



The Stiles

BENGEO

 **DURKAN**

*We all understand the
importance of home.*

*It should support and enhance
your life; be both comfortable
and comforting, relaxing
and reinvigorating.*

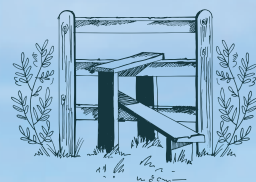


At Durkan we are committed to
creating homes for today and tomorrow.
Places to savour the now whilst providing
the space to breathe and the opportunity
to grow; a foundation for the future.

At The Stiles we hope you'll find just that.
A home that's luxurious and inviting but
allows you to make your own mark.

Thoughtfully designed to be flexible enough
to adapt with you, and with all the extra
touches to make life as convenient and
effortless as possible, leaving you to just
enjoy what matters to you most.

DURKAN



The Stiles

BENGEO

The Stiles is a charming new neighbourhood of 2, 3, 4 and 5 bedroom homes in a beautifully landscaped setting.

Integrating leafy streets, green open spaces, protected and enhanced mature trees and dedicated play areas, it is also bordered by attractive countryside.

All this, just a short walk from Bengoe's village amenities and close to Hertford's wonderful mix of leisure, culture and rich history, offering everything you need for a balanced modern lifestyle.

Computer generated image is indicative and subject to change.

EMBRACE THE PACE OF VILLAGE LIVING



A charming village with a friendly community spirit, Bengoe is the perfect place to put down roots.

Considered one of Hertford's most desirable addresses, it has all the amenities you would expect from a quintessential English village, with a cricket club, church, two pubs, a range of independent convenience stores and café all within half a mile of The Stiles.

Bengoe Primary School is just a short walk away, and there is an excellent choice of infant, primary and secondary schools within easy reach.

Major draws within a short drive include Mill Mead Primary School, Simon Balle All-Through School, Richard Hale secondary school for boys and Presdales School and Sixth Form for girls.



On your doorstep: Explore the idyllic local countryside

Beyond the verdant setting and attractive backdrop of The Stiles, there is a wealth of green open space to be explored.

Close to home, enjoy almost 100 acres of countryside at Waterford Heath Nature Reserve, or simply take a relaxing stroll along the meandering River Lea. Hartham Common is a wide, green expanse that is perfect for picnics or leisurely walks and, just a short drive away, 1,000 acre Panshanger Park is a beautiful environment of woodland, river, lakes and wildflower meadows.

Sports enthusiasts can choose from Hartham Park's football pitches, tennis courts and skate park, or drop into Hartham Leisure Centre for swimming, a gym session or fitness class.

In Hertford, Nuffield Fitness and Wellbeing Gym also offers a range of classes, a pool, steam room/sauna and beauty suite.

Winding waterways: The Rivers Lea, Beane and Rib provide for laid-back waterfront walks





CHARACTER & CULTURE WITHIN EASY REACH



Enjoy modern urban living in a relaxed market town setting, with a vast choice of leisure options in nearby Hertford.

It's just over one mile to the town's excellent choice of shops, restaurants and entertainment, all with a picturesque backdrop of Medieval and Georgian architecture, winding waterways and pockets of green open space.

There is a charming range of quirky and specialist stores and independent boutiques, offering everything from antiques and homeware to fashion and gifts. Pick up delicious fresh produce at the thriving weekly market, followed by a pitstop at the Hertford Coffee Lab, or a pint on the riverside terrace at the Woolpack.

Begin a night out with sleek cocktails at The Practitioner, then enjoy stylish, relaxed dining at Hertford House, superb Turkish cuisine at Veysos or a romantic meal at Lussmans.



Take in the abundance of history and culture in the local area. The magnificent Grade I Listed Norman castle hosts regular events throughout the year, from open days and music evenings to food festivals, open air theatre, cinema and sports events, or the Corn Exchange is a great option for an evening of live music and comedy.

Currently undergoing a £19.9m redevelopment, Hertford Theatre will form a sustainable arts hub, with new cinema screens, a studio theatre, community spaces, auditoriums, a river walkway café-bar, all integrated with the surrounding historical area.





PERFECTLY PLACED FOR CONVENIENCE & CONNECTIONS



The Stiles is superbly situated for enjoying Bengo's village amenities and everything Hertford has to offer, as well as for commutability, with the town's two train stations around 1.5 miles away. Hertford East provides services to Tottenham Hale (Victoria line) in 35 minutes and London Liverpool Street in 51 minutes, whilst Hertford North brings you to Moorgate in 49 minutes and connects to King's Cross in 52 minutes. By road, the A10 is 3 miles away, and the A1(M) is around 8 miles. Welwyn Garden City, Hatfield and Stevenage are all within a 20 minute drive; both Hitchin and Stansted Airport are around half an hour away.

