A Boutique Development of just **6** Stunning Homes finished to the most Exacting Standard

R I S E R S

The village that Rose 1.5 miles



FLAUNDEN, HERTFORDSHIRE



Welcome to RISE, an exclusive collection of six bespoke, ultra-efficient homes nestled in the historic village of Flaunden. This development offers a perfect harmony between old-world charm and modern design, featuring countryside views, garages, and workshops for each home. Designed with a keen eye for detail, these homes boast a designer specification that blends the traditional aesthetics of feather-edge timber with contemporary glass facades, perfectly in keeping with the character of the surrounding village.

These homes have been thoughtfully crafted to pay tribute to the past while embracing the future. Each property echoes the traditional black barns found in the farmlands around Flaunden, a village that traces its roots back to a Roman settlement. Set on the hillside, just 1.5 miles from the original riverside medieval cottages that once clustered around the historic manor, RISE has been named with this heritage in mind. The development's name, 'R1·5E,' symbolises the village's evolution over time and highlights the distance the village rose up the hill.

Part of a thriving conservation area community, Flaunden offers a busy village hall, playing fields, a children's play area, and two excellent pubs — the 17th-century Green Dragon and the 18th-century Bricklayers Arms. These establishments, with the Green Dragon's fascinating history and the Bricklayers Arms' multiple awards, enhance the village's charm.

At RISE, we have balanced tradition with innovation. Each home includes energy-efficient features like solar panels, ensuring a sustainable lifestyle without compromising on luxury.

This rare development is not just a place to live; it is a place to thrive.



The GILBERT

Named after Sir George Gilbert Scott, the renowned architect who designed Flaunden's St Mary Magdalene church—his first commission. His legacy includes iconic landmarks like the Albert Memorial and The Grand Hotel at Kings Cross.



HOUSE 02

The **NICHOLAS**

Named for Nicholas de Flaunden, an influential figure in the village's early history. As one of the original landholders, he played a key role in the village's development.



In a tribute to the past, the bomes in RISE are named after notable figures and landmarks that have shaped the history and character of Flaunden and its surrounding areas.

HOUSE 03

The **THOMAS**

Named after Thomas de Flaunden, son Nicholas, the original manor holder who laid the foundation for the village's growth. His legacy is reflected in the enduring character and strong sense of community that defines Flaunden today.



HOUSE 04

The **BURGESS**

A tribute to the Burgess family, who lived in Flaunden during the 1930s, and the village's intriguing connection to British royalty.

Although not related, they shared their name with Soviet spy Guy Burgess, adding a layer of mystery to the village.



HOUSE 05

The **MAGDALENE**

Named after St Mary Magdalene, a landmark in Flaunden since 1838, following the village's rise up the hill. This new home reflects the area's enduring heritage and the village's rich history, offering a blend of tradition and modern living.



HOUSE 06

The CHESS

Named after the River Chess, vital to the village's history. Frequent flooding led to Flaunden's move uphill in the 18th century, ensuring its survival. **The Chess** symbolises the village's origins and resilience.









The GILBERT

ROOM	L (m)	W (m)	L (ft/in)	W (ft/in)
LIVING AREA	7.8	3.6	25'-7"	11'-10"
KITCHEN / DINING	8.1	4.9	26'-7"	16'-1"
BEDROOM1	3.7	4.3	12'-2"	14'-1"
BEDROOM 2	4.9	3.7	16'-1"	12'-2"
BEDROOM 3	3.0	2.8	9'-10"	9'-2"

TOTAL FLOOR SPACE - 145.1 (m²) / 1562 (ft²)





FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE. Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, 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.



