



Ridgeway Gardens

tring • hertfordshire

An exclusive development of seven distinctive family homes

Welcome to Tring

Just 30 miles from the hectic bustle of the capital, this delightful market town is a peaceful oasis of Hertfordshire charm. Surrounded by stunning countryside where the ancient Icknield Way crosses the old Roman road of Akeman Street, Tring is nestled within the Chiltern Hills, an area of outstanding natural beauty. Bordered by Tring Nature Reserve and Reservoirs to the north and the Grand Union Canal to the east, with the ancient woodlands of the National Trust Ashridge Estate within easy reach, the town is perfectly placed for enjoying the great outdoors.

Dating back to the Domesday Book and boasting market town status since 1315, today Tring is an ideal location for modern living. The high street is filled with traditional independent shops, cafes, restaurants and bars and a weekly market and fortnightly farmer's market offer top quality fresh local produce. There is a Waitrose supermarket at nearby Berkhamsted, where you will also find a delightful choice of stylish boutiques, cafes and restaurants along its bustling high street. The Westfield London shopping centre is a short hop on the train from Tring station into Kensington Olympia. Watford's Intu shopping centre and Milton Keynes, with its superb selection of shops and leisure facilities, are also both within easy reach by car.



Educational facilities in Tring and the surrounding area are excellent, with a superb selection of independent and state schools on offer. Primary schools in Tring include the Ofsted 'Outstanding' Goldfield Infant's and Nursery School along with the Grove Road, Dundale and Bishops Wood Schools, all with 'Good' Ofsted ratings. For pupils aged 11-18, Tring School is a co-educational Academy and a popular choice for secondary education, whilst the renowned Tring Park School for the Performing Arts offers artistic specialist education. The highly sought-after Berkhamsted family of leading independent schools are just a short drive from Tring. These include a day nursery, co-educational pre-prep and preparatory schools and secondary schools for both girls and boys, offering

private education for pupils aged from 2 - 18. The Ofsted 'Outstanding' rated Chesham Preparatory and Grammar Schools are also just a 10 - 15 minute drive.

Tring railway station, just 1.7 miles from the development, offers a fast and frequent service into London Euston from only 35 minutes, making a new home at Ridgeway Gardens an ideal choice for London commuters. By road, the M25 is within easy reach via the A41 dual carriageway which runs along the southern edge of the town. Aylesbury is just 9 miles to the west and Hemel Hempstead, St Albans and the M1 are also within easy driving distance to the east.

Further information about the town can be found at www.tring.gov.uk and www.visitchilterns.co.uk/markettowns/tring

Superior quality living

Ridgeway Gardens is accessed through a private driveway off Grove Road, one of the premier roads in Tring. This exclusive development provides just seven new four bedroom detached and semi-detached homes which sit proudly in a quiet cul-de-sac, within walking distance of the centre of town.



In keeping with the style of the surrounding properties, each home at Ridgeway Gardens captures the distinctive charm of this established residential area. Feature brickwork, attractive gables and elegant bay windows are complemented by Tuscan clay tiling and cedarwood front and garage doors. Integral garages and block paved driveways provide space for three vehicles.

The superior internal design and specification of these new homes is as contemporary as the external elevations are traditional. Sleek and stylish interiors include every modern convenience, to create beautiful homes for today's lifestyle.

The perfectly proportioned living space has been thoughtfully designed to ensure maximum use of light and space. Room layouts are created with families in mind, with ample space for entertaining and relaxing. The open plan kitchen, dining and family area to the rear overlooks the south-west facing garden and is flooded by natural light through the bi-fold doors, whilst the impressive living room with feature fireplace, is perfect for relaxing.

Upstairs, the first and second floors offer four double bedrooms. The two en-suites and family bathroom are all fitted with stylish Villeroy & Boch sanitaryware and ceramic wall and floor tiles.

Computer generated image of the development. Elevational treatments and landscaping may vary.

