED, 2 BEDROOM

Named after the interior decorator *Elsie Mackay* (1893-1928), this is the collection's smallest house and has an open-plan kitchen-diner-living room as well as a downstairs WC, while upstairs there are two double bedrooms and bathroom.



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GROUND FLOOR

HALL	1.2 X 5.2M
WC	0.9 X 1.9M
STORAGE SPACE	0.9 X 1.7M
KITCHEN/LOUNGE/DINING	4.7 X 9.1M

FIRST FLOOR

BATHROOM	2.5 X 2.1M
BEDROOM 1	4.7 X 2.9M
BEDROOM 2	3.5 X 3.0M
TOTAL	869 sq.ft

The LANCASTER

COMPACT SEMI-DETACHED, 4 BEDROOM

GROUND FLOOR

HALL	1.1 X 5.2m
WC	0.8 X 1.9m
CUPBOARD/STORAGE	0.8 X 1.7m
LOUNGE/KITCHEN/DINING	4.9 X 10.4m

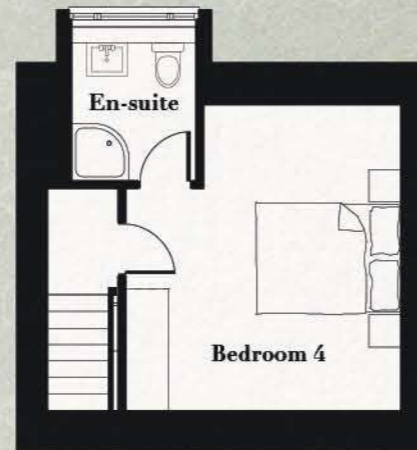
This three-storey house is named after American Nancy Lancaster, who invented the English country style, and has an open-plan kitchen-diner-living room plus WC downstairs, three bedrooms and bathroom on the first floor and a master bedroom with en-suite bathroom on the second floor.

FIRST FLOOR

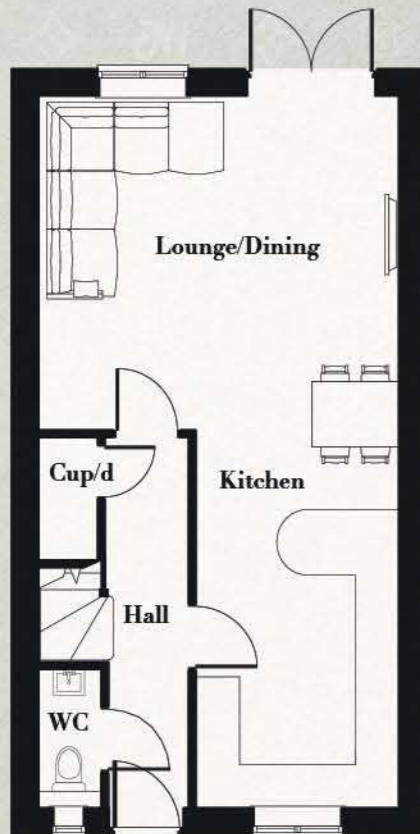
BATHROOM	2.5 X 2.1m
BEDROOM 1	4.7 X 2.9m
BEDROOM 2	3.5 X 3.0m
BEDROOM 3	2.0 X 1.9m

SECOND FLOOR

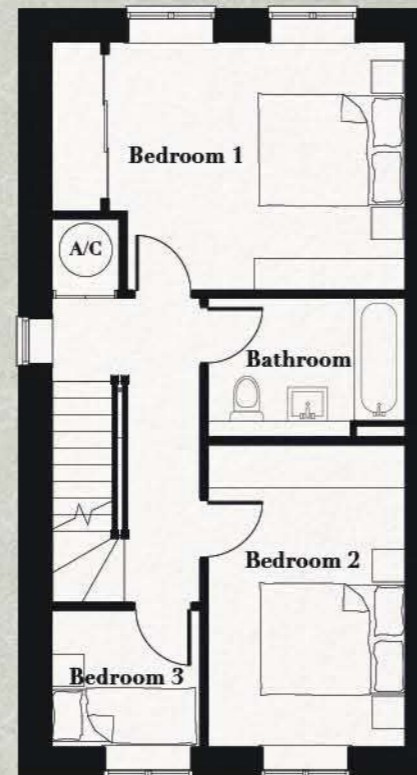
BEDROOM 4	3.8 X 4.0m
EN-SUITE	1.7 X 2.1m
TOTAL	1,242 sq.ft



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

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HOUSE
02



HOUSE
03



THE HAYNES - FLOOR PLANS

THE ELSIE COLLECTION

The HAINES

LARGE SEMI-DETACHED, 4 BEDROOM

Named after the 1930s Hollywood actor William Haines, this three-storey house has separate kitchen-diner with separate living room on the first floor; three bedrooms and bathroom on the first floor and a second-floor master bedroom with en-suite bathroom.