HOUSE 02

The NICHOLAS

ROOM	L (m)	W (m)	L (ft/in)	W (ft/in)
LIVING	4.9	3.4	16' 1"	11' 2"
DINING	3.5	3.1	11' 6"	10' 2"
KITCHEN	5.3	3.7	17' 5"	12' 2"
GARDEN ROOM	5.5	3.7	18' 1"	12' 2"
BEDROOM 1	2.9	4.0	9'6"	13' 2"
BEDROOM 2	4.9	2.7	16'1"	8'10"
BEDROOM 3	5.2	3.1	17' 1"	10'2"

TOTAL FLOOR SPACE - 145.9 (m²) / 1571 (ft²)





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JUST NEW HOMES





The THOMAS

ROOM	L (m)	W (m)	L (ft/in)	W (ft/in)
LIVING / DINING	6.3	6.8	20'8"	22' 4"
KITCHEN / FAMILY	6.3	8.0	20'8"	26'3"
GARDEN ROOM	3.6	4.6	11' 10"	15' 1"
STUDY	3.1	2.4	10' 2"	7' 11"
BEDROOM 1	3.4	4.6	11' 2"	15' 1"
BED 1 - DRESSING	2.3	2.0	7' 7"	6'7"
BEDROOM 2	2.8	4.3	9' 2"	14' 1"
BEDROOM 3	4.3	3.1	14' 1"	10' 2"
BEDROOM 4	3.8	3.1	12' 6"	10' 2"

TOTAL FLOOR SPACE - 252.9 (m²) / 2719 (ft²)

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JUST NEW HOMES





The BURGESS

ROOM	L (m)	W (m)	L (ft/in)	W (ft/in)
LIVING / DINING	6.3	8.0	20'8"	26' 3"
KITCHEN / FAMILY	6.3	6.8	20'8"	22' 4"
GARDEN ROOM	4.0	4.6	13' 2"	15' 1"
STUDY	2.4	3.1	7' 11"	10' 2"
BEDROOM I	3.4	4.6	11' 2"	15' 1"
BED 1 - DRESSING	2.3	2.0	7' 7"	6'7"
BEDROOM 2	2.8	4.3	9' 2"	14' 1"
BEDROOM 3	4.3	3.1	14' 1"	10' 2"
BEDROOM 4	3.8	3.1	12' 6"	10' 2"

TOTAL FLOOR SPACE - 192.3 (m²) / 2070 (ft²)



20



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The MAGDALENE

ROOM	L (m)	W (m)	L (ft/in)	W (ft/in)
LIVING / DINING	7.2	4.2	23' 8"	13' 9"
KITCHEN	7.3	4.7	23' 11"	15' 5"
GARDEN ROOM	4.6	4.0	15' 1"	13' 2"
STUDY	2.4	2.1	7' 11"	6' 11"
LOUNGE	4.7	4.3	15' 5"	14' 1"
BEDROOM I	4.2	3.6	13' 9"	11' 10"
BED 1 - DRESSING	2.0	2.0	6'7"	6'7"
BEDROOM 2	4.2	3.6	13' 9"	11' 10"
BEDROOM 3	4.0	3.1	13' 2"	10' 2"
BEDROOM 4	3.1	3.1	10' 2"	10' 2"

TOTAL FLOOR SPACE - 214.4 (m²) / 2304 (ft²)



1ST Floor



ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE. Whilst every attempt has been made to ensure the accuracy of the flo m, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretatio





The CHESS

ROOM	L (m)	W (m)	L (ft/in)	W (ft/in)
LIVING / DINING	6.3	8.0	20'8"	26' 3"
KITCHEN / FAMILY	6.3	6.8	20'8"	22' 4"
GARDEN ROOM	4.0	4.6	13' 2"	15' 1"
STUDY	2.4	3.1	7' 11"	10' 2"
BEDROOM 1	3.4	4.6	11' 2"	15' 1"
BED 1 - DRESSING	2.3	2.0	7' 7"	6'7"
BEDROOM 2	2.8	4.3	9' 2"	14' 1"
BEDROOM 3	4.3	3.1	14'1"	10' 2"
BEDROOM 4	3.8	3.1	12' 6"	10' 2"

TOTAL FLOOR SPACE - 252.6 (m²) / 2719 (ft²)