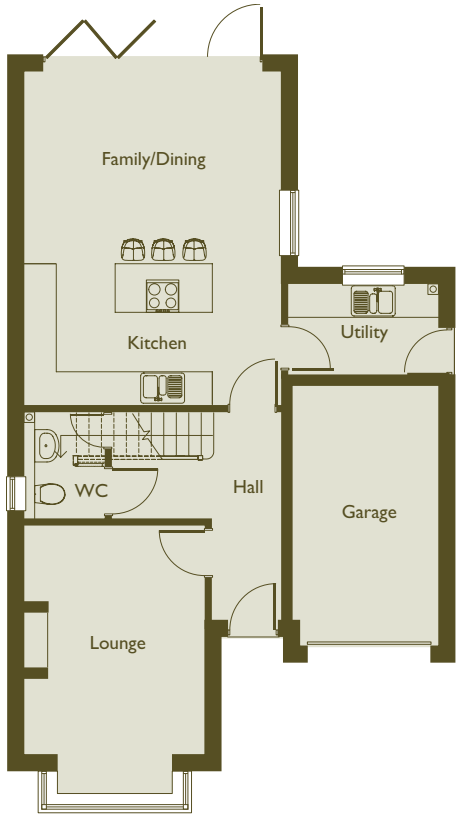
Development plan



The development plan is for illustrative purposes only and is not intended to be scaled or used to indicate specific boundaries.

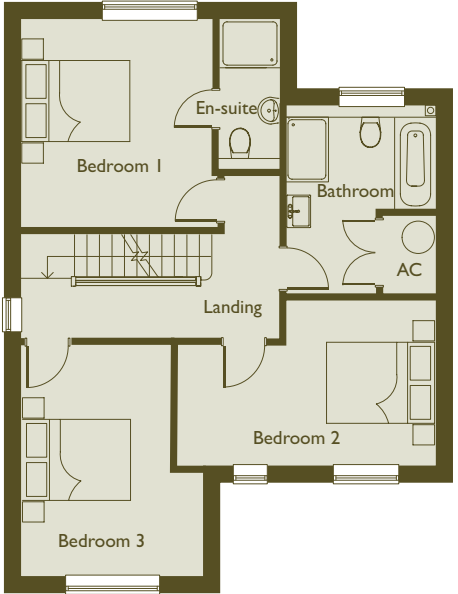


Number 1



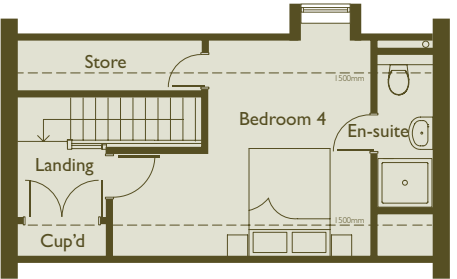
Ground

Kitchen/Family/Dining	6.14m x 4.74m 20' 1" x 15' 6"
Lounge	4.96m inc bay x 3.36m 16' 3" inc bay x 11' 0"
Utility	1.63m x 2.76m 5' 4" x 9' 0"



First

Bedroom 1	3.80m x 3.52m 12' 5" x 11' 6"
Ensuite	2.76m x 1.06m 9' 0" x 3' 5"
Bedroom 2	2.90m max x 4.77m max 9' 6" max x 15' 7" max
Bedroom 3	3.60m x 2.75m max 11' 9" x 9' 6" max
Bathroom	2.30m x 3.40m 7' 6" x 11' 1"



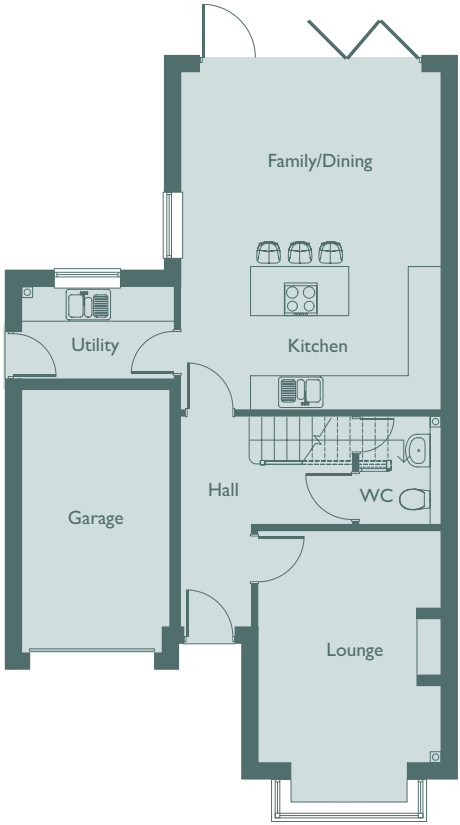
Second

Bedroom 4	4.79m max x 3.99m max 15' 8" max x 13' 1" max
Ensuite	2.80m x 1.00m 9' 2" x 3' 3"