GROUND FLOOR

HALL	1.0 X 5.8m
WC	0.8 X 2.0m
CUPBOARD/STORAGE	0.8 X 0.8m
LOUNGE	3.5 X 4.6m
KITCHEN/DINING	5.6 X 4.6m

FIRST FLOOR

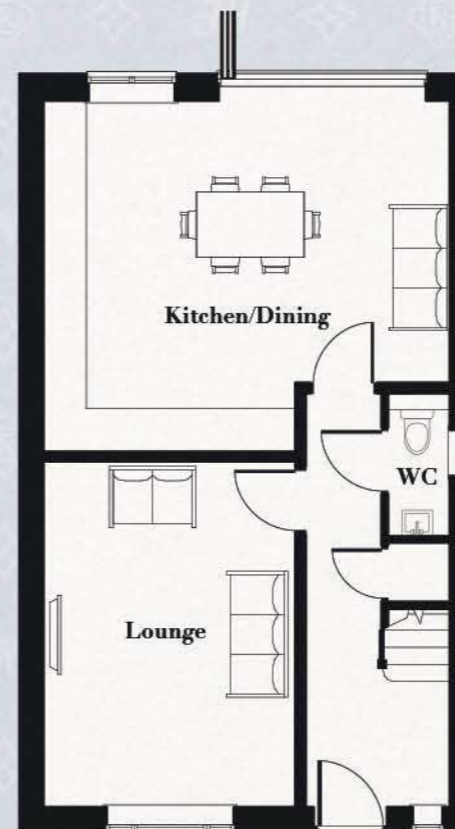
BATHROOM	2.4 X 1.6m
BEDROOM 1	3.5 X 4.0m
BEDROOM 2	3.5 X 3.6m
BEDROOM 3	2.0 X 3.6m

SECOND FLOOR

CUPBOARD/STORAGE	1.1 X 1.6m
BEDROOM 4	4.5 X 5.8m
EN-SUITE	1.7 X 2.2m
TOTAL	1,515 sq.ft



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

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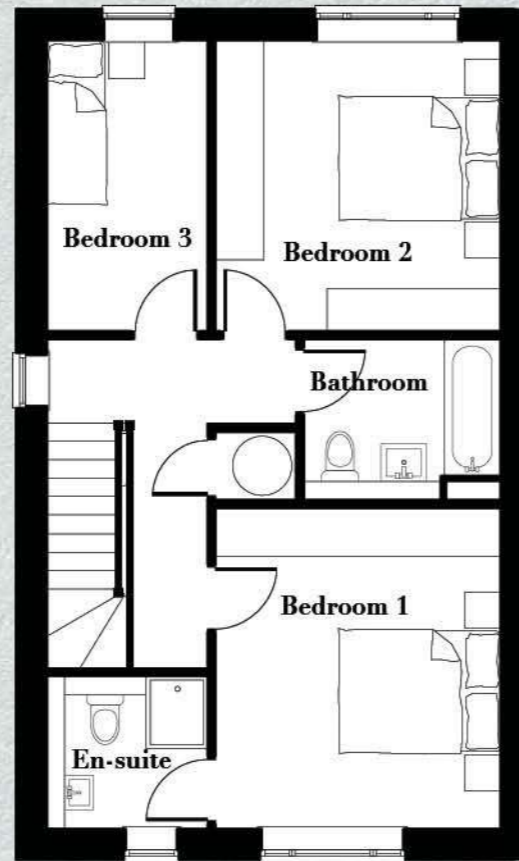
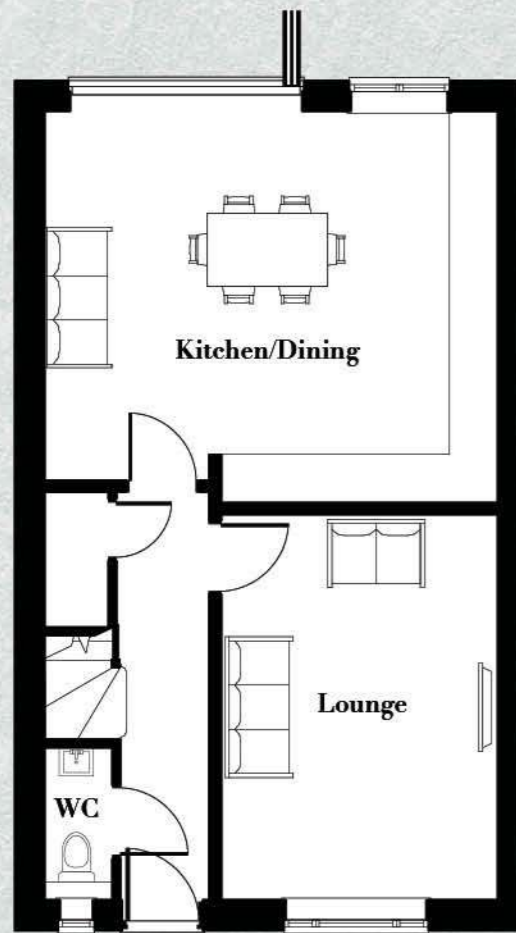
ALDENHAM RESIDENTIAL | JUST NEW HOMES