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1ST Floor











a top class SPECIFICATION

RIGHT recessed tiled shelves with spot

lighting

Bespoke fitted wardrobes



Bespoke KITCHEN

- ♦ Premium designed fitted kitchen with soft self closing devices
- Quartz stone worktops and splashback
- ♦ Quooker Fusion Square 3 in 1 m Black mixer tap inc scale control With black under mounted sink
- ♦ Samsung integrated fan assisted electric oven, electric induction hob and microwave
 - Samsung Extractor
 - Samsung Integrated dishwasher
 - Samsung Integrated fridge/freezer
 - Samsung Washing Machine
 - Samsung Tumble Dryer
 - Samsung Integrated washer dryer (plot 1 only)
- ♦ Samsung Wine chiller
- ♦ LED lighting



Bathrooms & EN-SUITES

- ♦ Duravit D-Neo hanging toilets
- ♦ Architectural vanity units
- Wall mounted mirrors
- ♦ JTP brushed black shower select mixer unit
- ♦ JTP handheld shower with wall bar
- Concealed cistern housing, toilet finished with tiled vanity boxing
- Brushed black towel radiators in bathrooms and en-suites
- ♦ Wet underfloor heating
- ♦ Contemporary porcelain floor and wall tiles in all bathrooms and en-suites

Living & DINING

- ♦ Recessed LED ceiling down lights to living room with adjustable magnetic track lighting to dining and kitchen areas.
- Oak timber engineered wide plank flooring to dining/kitchen/family Areas
- ♦ Recessed ceiling speakers with bluetooth media and radio system

LEFT Excellent Siemens appliances throughtout.

BEDROOM

- ♦ Recessed LED ceiling down lights
- ♦ Built-in wardrobes to selected bedrooms
- Luxury Carpets

Security & **ENERGY EFFICIENCY**

- ♦ Intruder alarm
- Multi-point locking and spy-hole to all property entrance doors
- ♦ Smoke and heat detectors in each property (mains operated with battery backup)
- ♦ Ring video entrance doorbell
- ♦ Private entrance gate with automated in house screen

General **SPECIFICATIONS**

- ♦ Flush faced doors finished in white satin
- ♦ Stainless steel, brushed black ironmongery on all doors
- ♦ CAT 5 Cabling
- and first floor.
- Wired for satellite and internet

GUARANTEE & Tenure

♦ All properties come with 10 year **ICW Warranty**

♦ Door Frames, skirtings, architraves finished in white satin wood paint • Gas underfloor heating system thermostatic zonal controls to ground

SHOPPING & LEISURE

- 1 Little Hay GC
- 2 Sainsburys
- 3 Harewood Downs GC
- 4 Tesco Superstore
- 5 Sainsburys
- 6 Aldi
- Warner Bros Harry Potter Studio
- The Snow Centre
- 9 Tesco Extra
- 10 Cineworld
- 11 The Rex Cinema
- 2 Waitrose
- 13 Berkhamsted GC
- 4 The Grove
- 15 Atria Shopping Centre
- 16 Shendish Manor Hotel & GC



- 1 The Green Dragon
- 2 Bricklayers Arms
- Osteria
- 4 Zeera
- 6 Pluma
- Herons
- Oscars Pizza
- Opuz Kitchen
- The Olive Tree
- The Florist

SCHOOLS

- 1 Chipperfield
- 2 Bovingdon
- 3 Ley Hill
- 4 Chesham Grammar
- Chiltern Hills Academy
- 6 The Royal Masonic for Girls
- 7 Kings Langley
- 8 Hemel Hempstead
- Berkhamsted Independent

TRAIN STATIONS

JUST NEW HOMES

- 1 Chesham 11 Mins
- Chalfont & Latimer 8 Mins
- 3 Amersham 13 Mins
- 4 Chorleywood 10 Mins
- 5 Kings Langley 13 Mins
- 6 Berkhamsted 18 Mins
- Watford Junction 20 Mins

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Right: Exploring at a canter

Below: Picture perfect twin lambs





RURAL LIVING with urban access

Living in this picturesque village offers a truly idyllic experience, combining rural charm with the convenience of nearby amenities and attractions. Nestled in the heart of the Hertfordshire countryside, this community provides a sanctuary for those seeking a peaceful environment without sacrificing accessibility to modern comforts. The area is ideal for families and individuals who appreciate both natural beauty and the ease of reaching key destinations.