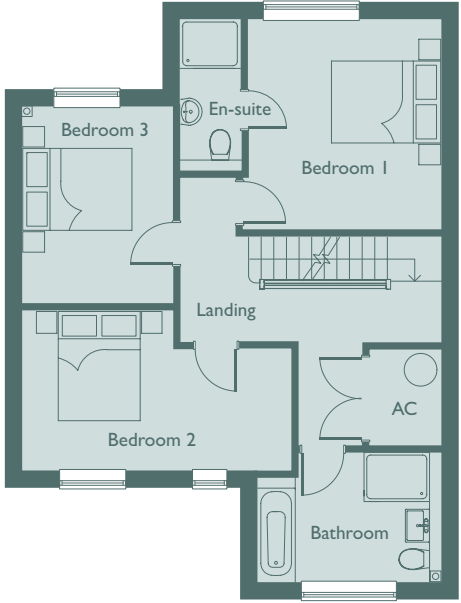
Computer generated image shows Number 1. Elevational treatments and landscaping may vary. Floor plans depict a typical layout of this type and are not shown to scale. Dimensions are shown in metric (metres) and imperial. (feet and inches) and all dimensions are + or - 50mm.

Number 2



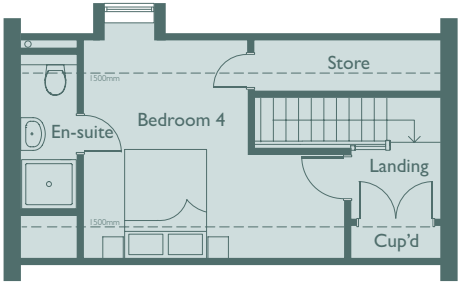
Ground

Kitchen/Family/Dining	6.14m x 4.74m 20'1" x 15'6"
Lounge	4.96m inc bay x 3.36m 16'3" inc bay x 11'0"
Utility	1.63m x 2.76m 5'4" x 9'0"



First

Bedroom 1	3.80m x 3.52m 12'5" x 11'6"
Ensuite	2.80m x 1.06 9'2" x 3'5"
Bedroom 2	2.92m max x 4.93m max 9'7" max x 16'2" max
Bedroom 3	3.64m x 2.83 m 11'11" x 9'3"
Bathroom	2.38m x 3.41m 7'9" x 11'2"

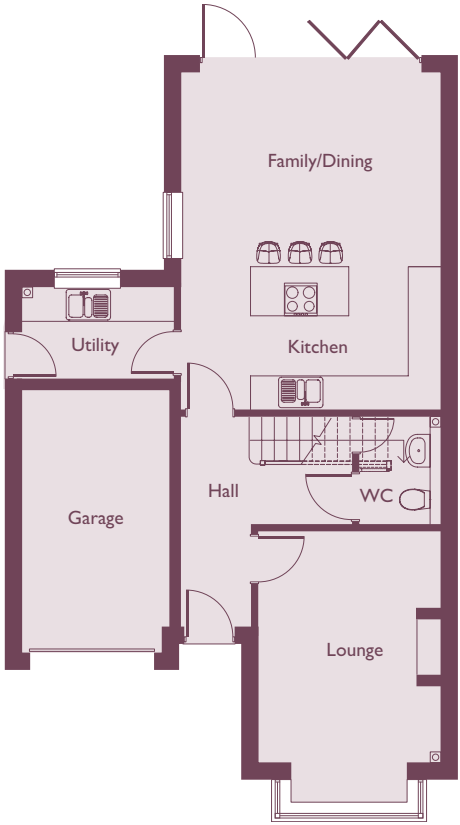


Second

Bedroom 4	4.76m max x 3.99m max 15'7" max x 13'1" max
Ensuite	2.80m x 1.00m 9'2" x 3'3"

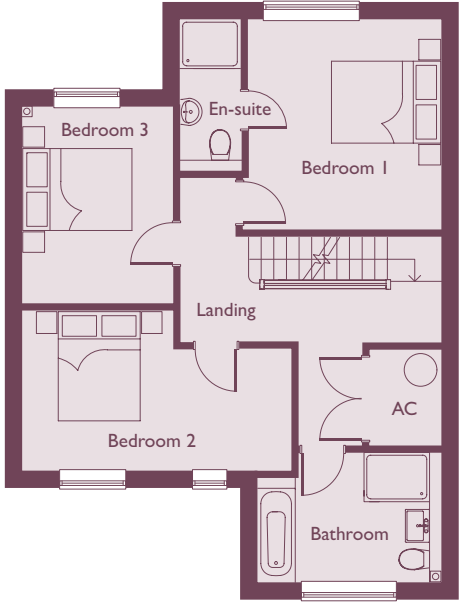
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Number 3