The BALDWIN

LARGE SEMI-DETACHED, 3 BEDROOM

Another two-storey house, this time named after *Billy Baldwin* – known for his dramatic colour schemes. It has a kitchen-diner with separate lounge and WC on the ground floor plus three bedrooms upstairs – one with an ensuite and a family bathroom.

THE BALDWIN - FLOOR PLANS



GROUND FLOOR

HALL	1.0 X 5.1m
WC	0.8 X 2.0m
CUPBOARD/STORAGE	0.8 X 1.9m
LOUNGE	3.5 X 4.6m
KITCHEN/DINING	5.6 X 4.6m

FIRST FLOOR

BATHROOM	2.3 X 1.6m
BEDROOM 1	3.5 X 4.0m
EN-SUITE	2.0 X 1.9m
BEDROOM 2	3.5 X 3.6m
BEDROOM 3	2.0 X 3.6m
TOTAL	1,195 sq. ft

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HOUSE
04

ALDENHAM RESIDENTIAL JUST NEW HOMES

HOUSE
05



THE CECIL FLOOR PLANS



THE ELSIE COLLECTION

The CECIL

SPACIOUS SEMI-DETACHED, 4 BEDROOM

GROUND FLOOR

HALL	1.0 X 5.5m
WC	1.9 X 1.4m
CUPBOARD/STORAGE	0.8 X 1.4m
LOUNGE	4.5 X 4.4m