Schools

- 1 Bengo Primary School
- 2 Abel Smith School
- 3 Simon Balle School
- 4 Busy Bees Academy
- 5 Duncombe School
- 6 Richard Hale School
- 7 Perform Hertford

Parks & Open Spaces

- 1 Waterford Heath Community Nature Park
- 2 Hartham Common
- 3 Balls Park

- 4 Goldings Historic Park
- 5 Sacombe Road Park
- 6 Castle Gardens

Supermarkets

- 1 Co-op Food
- 2 ALDI
- 3 Sainsbury's
- 4 M&S Simply Food
- 5 Tesco

Culture & Leisure

- 1 Hertford Museum
- 2 Hertford Theatre

- 3 Hertford Castle
- 4 Hartham Leisure Centre
- 5 Hertford Corn Exchange

Food & Beverage

- 1 The Secret Garden café
- 2 The Greyhound
- 3 The White Lion
- 4 Lussmanns
- 5 Dinnio
- 6 Baan Thitiya
- 7 The Snug
- 8 The Woolpack



PRIMROSE

ACER

*Designed for family living:
Pockets of green space for
play and relaxation.*



The Stiles

BENGEO



- ▨ Affordable homes
- Parking bays
- Proposed wildflower turf
- Proposed amenity grass
- V: Visitor parking
- M: Telecommunications mast

- Acer
- Laurel
- Rowan
- Poppy
- Bluebell
- Bramble
- Primrose
- Vervain
- Clover
- Saffron
- Foxglove

A MODERN VILLAGE SETTING

The Stiles provides a selection of traditionally styled homes to suit a range of lifestyles, all built to Durkan's superb standard of quality. With open countryside to the north and allotments to the south, the development offers an attractive private setting in a desirable, convenient location.



ACER

Page 20

2 bedroom & home office
Plots 25, 26, 27, 28, 29
90 sqm / 966 sqft



LAUREL

Page 21

3 bedroom
Plots 9, 10, 11, 12, 13
100 sqm / 1,080 sqft



ROWAN

Page 24

3 bedroom
Plots 38, 48
102 sqm / 1,098 sqft



POPPY

Page 25

3 bedroom
Plots 37, 49
114 sqm / 1,224 sqft



BLUEBELL

page 30

3 bedroom & home office
Plots 2, 3, 7, 22, 23, 51
114 sqm / 1,227 sqft



BRAMBLE

Page 31

3 bedroom
Plot 14
116 sqm / 1,245 sqft



PRIMROSE

Page 36

3 bedroom & home office
Plot 30
129 sqm / 1,387 sqft



VERVAIN

Page 37

4 bedroom
Plots 1, 52
133 sqm / 1,432 sqft



CLOVER

Page 40

4 bedroom & home office
Plots 4, 6, 50
144 sqm / 1,552 sqft



SAFFRON

Page 41

4 bedroom & home office
Plots 8, 21
150 sqm / 1,615 sqft



FOXGLOVE

Page 44

5 bedroom
Plots 5, 24
156 sqm / 1,678 sqft



Computer generated image shows Bluebell and Vervain. It is indicative and subject to change.

Leafy streetscapes: Retained and new planting creates a peaceful, private setting.



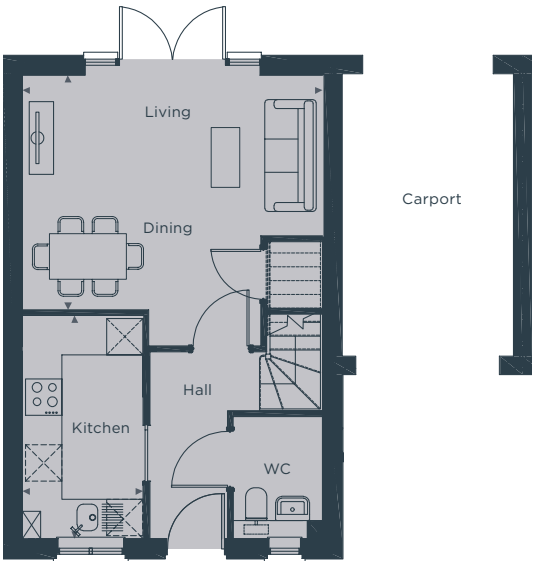
2 bedroom home with office and carport

Plots 25, 26(h), 27, 28(h), 29

90 sqm / 966 sqft

Living/Dining	4.95m x 3.85m	16'2" x 12'6"
Kitchen	3.69m x 1.99m	12'1" x 6'6"
Bedroom 1	3.03m x 2.79m	9'9" x 9'2"
Bedroom 2	3.80m x 2.64m	12'6" x 8'6"
Home office	3.76m x 2.64m	12'4" x 8'6"

h = Handed plot. -- Reduced head height. Maximum dimensions are shown. They are intended as a guide only and are subject to change. Not all plans are to scale. Kitchen layout is indicative only. Please speak to the sales advisor for further information.



Ground floor



First floor



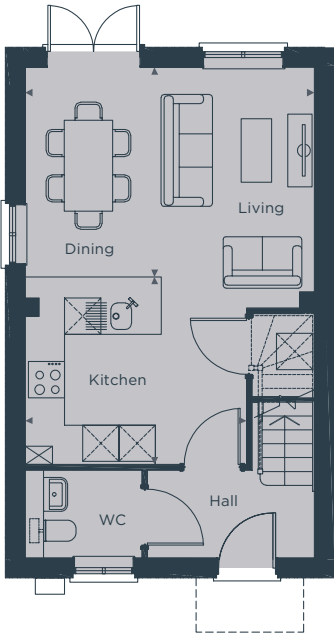
3 bedroom home with garage

Plots 9(h), 10, 11(h), 12, 13(h)