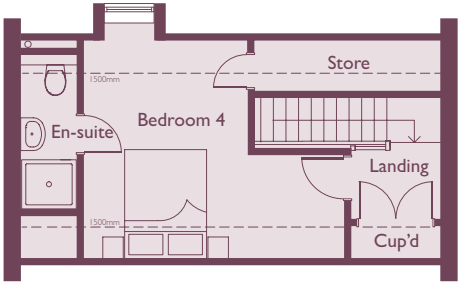
Ground

Kitchen/Family/Dining	6.14m x 4.74m 20'1" x 15'6"
Lounge	4.96m inc bay x 3.36m 16'3" inc bay x 11'0"
Utility	1.63m x 2.76m 5'4" x 9'0"



First

Bedroom 1	3.80m x 3.52m 12'5" x 11'6"
Ensuite	2.80m x 1.06m 9'2" x 3'5"
Bedroom 2	2.92m max x 4.93m max 9'7" max x 16'2" max
Bedroom 3	3.64m x 2.83m 11'11" x 9'3"
Bathroom	2.38m x 3.41m 7'9" x 11'2"

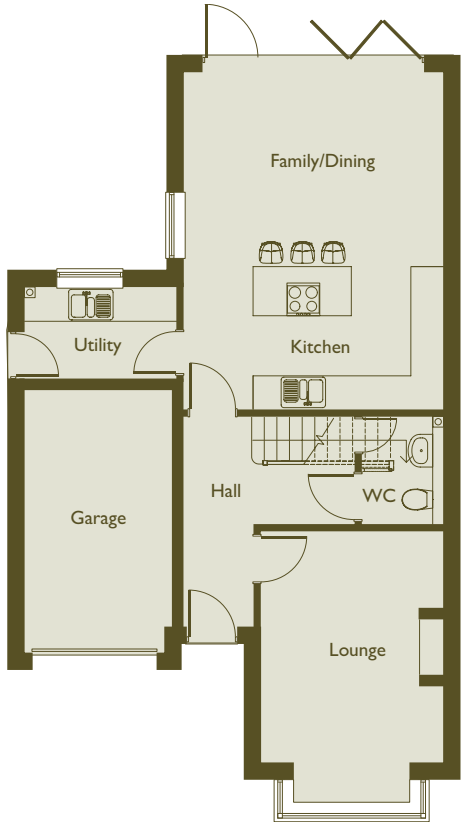


Second

Bedroom 4	4.76m max x 3.99m max 15'7" max x 13'1" max
Ensuite	2.80m x 1.00m 9'2" x 3'3"

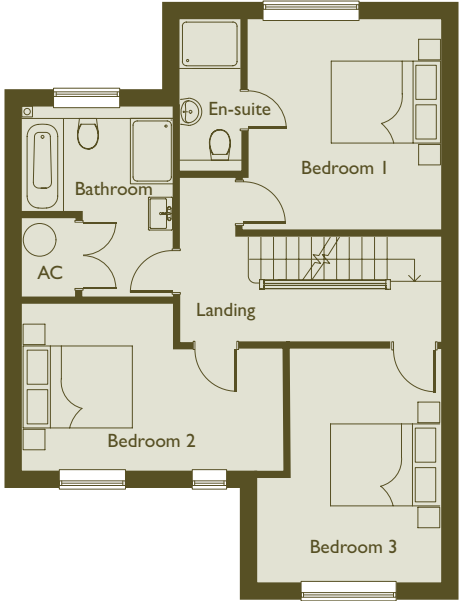
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Number 4



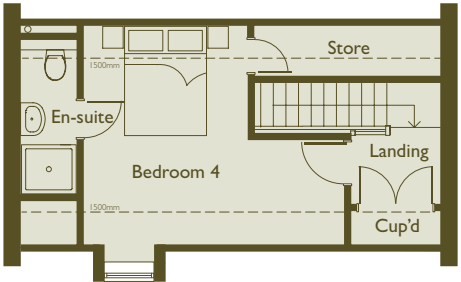
Ground

Kitchen/Family/Dining	6.18m x 4.76m 20'3" x 15'7"
Lounge	5.00m inc bay x 3.40m 16'4" inc bay x 11'1"
Utility	1.68m x 2.80m 5'6" x 9'2"