Surrounded by the breathtaking landscapes of the Chiltern Hills, residents are treated to stunning natural scenery. The tranquil River Chess meanders through the countryside, offering perfect spots for leisurely walks and peaceful picnics. For outdoor enthusiasts, the nearby Chess Valley Walk is a popular trail that showcases rolling hills, ancient woodlands, and charming rural vistas. Additionally, the expansive Whippendell Woods provides miles of trails ideal for hiking, cycling, and exploring.



Left:

The tranquil River Chess down the hill at Latimer

Below: The Historic Latimer House







"Eating at a local restaurant is

like taking a culinary journey

through the history, culture and

flavours of a community"

Above & Left:

Fresh pizza from the wood fired ovens at The Green Dragon Gastro Pub, just down the lane.

Right:

Hemels Marlow & Watfords Atrium shopping centres.

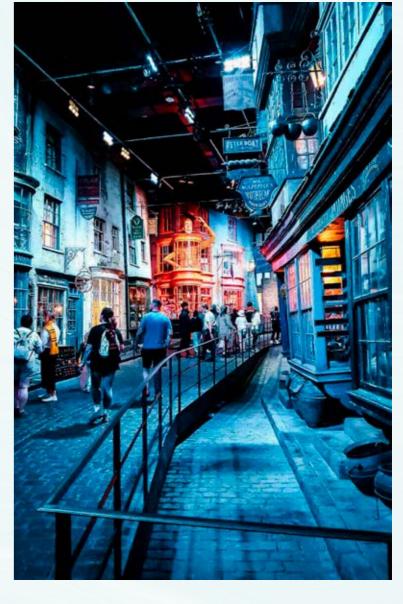
The area also boasts several equestrian centers, making it a fantastic location for horse riding enthusiasts who can enjoy scenic rides through the countryside.

Despite its rural setting, the village is conveniently close to a variety of shopping, dining, and entertainment options. The nearby town of Hemel Hempstead hosts The Marlowes Shopping Centre, where an array of popular high street brands, cafes, and services can be found. Just a short drive away, the Atria Watford shopping center offers a wide selection of stores, restaurants, and entertainment venues, including a cinema and bowling alley.

For a more boutique experience,







Top Right: Warner Bros, Harry Potter Studio Berkhamsted's High Street is lined with independent shops, antique stores, and charming eateries, making it a delightful day out.

Families are well-served by excellent schools and amenities, making it an ideal location for raising children. The local community is vibrant and welcoming, with inviting pubs like The Bricklayers Arms and The Green Dragon, where traditional fare can be enjoyed in a cozy, community-oriented setting.

The historic Latimer House, another nearby gem, offers a glimpse into the past with its beautifully preserved architecture and landscaped grounds, perfect for leisurely strolls and family outings.

For those seeking a touch of magic, the Harry Potter Studio Tour is just a short drive away. This world-renowned attraction provides an unforgettable experience for fans of all ages, offering a unique behind-the-scenes look at the making of the beloved film series, complete with interactive exhibits and iconic sets.

In summary, this village offers a perfect blend of tranquility and modern convenience. Whether enjoying the natural beauty of the Hertfordshire countryside, exploring nearby shopping centers, savoring a meal at a local pub, or going horse riding through scenic trails, life here provides the ideal balance for families and individuals alike, offering a peaceful yet well-connected place to call home.