KITCHEN/DINING	6.7 X 4.9m

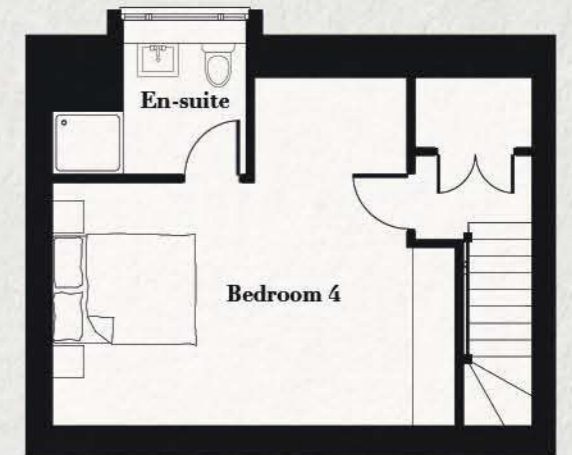
FIRST FLOOR

BATHROOM	2.4 X 1.6m
BEDROOM 1	4.3 X 3.6m
EN-SUITE	2.4 X 1.9m
BEDROOM 2	3.3 X 3.7m
BEDROOM 3	3.4 X 3.7m

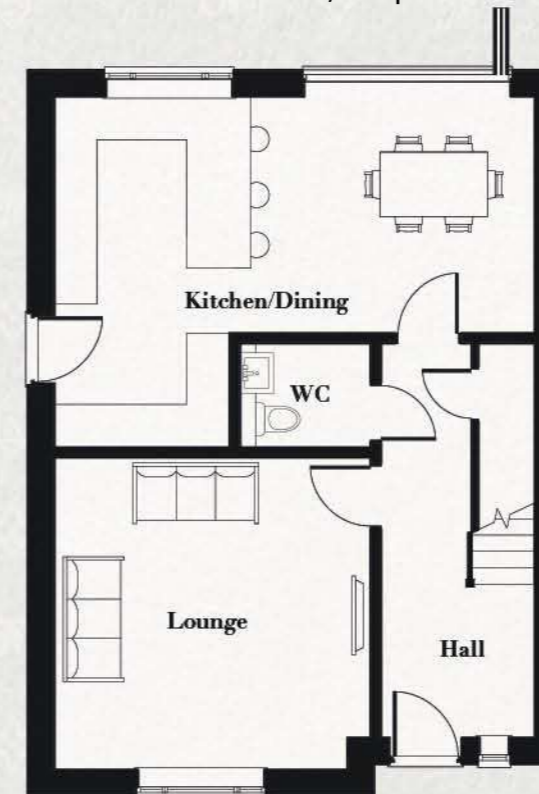
SECOND FLOOR

CUPBOARD/STORAGE	1.6 X 1.1m
BEDROOM 4/STUDY	5.6 X 5.0m
EN-SUITE	1.7 X 2.3m
TOTAL	1,653 sq.ft

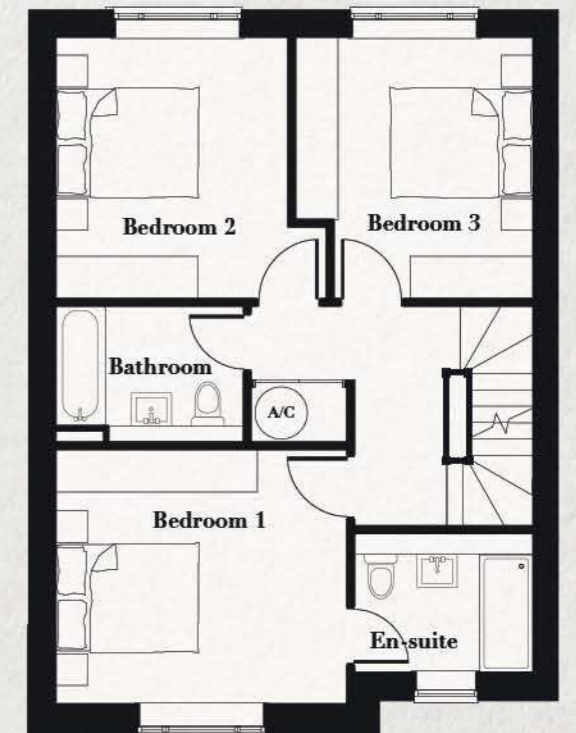
One of the biggest plots in the collection and is named after iconic fashion photographer Cecil Beaton, renowned for his stylish interior décor and gardens. It has a kitchen-diner with separate living room and WC downstairs, three double bedrooms – one with an ensuite – and bathroom on the first floor and a large master bedroom with ensuite on the second floor.



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

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ALDENHAM RESIDENTIAL | JUST NEW HOMES