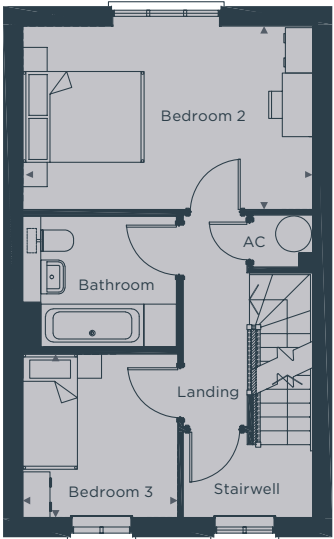
100 sqm / 1,080 sqft

Living/Dining	4.78m x 3.46m	15'8" x 11'4"
Kitchen	3.66m x 3.10m	12' x 10'2"
Bedroom 1	4.48m x 3.85m	14'8" x 12'7"
Bedroom 2	4.78m x 3.70m	15'8" x 12'1"
Bedroom 3	2.70m x 2.55m	8'9" x 8'4"

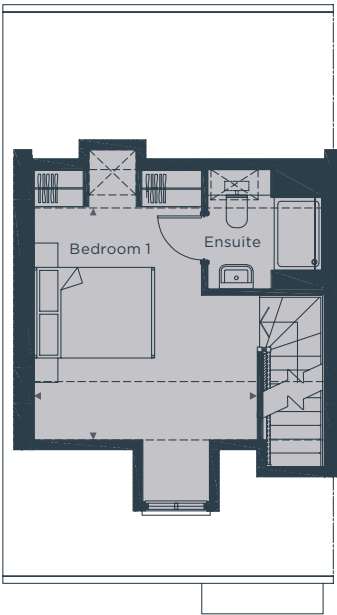
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Ground floor



First floor



Second floor

BRAMBLE

LAUREL



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ROWAN

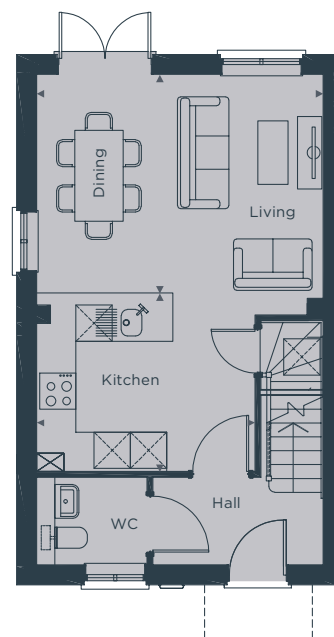
3 bedroom home

Plots 38, 48(h)

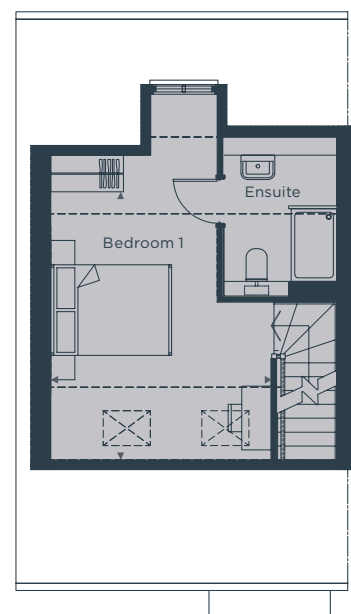
102 sqm / 1,098 sqft

Living/Dining	4.73m x 3.31m	15'5" x 10'9"
Kitchen	3.61m x 2.95m	11'8" x 7'7"
Bedroom 1	4.37m x 3.66m	14'3" x 12'
Bedroom 2	4.73m x 3.03m	15'6" x 9'9"
Bedroom 3	2.70m x 2.50m	8'9" x 8'2"

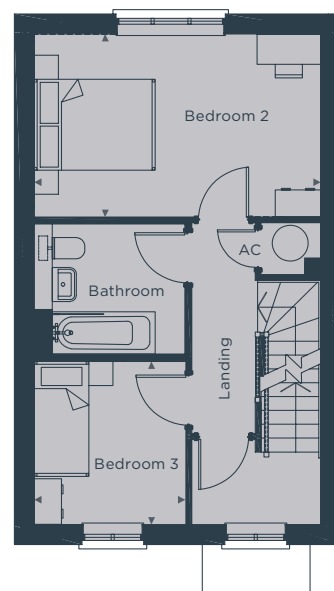
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Ground floor



Second floor



First floor



POPPY

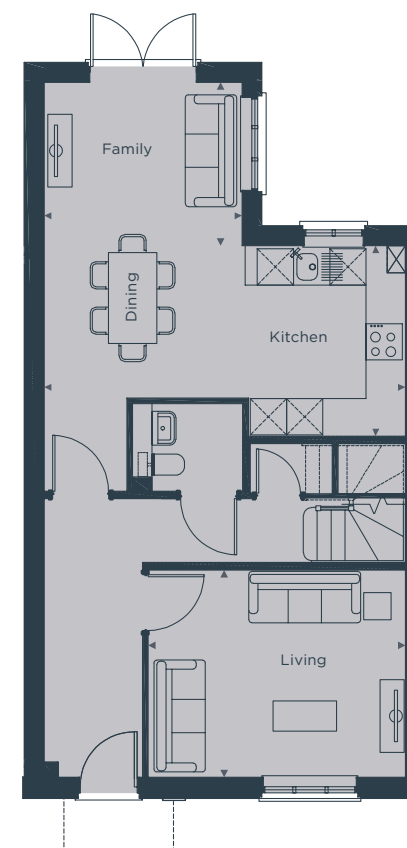
3 bedroom home

Plots 37, 49(h)