First

Bedroom 1	3.85m x 3.55m 12'7" x 11'7"
Ensuite	2.80m x 1.06m 9'2" x 3'5"
Bedroom 2	2.92m max x 4.93m max 9'7" max x 16'7" max
Bedroom 3	3.64m x 2.83m max 11'11" x 9'3" max
Bathroom	2.38m x 3.41m 7'9" x 11'2"



Second

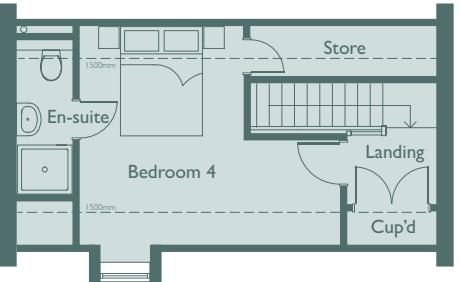
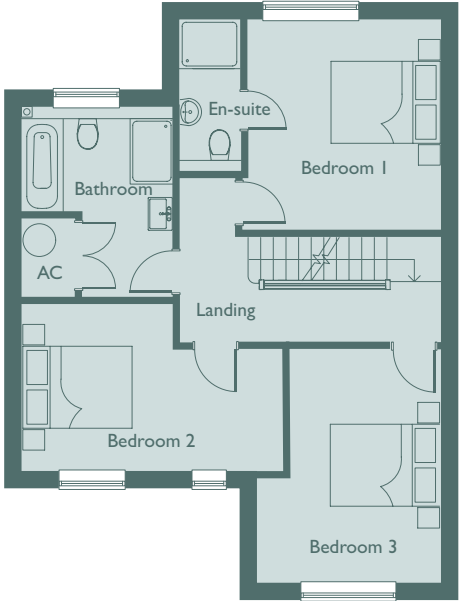
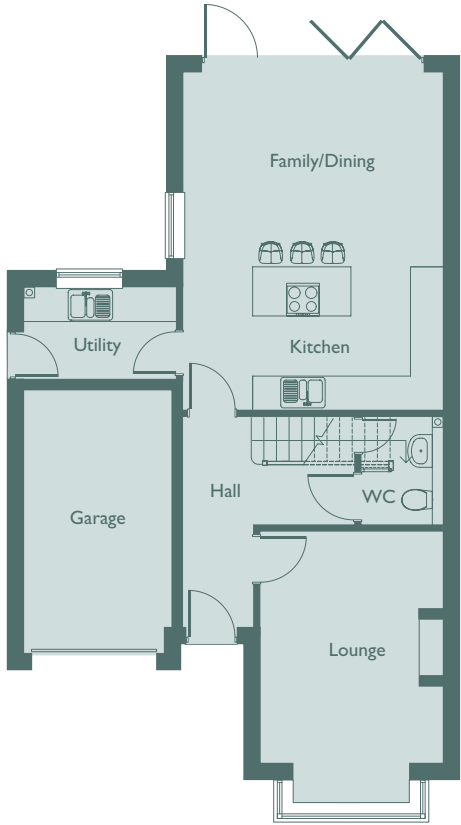
Bedroom 4	4.75m max x 3.99m max 15'7" max x 13'1" max
Ensuite	2.80m x 1.00m 9'2" x 3'3"



Computer generated image shows Number 4. Elevational treatments and landscaping may vary. Floor plans depict a typical layout of this type and are not shown to scale. Dimensions are shown in metric (metres) and imperial. (feet and inches) and all dimensions are + or - 50mm.