The HICKS

STYLISH SEMI-DETACHED, 4 BEDROOM

GROUND FLOOR

HALL	1.0 X 5.2m
WC	0.8 X 1.9m
CUPBOARD/STORAGE	0.8 X 0.8m
LOUNGE	3.5 X 4.9m
KITCHEN/DINING	5.7 X 4.4m

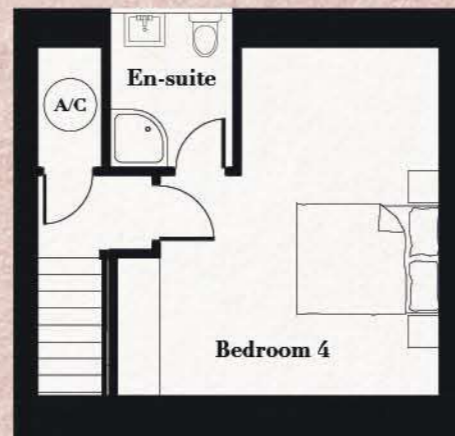
FIRST FLOOR

CUPBOARD/STORAGE	0.8 X 0.7m
BATHROOM	2.6 X 1.9m
BEDROOM 1	3.5 X 3.7m
BEDROOM 2	3.4 X 3.6m
BEDROOM 3	2.1 X 3.6m

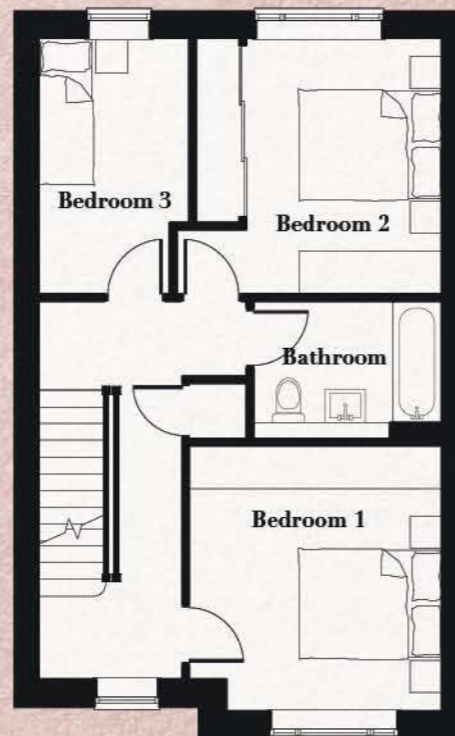
SECOND FLOOR

BEDROOM 4	4.5 X 5.0m
EN-SUITE	1.7 X 2.3m
TOTAL	1,385 sq.ft

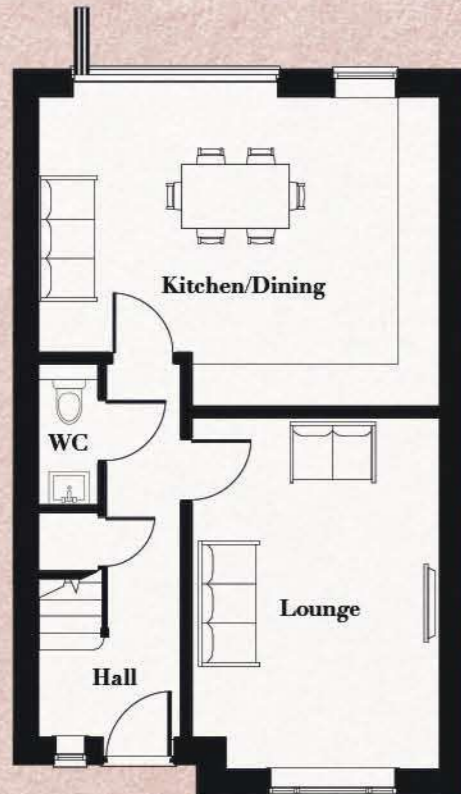
Named for interior designer David Hicks, who combined clean lines with a bold English style, and has a good-sized kitchen-diner and separate living room on the ground floor, with a WC, three bedrooms and bathroom on the first floor, and a master bedroom with ensuite on the second floor.