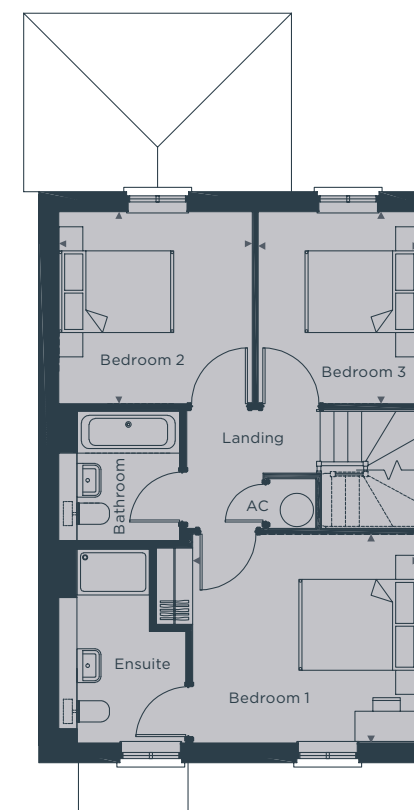
114 sqm / 1,224 sqft

Living	4.25m x 3.42m	13'9" x 11'3"
Family	3.27m x 2.70m	10'7" x 8'9"
Kitchen/Dining	5.97m x 3.15m	19'6" x 10'4"
Bedroom 1	3.76m x 3.45m	12'4" x 11'4"
Bedroom 2	3.20m x 3.18m	10'5" x 10'5"
Bedroom 3	3.18m x 2.68m	10'5" x 8'8"

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Ground floor



First floor

POPPY

ROWAN



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BLUEBELL



Computer generated image is
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BLUEBELL

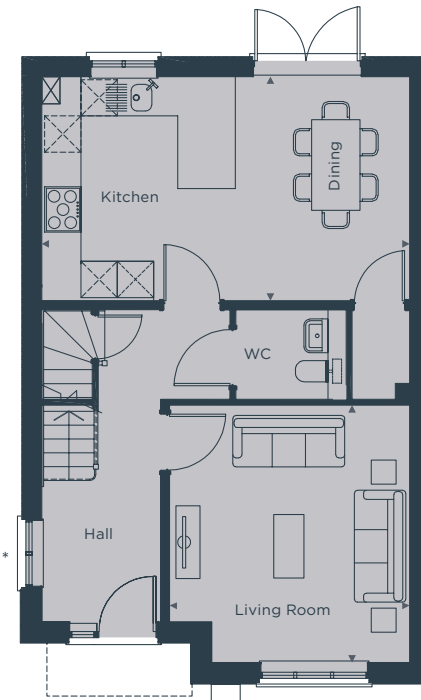
3 bedroom home with office and garage

Plots 2, 3, 7, 22(h), 23(h), 51

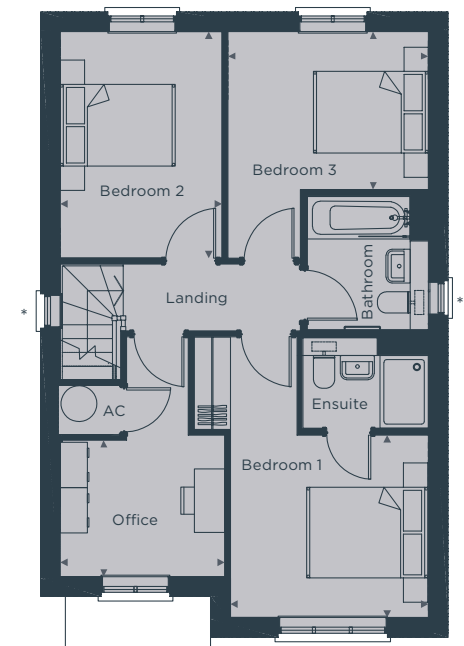
114 sqm / 1,227 sqft

Living	4.25m x 3.97m	13'9" x 13'
Kitchen/Dining	6.08m x 3.70m	20' x 12'2"
Bedroom 1	3.27m x 3.01m	10'7" x 9'9"
Bedroom 2	3.74m x 2.67m	12'3" x 8'8"
Bedroom 3	3.31m x 2.61m	10'9" x 8'6"
Home office	2.72m x 2.26m	8'9" x 7'5"

h = Handed plot. *Window to plots 7 only. **Window to plots 2, 3 and 51 only. Maximum dimensions are shown. They are intended as a guide only and are subject to change. Not all plans are to scale. Kitchen layout is indicative only. Please speak to the sales advisor for further information.