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Stunning views over the River Chess in nearby Latimer

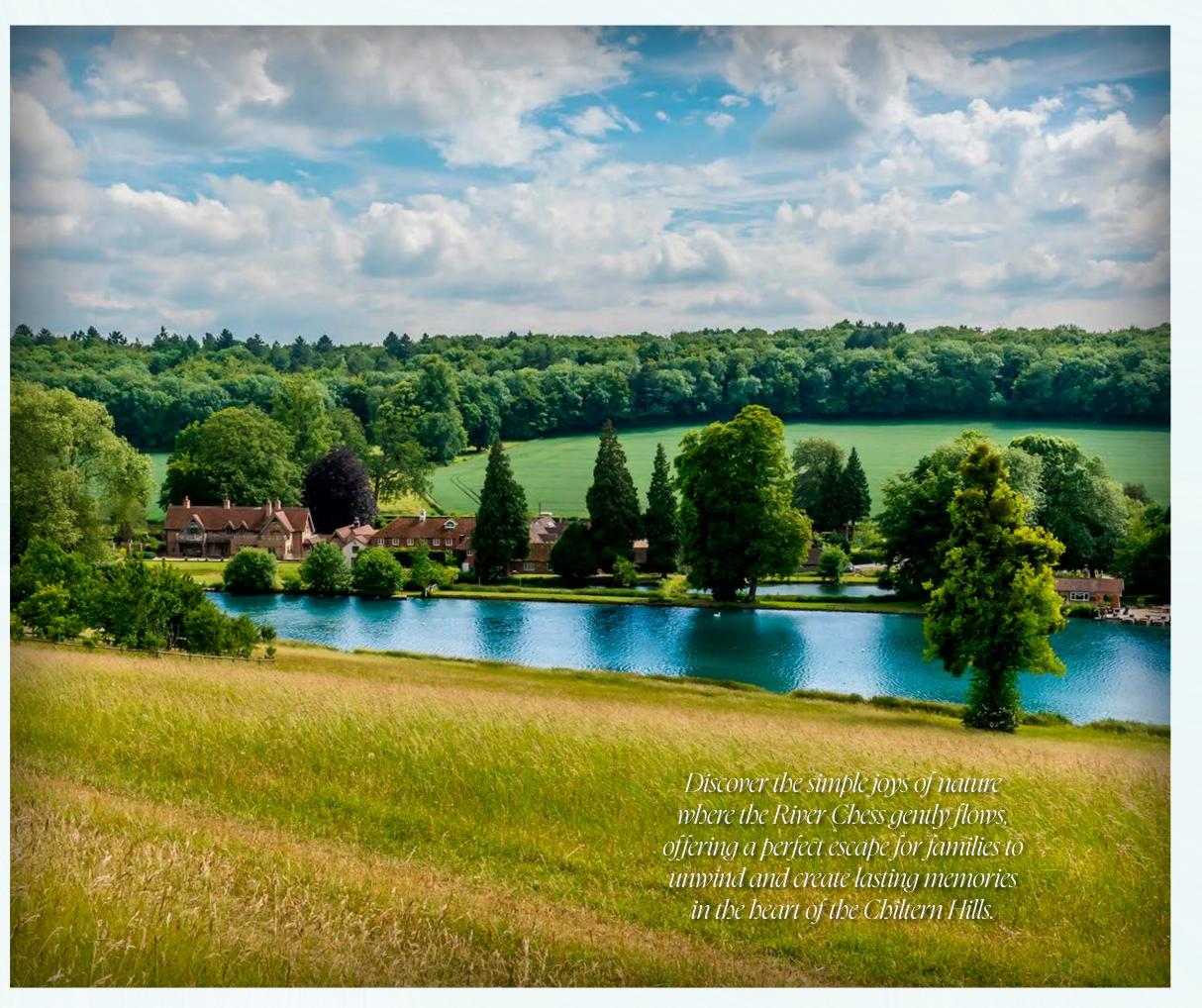


the

RIVER

CHESS

A charming chalk stream that flows through the picturesque village of Latimer, nestled down the hill from Flaunden in the Chiltern Hills. Known for its crystal-clear waters, the river meanders through a scenic landscape of rolling hills, woodlands, and meadows, providing a tranquil habitat for a variety of wildlife, including water voles, kingfishers, and brown trout. The river plays a vital role in the local ecosystem and is cherished by the community for its natural beauty and recreational opportunities. Families can enjoy peaceful walking trails along the riverbanks, perfect for leisurely strolls or picnics by the water. Children often delight in spotting the diverse wildlife or playing safely near the shallow edges of the stream, making it an ideal spot for a relaxing family day out in nature.