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

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HOUSE
07



THE HAMPTON - FLOOR PLANS



THE ELSIE COLLECTION

The HAMPTON

STYLISH SEMI-DETACHED, 4 BEDROOM

GROUND FLOOR

HALL	1.0 X 5.2m
WC	0.8 X 1.9m
CUPBOARD/STORAGE	0.8 X 0.8m
LOUNGE	3.5 X 4.9m
KITCHEN/DINING	5.7 X 4.4m

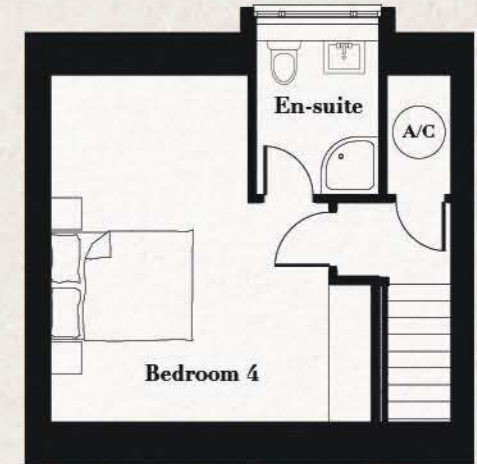
FIRST FLOOR

CUPBOARD/STORAGE	0.8 X 0.7m
BATHROOM	2.6 X 1.9m
BEDROOM 1	3.5 X 3.7m
BEDROOM 2	3.4 X 3.6m
BEDROOM 3	2.1 X 3.6m

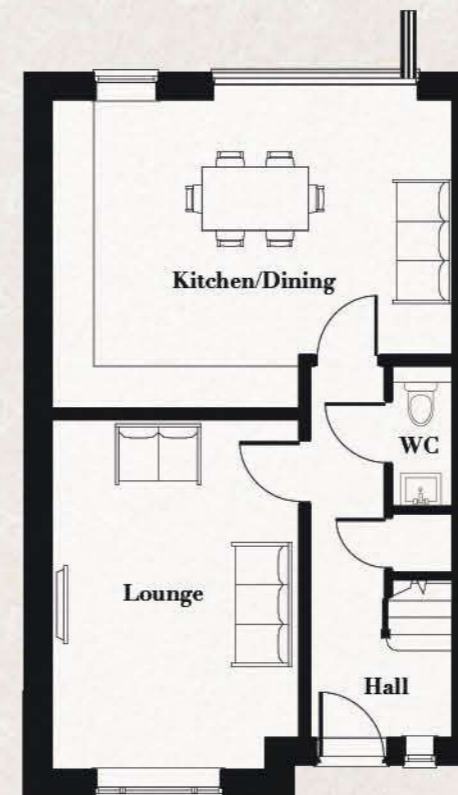
SECOND FLOOR

BEDROOM 4	4.5 X 5.0m
EN-SUITE	1.7 X 2.3m
TOTAL	1,385 sq.ft

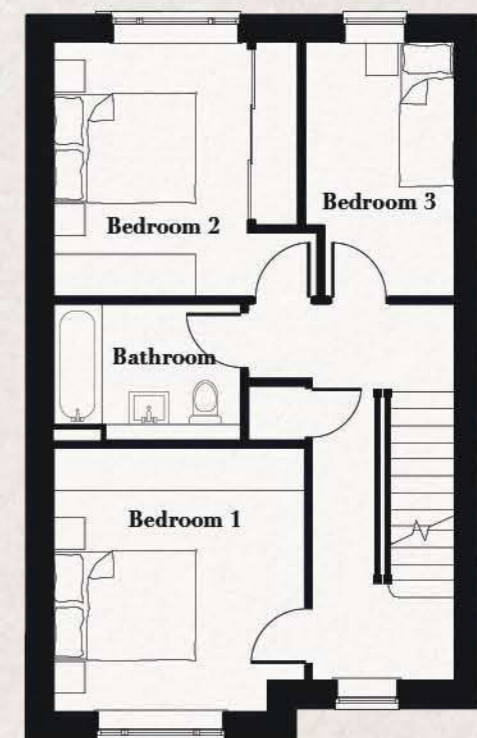
The mirror-image of The Hicks, this three-storey house is named after American Mark Hampton who designed interiors for Jaqueline Kennedy Onassis. It has a good-sized kitchen-diner and separate living room on the ground floor, with a WC, three bedrooms and bathroom on the first floor, and a master bedroom with ensuite on the second floor.