Ground floor



First floor



BRAMBLE

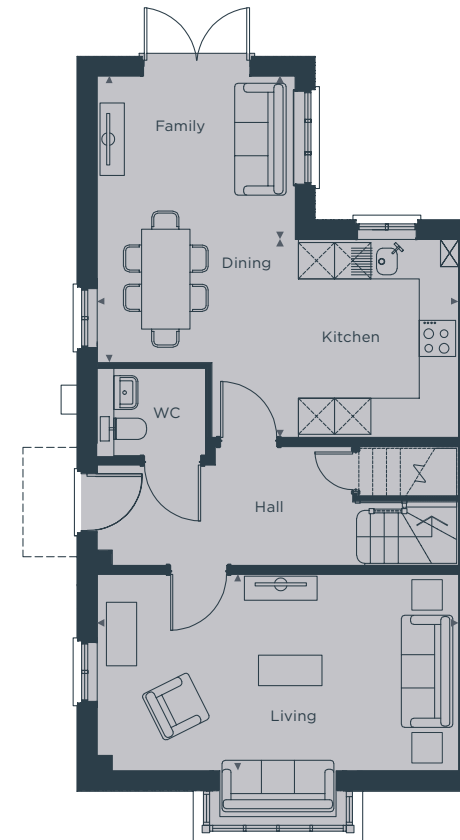
3 bedroom home with garage

Plot 14

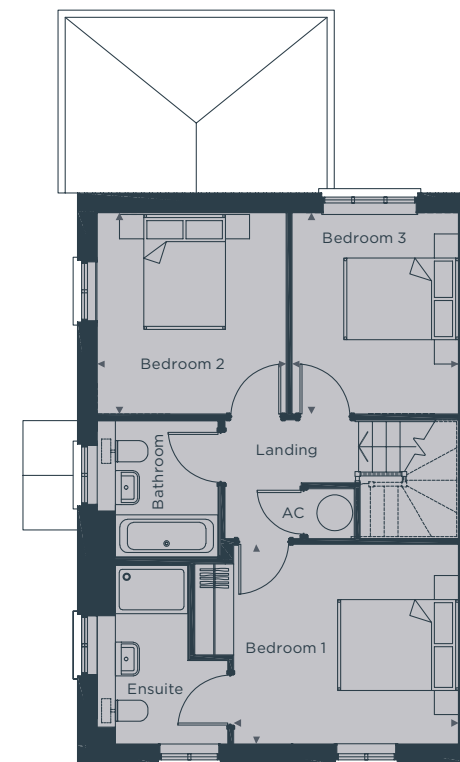
116 sqm / 1,245 sqft

Living	5.97m x 3.25m	19'6" x 10'7"
Kitchen/Dining	5.97m x 3.27m	19'6" x 10'7"
Family	3.27m x 2.70m	10'7" x 8'9"
Bedroom 1	3.72m x 3.30m	12'2" x 10'8"
Bedroom 2	3.33m x 3.13m	10'9" x 10'3"
Bedroom 3	3.33m x 2.75m	10'9" x 9'

Maximum dimensions are shown. They are intended as a guide only and are subject to change. Not all plans are to scale. Kitchen layout is indicative only. Please speak to the sales advisor for further information.



Ground floor



First floor

BRAMBLE



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VERVAIN



Computer generated image is
indicative and subject to change.



3 bedroom home with office and carport

Plot 30

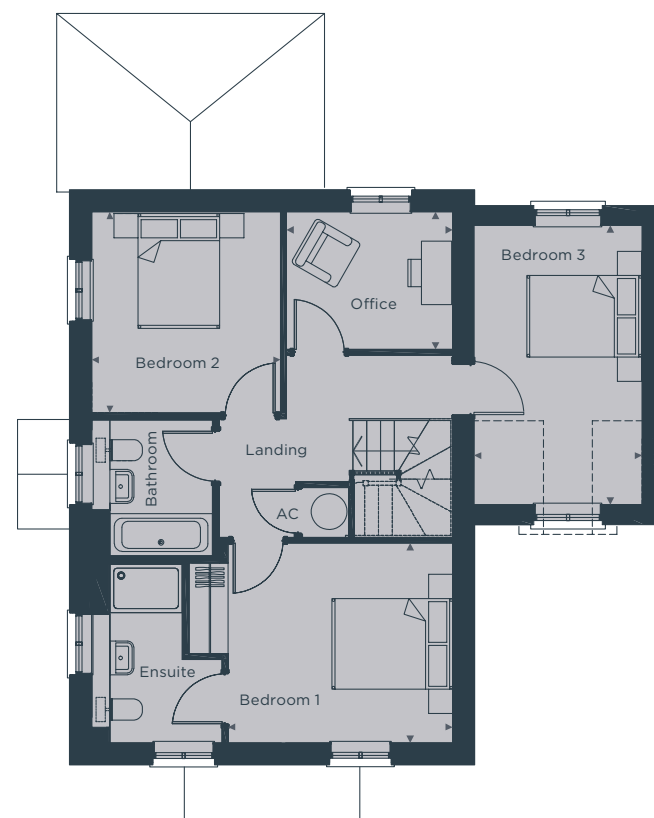
129 sqm / 1,387 sqft

Living	5.97m x 3.25m	19'7" x 10'7"
Kitchen/Dining	5.97m x 3.26m	19'7" x 10'7"
Family	3.26m x 2.67m	10'7" x 8'8"
Bedroom 1	3.72m x 3.30m	12'2" x 10'8"
Bedroom 2	3.33m x 3.13m	10'8" x 10'3"
Bedroom 3	4.62m x 2.79m	15'2" x 9'2"
Home office	2.75m x 2.28m	9' x 7'5"

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Ground floor



First floor



4 bedroom home with garage

Plots 1, 52(h)