Number 5



Ground

Kitchen/Family/Dining	6.18m x 4.76m 20'3" x 15'7"
Lounge	5.00m inc bay x 3.40m 16'4" inc bay x 11'1"
Utility	1.68m x 2.80m 5'6" x 9'2"

First

Bedroom 1	3.85m x 3.55m 12'7" x 11'7"
Ensuite	2.80m x 1.06m 9'2" x 3'5"
Bedroom 2	2.92m max x 4.93m max 9'7" max x 16'7" max
Bedroom 3	3.64m x 2.83m max 11'11" x 9'3" max
Bathroom	2.38m x 3.41m 7'9" x 11'2"

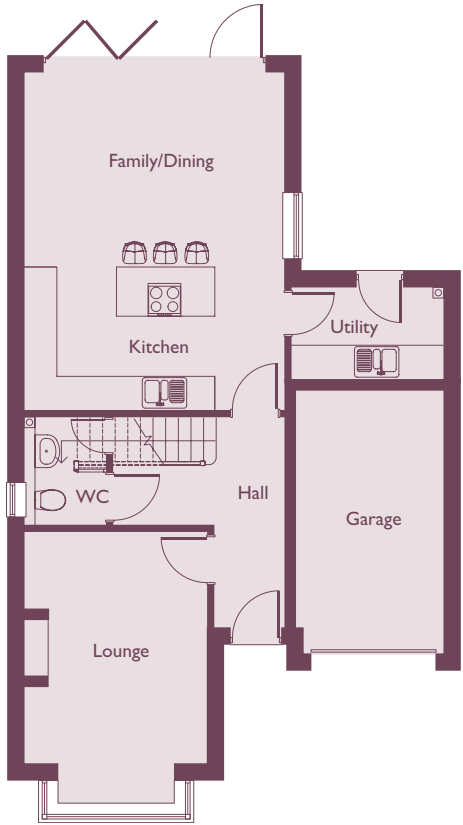
Second

Bedroom 4	4.75m max x 3.99m max 15'7" max x 13'1" max
Ensuite	2.80m x 1.00m 9'2" x 3'3"

Computer generated image shows Number 5. Elevational treatments and landscaping may vary. Floor plans depict a typical layout of this type and are not shown to scale. Dimensions are shown in metric (metres) and imperial. (feet and inches) and all dimensions are + or - 50mm.

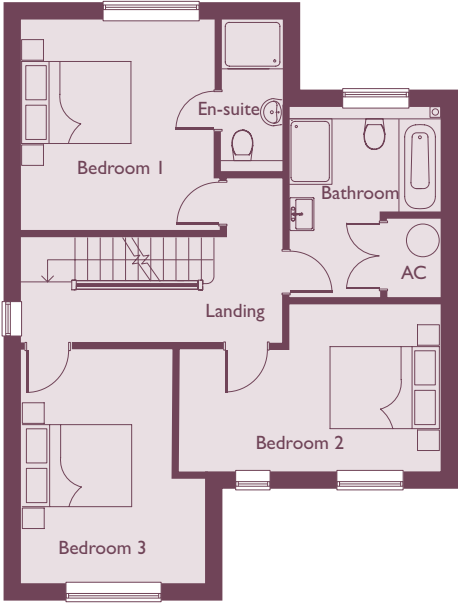


Number 6



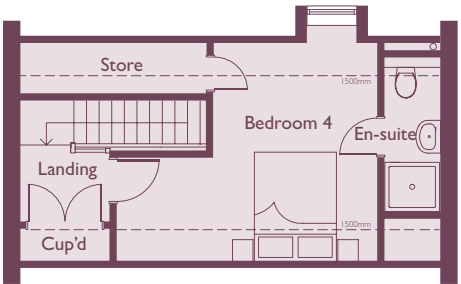
Ground

Kitchen/Family/Dining	6.14m x 4.70m 20'1" x 15'5"
Lounge	4.96m inc bay x 3.36m 16'3" inc bay x 11'0"
Utility	1.63m x 2.76m 5'4" x 9'0"



First

Bedroom 1	3.80m x 3.52m 12'5" x 11'6"
Ensuite	2.76m x 1.06m 9'0" x 3'5"
Bedroom 2	3.07m max x 4.77m max 10'0" max x 15'7" max
Bedroom 3	3.60m x 2.75m max 11'9" x 9'0" max
Bathroom	2.30m x 3.40m 7'6" x 11'1"