RIGHT Riding schools and trails a plenty



follow your PASSION

Flaunden is a true gem for horse lovers,

offering a welcoming community and a wonderful network of bridleways that invite riders to explore the stunning countryside of the Chiltern Hills. These trails wind through the village's rolling hills, ancient woodlands, and peaceful meadows, providing the perfect backdrop for a relaxing ride. Whether you're an experienced equestrian or just starting your journey, Flaunden's local riding schools, like Flaunden Equestrian Centre and Littlebourne Equestrian Centre, are there to guide you. These schools offer lessons and hacks tailored to your level, ensuring that everyone, from beginners to seasoned riders, can enjoy the beauty of the area. Riding through Flaunden, you'll feel a deep connection to nature and the local community, making every ride a memorable experience.



Cultivating village WISDOM

"A village community fosters close bonds, with nearby top-tier education nurturing both character & academic success in our children."

Flaunden is more than just a village of picturesque scenery and tranquil living; it is a place where education is at the heart of the community.

While small in size, Flaunden is strategically located to offer its residents access to a wide array of high-quality educational opportunities. Whether you're looking for early childhood education, primary and secondary schools, or advanced higher education institutions, the surrounding areas boast an impressive selection that cater to diverse academic needs and aspirations.

LEFT: Learning Beyond the Textbook: Practical science at Kings Langley

PRIMARY EDUCATION: A Strong Foundation

Families with young children will appreciate Flaunden's close proximity to reputable primary schools, providing a strong foundation for early education.

Bovingdon Primary Academy, located just 2.6 miles away (a 6-minute drive), and Ley Hill School, 2.7 miles away (also a 6-minute drive), are both conveniently accessible. These schools offer nurturing environments that foster academic excellence and personal growth. Another excellent option is Chipperfield St. Paul's School, just 2.2 miles from Flaunden (a 7-minute drive). This school is known for its strong community involvement and comprehensive extracurricular programs, which help students build a well-rounded foundation for future learning.

SECONDARY EDUCATION: Preparing for the Future

As children advance to secondary education, several outstanding schools in the region ensure they are well-prepared for the future.

The Hemel Hempstead School, 5.1 miles away (a 15-minute drive), and Kings Langley School, 4.2 miles away (a 16-minute drive), are notable choices. These institutions are renowned for their robust curricula and dedication to preparing students for the challenges of higher education and future careers. They emphasize not only academic achievement but also the personal development needed for success in various endeavors. Additionally, Chesham Grammar School, located 4 miles away (a 9-minute drive), and Chiltern Hills Academy, 5 miles away (a 12-minute drive), offer excellent programs that cater to a wide range of academic interests.

FURTHER EDUCATION: Diverse Pathways

For post-secondary education, residents of Flaunden have access to a variety of colleges and sixth-form centers that provide diverse pathways for further learning.

West Herts College in Hemel Hempstead, 8.3 miles away (a 22-minute drive), offers an extensive selection of courses, ranging from vocational training to A-levels, designed to meet a broad spectrum of interests and career goals.

INDEPENDENT SCHOOLS: Prestigious Options

For families considering independent education, **Berkhamsted School**, a prestigious institution 7.4 miles away (a 19-minute drive), provides a comprehensive education from primary through to sixth form. The school emphasizes academic excellence and personal growth, supported by state-of-the-art facilities and a rich history of success. Additionally, **The Royal Masonic School for Girls**, 5.6 miles from Flaunden (a 15-minute drive), offers another excellent private education option, specifically for girls.

HIGHER EDUCATION: Proximity to Excellence

Although Flaunden does not host higher education institutions, its strategic location near several esteemed universities is a significant advantage for residents.

The University of Hertfordshire in Hatfield, easily accessible, offers a wide range of undergraduate and postgraduate programs. Known for its strong emphasis on employability and industry connections, the university provides students with valuable opportunities to engage with the professional world while pursuing their studies.







ELSIE CLOSE BOVINGDON

A stylish development of 8 homes situated close to the quite village of Bovingdon offering quality high street shops and restaurants.