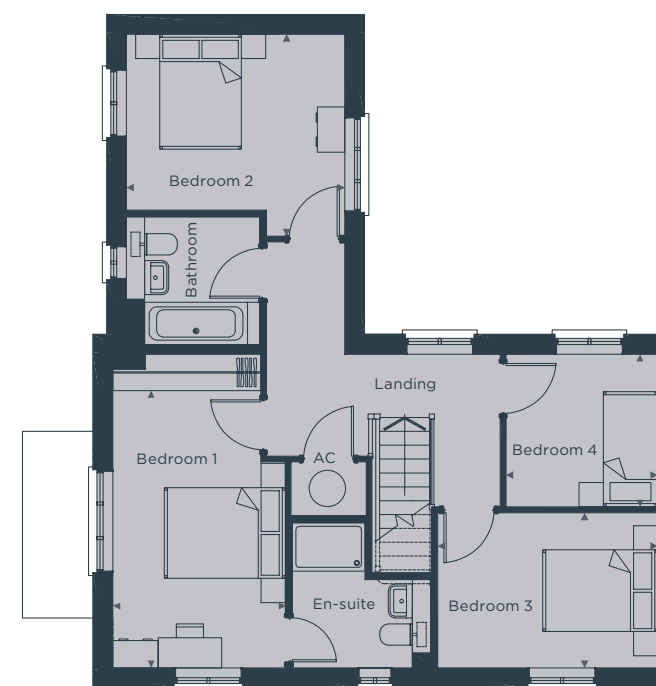
133 sqm / 1,432 sqft

Living	5.18m x 3.58m	16'10" x 11'8"
Family	4.01m x 3.59m	13'2" x 11'9"
Kitchen/Dining	5.14m x 3.61m	19'9" x 11'8"
Bedroom 1	4.57m x 2.87m	14'9" x 9'5"
Bedroom 2	3.61m x 3.34m	11'8" x 10'10"
Bedroom 3	3.64m x 2.56m	11'9" x 8'4"
Bedroom 4	2.52m x 2.51 m	8'3" x 8'3"

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Ground floor



First floor

SAFFRON



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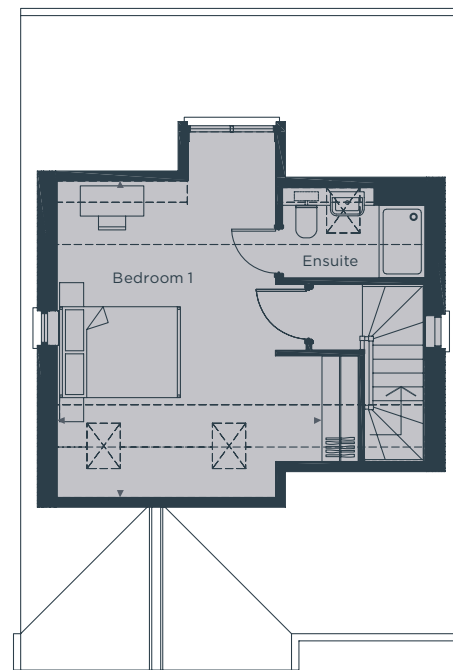
4 bedroom home with office and garage

Plots, 4, 6, 50

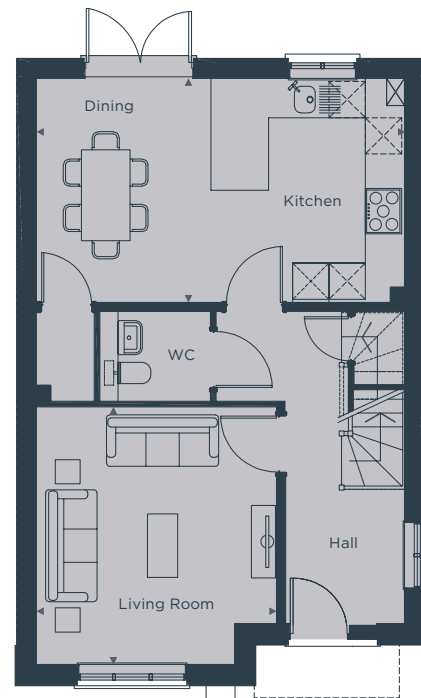
144 sqm / 1,552 sqft

Living	4.25m x 3.97m	13'9" x 13'
Kitchen/Dining	6.21m x 3.70m	20'5" x 2'2"
Bedroom 1	5.23m x 4.27m	17'2" x 14'0"
Bedroom 2	3.27m x 3.00m	10'7" x 9'8"
Bedroom 3	3.74m x 2.67m	12'3" x 8'8"
Bedroom 4	3.74m x 3.31m	12'3" x 10'9"
Home office	2.72m x 2.14m	8'9" x 7'

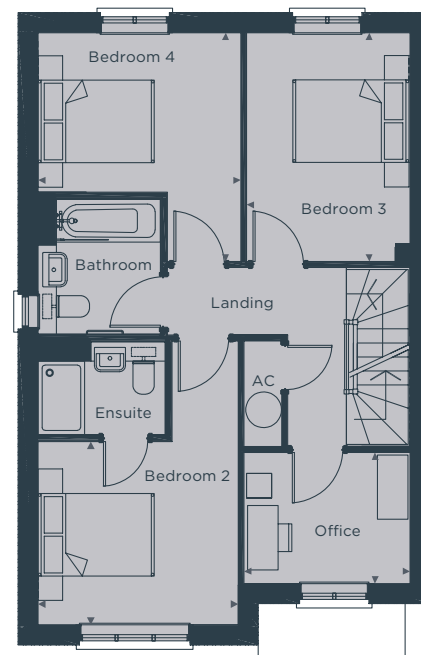
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Second floor