Second

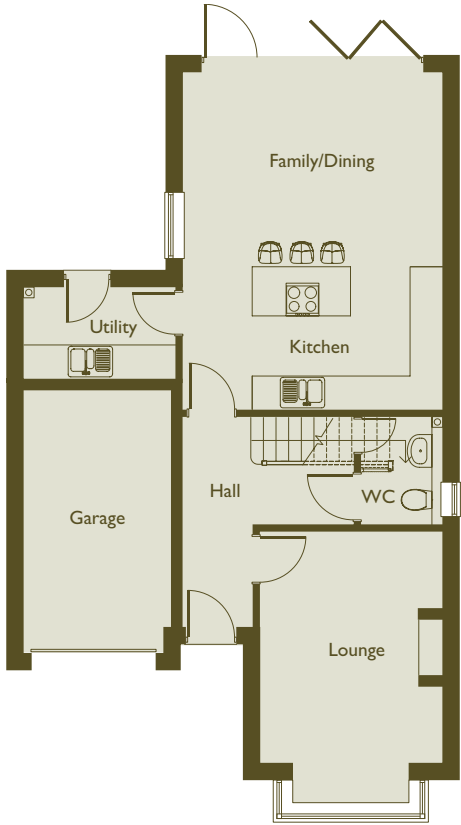
Bedroom 4	4.79m max x 3.99m max 15'8" max x 13'1" max
Ensuite	2.80m x 1.00m 9'2" x 3'3"



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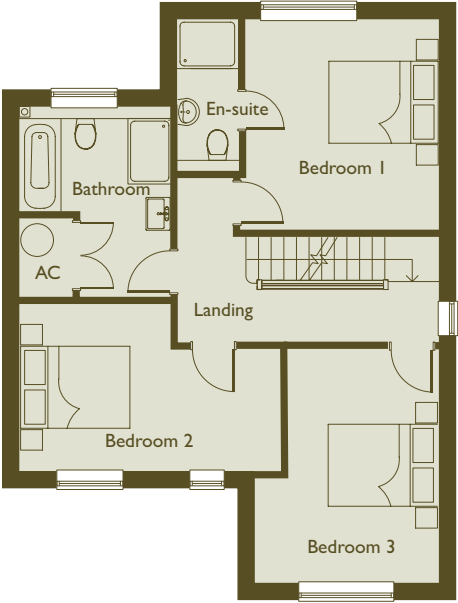


Number 7



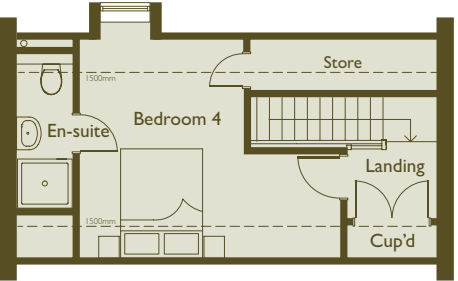
Ground

Kitchen/Family/Dining	6.14m x 4.70m 20'1" x 15'5"
Lounge	4.96m inc bay x 3.36m 16'3" inc bay x 11'0"
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First

Bedroom 1	3.80m x 3.52m 12'5" x 11'6"
Ensuite	2.76m x 1.06m 9'0" x 3'5"
Bedroom 2	3.07m max x 4.77m max 10'0" max x 15'7" max
Bedroom 3	3.60m x 2.75m max 11'9" x 9'0" max
Bathroom	2.30m x 3.40m 7'6" x 11'1"



Second

Bedroom 4	4.79m max x 3.99m max 15'8" max x 13'1" max
Ensuite	2.80m x 1.00m 9'2" max x 3'3" max



Computer generated image shows Number 7. Elevational treatments and landscaping may vary. Floor plans depict a typical layout of this type and are not shown to scale. Dimensions are shown in metric (metres) and imperial. (feet and inches) and all dimensions are + or - 50mm.



Specification

General

- Traditional brick construction with tiled roof covering
- Brickwork elevations with feature plinths to bay windows
- Gauged red brick arches over window openings
- Stone cills to windows
- Bespoke double-glazed uPVC windows with easy clean features
- Contemporary styled part glazed front door with matching Hormann garage door
- Bi-fold doors to family room providing rear access to garden area

Kitchens

- Professionally designed and fitted bespoke high quality kitchen in contemporary handle-less style with high gloss units and soft closing doors and drawers
- Quartz worktops with under-mounted sinks
- Fully integrated appliances including full height fridge freezer, dishwasher, two full size ovens, hob and extractor
- Fully integrated waste bin and recycling bins
- LED lighting to underside of wall units
- Matching units and worktops to utility room

Bathrooms & Ensuites

- Quality white Villeroy & Boch sanitaryware with concealed cisterns and chrome dual action flush plates
- Crosswater contemporary polished chrome taps, shower controls and mixers
- All showers feature a combination of fixed overhead rain shower and slide rail hand shower
- Mirrors to bathrooms
- Chrome heated towel rails
- Complementing vanity furniture to all bathrooms and ensuites
- Extract fans to all bathrooms and ensuite