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.



DREY HOUSE

LETCHWORTH

A development of 1 and 2 bedroom apartments each finished to an impressive, contemporary standard, situated in the popular area of Letchworth Garden City.

BUTLERS YARD

ST ALBANS

A luxurious new development of fourteen 1 and 2 bedroom apartments in the heart of St Albans, just moments from the city centre for ultimate convenience.

Our previous DEVELOPMENTS



AT ALDENHAM RESIDENTIAL, we recognise that buying a home is a significant decision. Our mission is to make this journey enjoyable and stress-free.

As a small, independent company, we offer a personalised approach, free from the constraints of larger firms. Our dedicated owner is involved in every sale, ensuring you receive the care and attention you deserve. We guide you through the entire process, providing the support needed to make informed decisions. Even after you move in, our aftercare team is available to address any concerns. Choose Aldenham Residential for a seamless, high-quality home-buying experience.

JUST NEW HOMES



CANDLEFORD MEWS BRENTWOOD

Just 7 luxury homes with stunning 360-degree countryside views. These 3, 4, and 5-bedroom residences offer a gated entrance for enhanced privacy.



VARDEN HOUSE

A stunning development of 11 homes situated close the thriving Camberley Town Centre offering great high street shops and restaurants.



PRINCIPLE POINT WELWYN GARDEN CITY

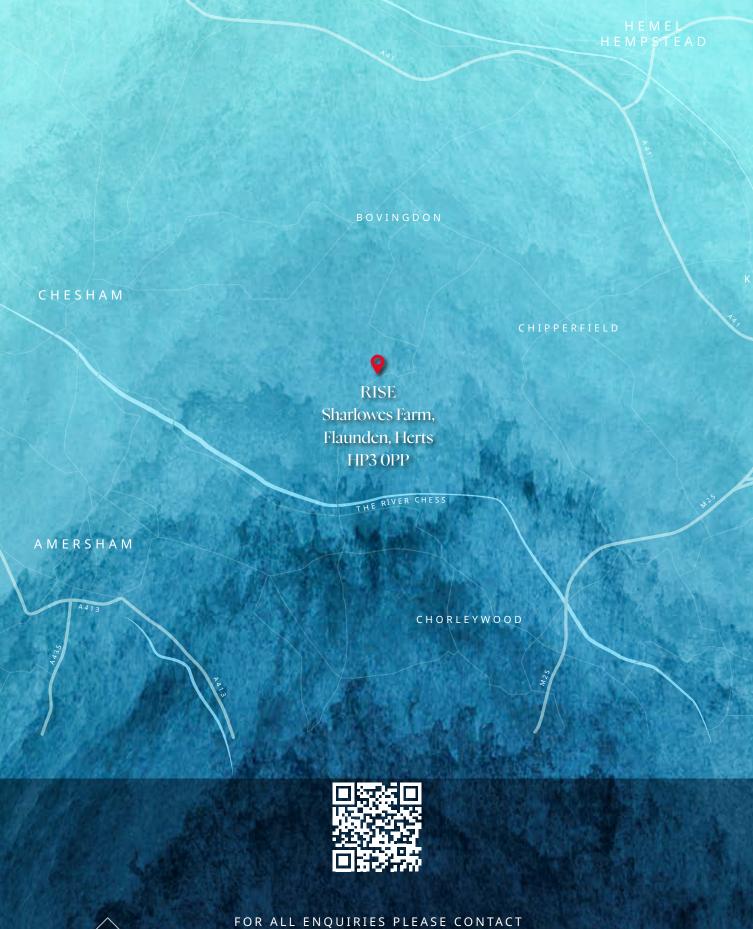
A Luxurious Collection of Studio, 1 & 2 Bedroom Apartments based on the Principles of Sir Ebenezer Howard; founder of the Garden City Movement.



BELL MEWS CODICOTE

An impressive development in the heart of Codicotehigh street located within the conservation area. Just 9 desirable 2, 3 and 4 bedroom homes with allocated parking.

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A L D E N H A M R E S I D E N T I A L

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