Ground floor



First floor



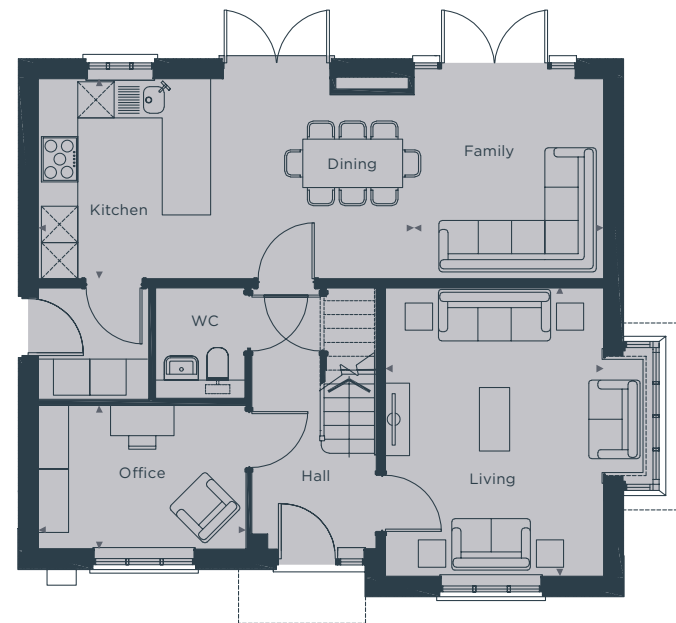
4 bedroom & home office

Plots 8(h), 21

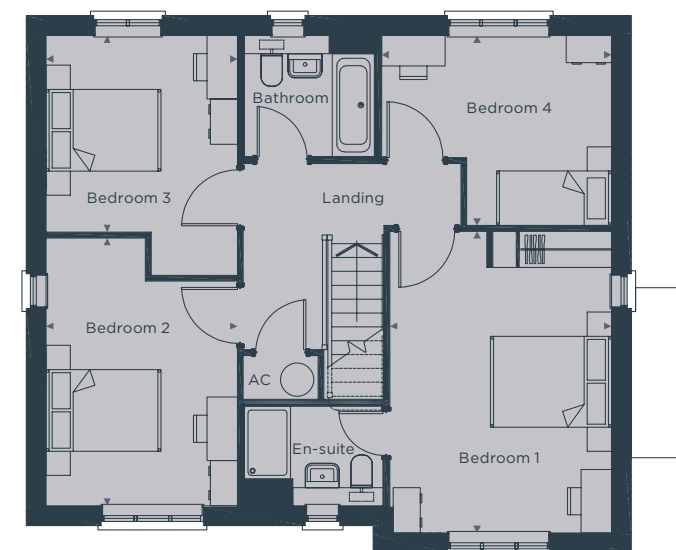
150 sqm / 1,615 sqft

Living	5.18m x 3.58m	16'10" x 11'8"
Family	3.31m x 2.85m	10'9" x 9'4"
Kitchen/Dining	6.21m x 3.31m	20'4" x 10'9"
Home office	3.43m x 2.37m	11'3" x 7'8"
Bedroom 1	4.99m x 3.66m	16'4" x 12'
Bedroom 2	4.43m x 3.17m	14'6" x 10'4"
Bedroom 3	3.25m x 3.17m	10'7" x 10'4"
Bedroom 4	3.80m x 3.13m	12'5" x 10'3"

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Ground floor



First floor

FOXGLOVE



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FOXGLOVE

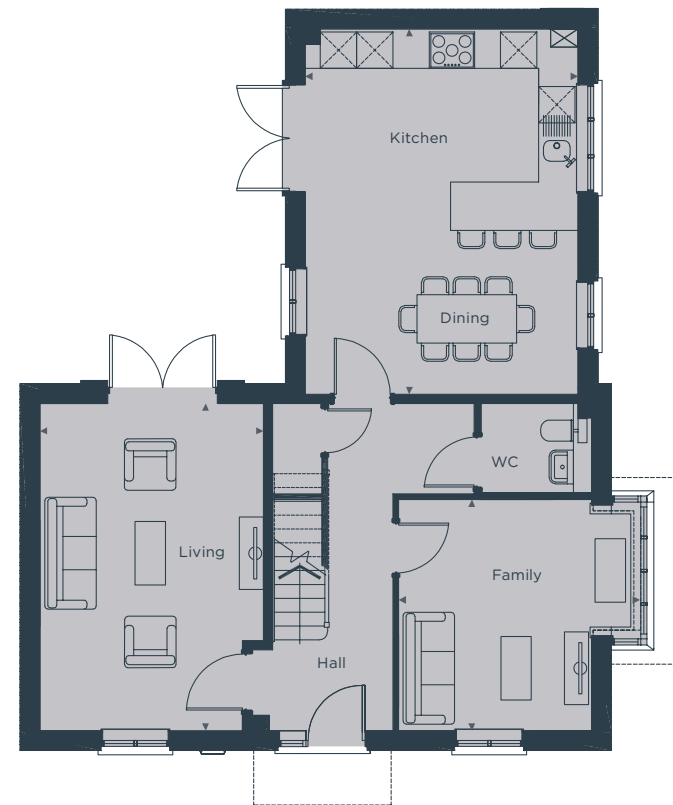
5 bedroom home with garage

Plots 5, 24(h)