Decoration & Finishes

- Oak internal doors with brushed chrome door furniture
- Ceramic floor tiling to Hall, WC, Kitchen / family / dining area and utility
- Large format ceramic wall tiling to bathrooms and ensuites
- Oak plank flooring to living room
- Smooth plaster finish to all walls decorated with emulsion paint

Lighting & Electrical

- Recessed down lighters with energy efficient LED lamps to hall, landings, kitchen/family/dining area, living room, utility, cloakroom, bathrooms and ensuites
- Brushed aluminium faceplates throughout
- Feature lighting to master bedroom
- Mains powered smoke detectors
- Ample power points and USB sockets provided throughout
- Wired for television/satellite/sky/cable/data throughout
- External lighting to paths and patios with communal lighting to access drive
- External power points to rear of property

Heating

- Gas fired central heating with high efficiency condensing boiler
- Feature gas fireplace to living room
- Mega flow pressurised hot water cylinder
- Zoned underfloor heating to ground floor with radiators to first and second floors
- Individual thermostats provided to all rooms for zonal control



Sustainability & Environment

- Integral high efficiency gas condensing boiler to minimise gas usage and lower carbon emissions
- Extensive use of energy saving insulation throughout to limit heat loss
- Energy efficient lighting and lamps throughout
- Dual flush toilets to minimise water usage
- Energy saving Photovoltaic panels installed to rear elevations

Security

- All external lighting fitted with PIR motion sensors
- Pre-wired for future installation of burglar alarm
- Multipoint locking system to external doors
- Locking catches to all windows with integral opening restrictors

External

- Tumbled sett paving to access drive and private driveways with matching kerb setts
- Garage and two private parking spaces per property
- Landscaped front and rear gardens
- Indian sandstone paving to paths and patios
- Outside tap to rear

Structural Warranty

- NHBC 10-year warranty. This guarantee offers you the peace of mind that your home has been built to the highest standards



*Photographs taken from a previous development. The specification is for guidance only and we recommend that you inspect the full specification prior to reservation and confirm all details with the development sales advisor at point of purchase. We reserve the right to change or substitute alternative items of the same quality. Specifications are correct at time of printing. *Please note, TV and telephone points only are provided. Purchaser to arrange own connections, including extensions. A TV aerial is not provided.*

About BrayBeech Homes

Extraordinary homes for the discerning buyer

BrayBeech Homes specialises in designing and building select developments in the home counties. From individual and substantial houses, to exclusive apartment blocks and period conversions, our expertise is based on our unique experience and our deep understanding and appreciation of architectural enhancement and conservation.

Based in Tring, we have built up a strong reputation for acquiring a diverse range of unique sites, which require carefully evolved design solutions to create high quality housing. We combine traditional design and craftsmanship with high quality contemporary fixtures and fittings, to create beautiful, timeless homes for modern living.



Whilst every effort is made to ensure that the information in this brochure is as accurate and helpful as possible, it does not form part of any contract. Purchasers are requested to confirm precise details of each individual property with the sales representative, who will be pleased to assist you. Kitchen layouts are indicative only, please refer to the sales representative for a detailed layout. Dimensions shown have been taken from working drawings, may vary to finished properties and are not intended to be used for carpet sizes, appliance sizes or items of furniture. The sales representative will be pleased to provide actual measurements at the appropriate build stage.

Architectural design

Combining architectural design expertise with building surveying skills, BrayBeech Homes provides bespoke design solutions. Offering a complete service, from initial concepts to fully detailed planning solutions, our professional approach provides individually tailored solutions for each development project, from small extensions and sympathetic alterations to the design of larger housing developments.



Attention to detail

From the choice of external construction materials to the finishing touches in the internal specification, we ensure our personal care and attention is applied to every detail, with an emphasis on high quality. Our local, skilled tradesmen work with quality materials to build beautiful homes that we are truly proud of. Our superior specification is included as standard in each new home and our home-buyers enjoy the reassurance of a 10 year NHBC warranty.

Conservation

With sympathetic treatment and careful attention to the smallest detail, we create traditional homes with contemporary living space. Each of our beautifully built homes is unique and in harmony with the surrounding architecture, to offer stylish modern living in an historic environment. With our strong background in conservation, we also offer a wealth of experience in the refurbishment of listed and period properties and in the development of new homes in conservation areas.





CESARE&CO

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