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

ALDENHAM RESIDENTIAL | JUST NEW HOMES

The COLLINS

SPACIOUS SEMI-DETACHED, 4 BEDROOM

GROUND FLOOR

HALL	1.2 X 5.5m
WC	0.8 X 1.4m
CUPBOARD/STORAGE	0.8 X 1.4m
LOUNGE	4.5 X 4.4m
KITCHEN/DINING	6.8 X 4.9m

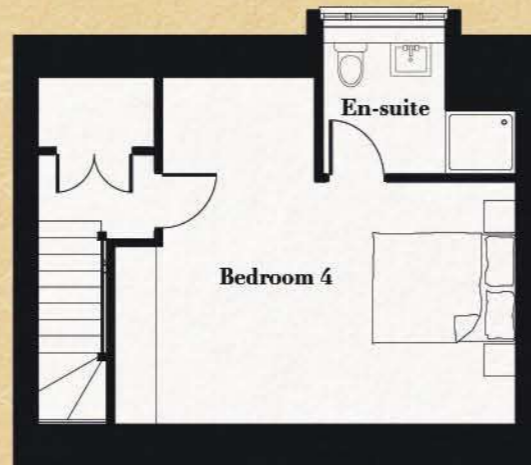
FIRST FLOOR

BATHROOM	2.6 X 1.9m
BEDROOM 1	4.1 X 3.6m
EN-SUITE	2.4 X 1.9m
BEDROOM 2	3.9 X 3.7m
BEDROOM 3	3.3 X 3.7m

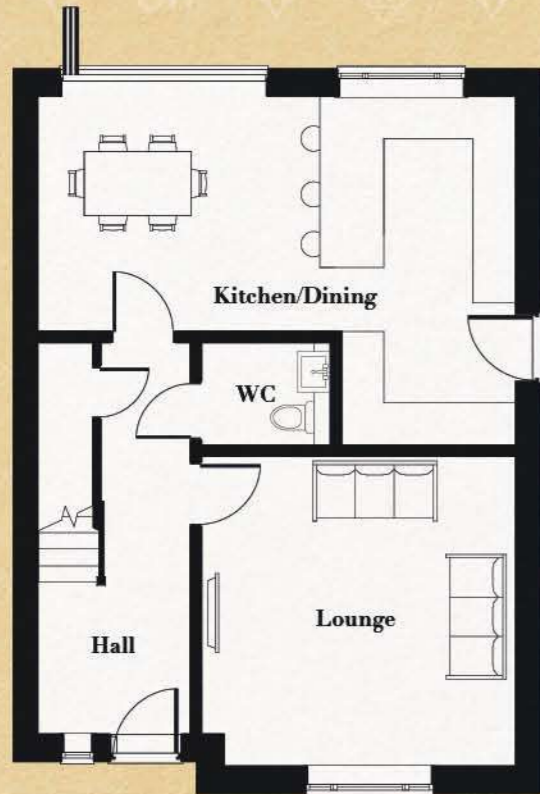
SECOND FLOOR

CUPBOARD/STORAGE	1.6 X 1.1m
BEDROOM 4/STUDY	5.6 X 5.0m
EN-SUITE	1.7 X 2.3m
TOTAL	1,653 sq.ft

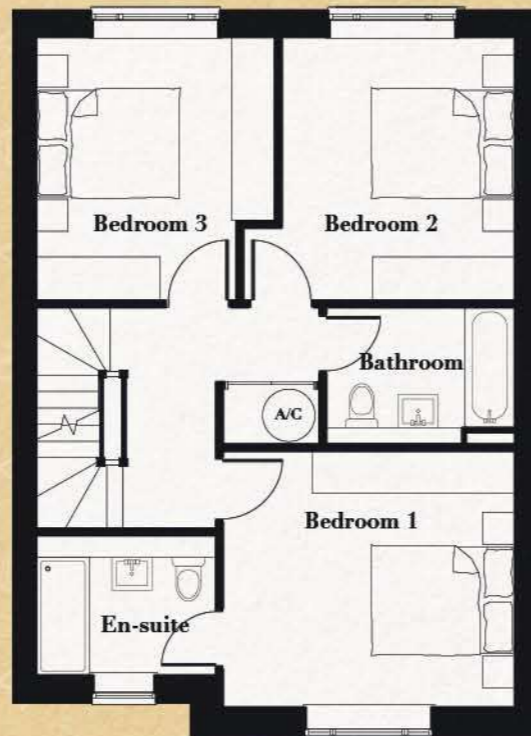
Architect-turned interior designer David Collins was the inspiration for this luxuriously finished four-bedroom house, with a kitchen-diner and WC plus separate living room downstairs, three bedrooms, an en-suite and bathroom on the first floor. There's also a master bedroom with ensuite on the second floor.