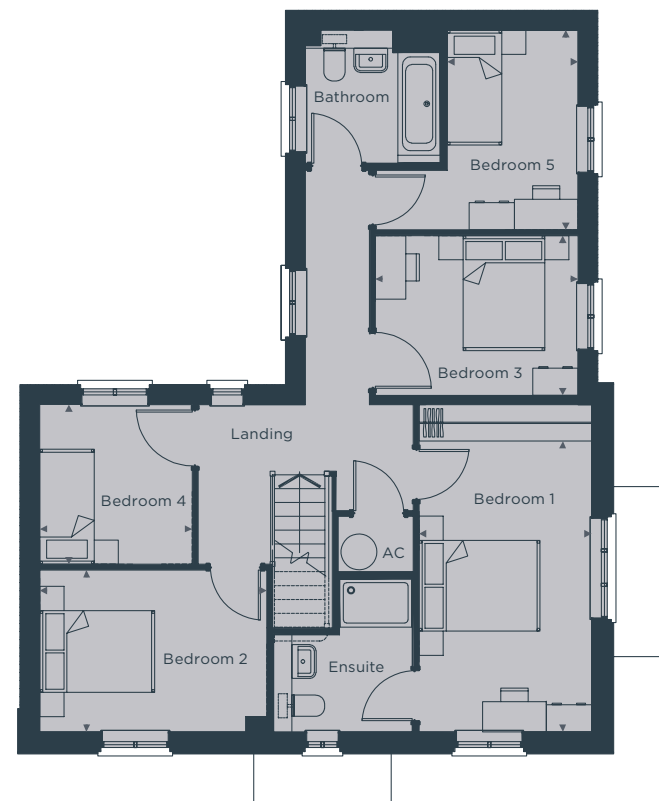
156 sqm / 1,678 sqft

Living	5.41m x 3.70m	17'8" x 12'2"
Family	4.01m x 3.82m	13'2" x 12'6"
Kitchen/Dining	6.04m x 4.51m	19'8" x 14'8"
Bedroom 1	4.80m x 2.85m	15'7" x 9'4"
Bedroom 2	3.75m x 2.68m	12'3" x 8'8"
Bedroom 3	3.35m x 2.70m	10'10" x 8'9"
Bedroom 4	2.64m x 2.52m	8'7" x 8'3"
Bedroom 5	3.30m x 2.16m	10'8" x 7'1"

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Ground floor



First floor





DESIGNED FOR FLEXIBILITY, CRAFTED FOR STYLE



The homes at The Stiles are thoughtfully designed for flexible modern living and supreme comfort.

The open plan kitchen/dining area forms the heart of the home, with French doors opening onto the garden for plenty of natural light. Some homes benefit from a family room and more formal living room, providing an ideal space for entertaining. Many have the convenience of a home office, whilst the two and a half storey townhouses benefit from a top floor private bedroom suite.

Each home features excellent contemporary specification, including timeless Amtico flooring and stylish fitted kitchens with premium stone worktops and handleless units. Exquisite décor and luxurious finishes create a light, calming and elegant backdrop.





General Specification

- Matt emulsion Dulux white ceiling and walls
- Amtico Spacia flooring to hall, WC, kitchen/dining area, bathroom and ensuite
- External tap
- External power socket
- External lights to entrance porch
- Where applicable, power and light to garage
- Patio to rear garden

Windows, Doors, Carpentry & Joinery

- Composite entrance door Pas 24
- Vertical panel white doors
- White satinwood skirting, architraves, window boards
- Side light window (frosted, plot specific)
- Wardrobe by Draks to bedroom 1

Kitchen

- Contemporary kitchens by Omega
- Silestone worktops with upstand
- Stainless steel classical undermount 1.5 sink with single lever chrome tap
- AEG integrated stainless steel oven, single or double ovens (refer to sales advisor)
- AEG stainless steel gas hobs, 4 ring hobs to 3 bed properties and 5 ring hobs to 4 and 5 bed properties with integrated extractor hood
- Fully integrated A rated fridge/freezer and fully integrated A+ dishwasher
- Plumbing for washing machine

Bathroom

- Contemporary Debba white sanitary ware and vanity unit by Roca
- Tiles by Minoli
- Thermostatic wall mounted shower above enamel bath
- Vado shower with smooth silver shower hose, Merlyn shower enclosure with low profile shower tray
- Ensuites with shower cubicle and thermostatic shower
- Heated chrome towel rail
- Shaver point to bathroom and ensuite

Heating & Electrical

- Switch plates and sockets by DETA
- LED downlights to kitchen, bathroom, ensuite, WC. Pendant lights to remaining rooms
- Vent Axia ventilation fans
- Hardwired smoke and CO₂ detectors by DETA
- Boilers by Ideal, programmable room thermostats
- DETA telephone sockets
- SkyQ playback facility incorporated in the living room
- Fibre optic broadband with ultrafast speed of up to 1GB*
- USB sockets, 2 in master bedroom and 1 in kitchen

*Broadband speed is dependent on individual homeowner's provider/contract. In event any specification items require change, Durkan reserve the right to amend/replace items with equivalent value and product.



With over 50 years’ experience of building quality homes and sustainable communities, we’re a housebuilder of choice for London and the South East.

Building high quality homes requires excellence, expertise and innovation and we have been delivering all three for the past 50 years. Over that time, we’ve seen housebuilding methods and designs change to meet the ever-evolving needs of homeowners and we thrive on continually responding to those needs. As a result, we create desirable properties in outstanding locations.

Our customers are more discerning than ever so we work closely with our suppliers, consultants and contractors to deliver premium, well-designed homes which satisfy the needs and aspirations of our homeowners. We always put our customers first.

We’re committed to minimising environmental impact by managing resources efficiently, and driving change through the implementation of sustainable building methods, products and materials.

It is this focus on excellence and our determination to keep building quality homes and thriving, sustainable communities which makes us a housebuilder of choice for London and the South East.

durkan.co.uk



Clockwise from top left:
Bramble Tye, Stone
The Exchange, Aylesbury
The Academy, Woolwich
Bramble Tye, Stone



The Stiles

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