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

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HOUSE
08





*Well-Appointed**

KITCHEN

Premium designed fitted kitchen with soft self closing devices

Quartz stone worktops with upstands

Stainless steel 1 bowl sink

Brushed steel kitchen mixer tap with under-mounted sink

Siemens integrated fan assisted electric oven & Induction hob*

Siemens brushed steel extractor hood*

Siemens Integrated dishwasher*

Siemens Integrated fridge/freezer*

Siemens washer/dryer*

LED lighting



Form & Function

LIVING / DINING

Recessed LED ceiling downlighters

Oak timber engineered wide flooring

Plots 1 & 2:
Oak timber engineered wide flooring

Plots 3-8:
Oak timber engineered wide flooring to hallway

80cm x 80cm Porcelain tiles to kitchen diner

Carpet to living rooms

Wall-mounted speakers ready for Sonos Wifi System

Ceiling mounted speakers with wireless connectivity

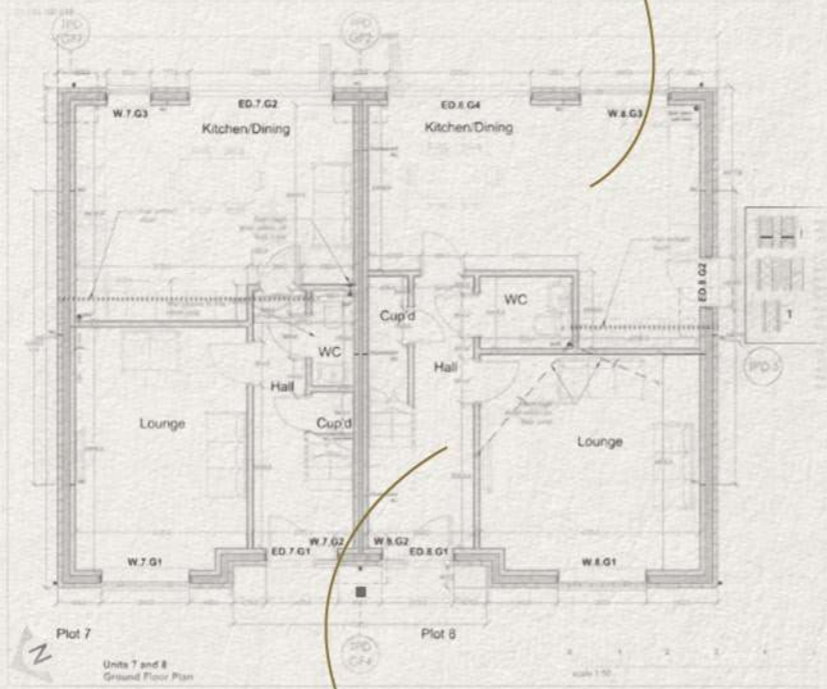


Sumptuous look and feel



Material Moment

Made to gather...



Natural grain

BEDROOM

Recessed LED ceiling down lighters

Built-in wardrobes to selected bedrooms

Choice of Carpets to all bedrooms

BATHROOMS & EN-SUITES

White sanitaryware Duravit hanging toilet

Dansani vanity cupboard below basin with slide out drawer, matt finish and feature light

Mirror wall mounted over basin with light

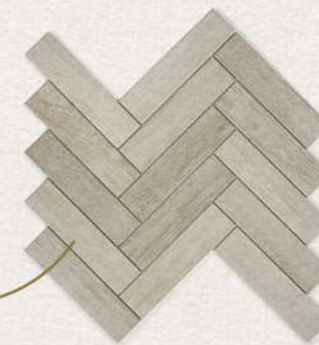
Hansgrohe shower select mixer unit with feature push buttons

Hansgrohe handheld shower with wall bar, select mixer unit with feature push button and shower screen provided above baths

Grohe Concealed cistern housing, toilet finished with marble mantle

Chrome towel radiators in bathrooms and en-suites

Contemporary porcelain floor & wall tiles in all bathrooms & en-suites.



Taking Shape

SECURITY & ENERGY EFFICIENCY

Alarmed houses

Multi-point locking and spy-hole to all property entrance doors

Smoke detectors in each property (mains operated with battery backup)

GENERAL SPECIFICATIONS

Flush faced doors finished in white satin wood

Brushed stainless steel ironmongery on all doors

CAT 5 Cabling

Wired for satellite

Door Frames, skirtings, architraves finished in white satin wood paint

Gas underfloor heating system thermostatically controlled to ground floor

Central heating on first and second floor

Wired for satellite and internet

GUARANTEE & TENURE

All properties come with 10 year ICW Warranty

**Appliances are Siemens or equivalent.*



DREY HOUSE
LETCWORTH

A development of one and two-bedroom apartments each finished to an impressive, contemporary standard, situated in the popular area of Letchworth Garden City.



CHESTNUT CLOSE
CHIPPERFIELD

Located in a historic green belt village, this high end boutique development of just 9 homes offering three & four bedroom properties with allocated parking and good transport links near by.



ALDENHAM RESIDENTIAL

Our Previous
DEVELOPMENTS

DESIGNED & BUILT TO THE MOST EXACTING STANDARDS

VARDEN HOUSE
CAMBERLY

A stylish development of eleven homes situated close the thriving Camberley Town Centre offering quality high street shops and restaurants.



LEASIDE CLOSE
WELWYN GARDEN CITY

A collection of four-bedroom houses ideally located in Welwyn Garden City making it a fantastic choice for young professionals, couples or families alike.



PRINCIPLE POINT
WELWYN GARDEN CITY

A Luxurious Collection of Studio, 1 & 2 Bedroom Apartments built to the most Exacting Standards & based on the Principles of Sir Ebenezer Howard; founder of the Garden City Movement.





The
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