



CADDINGTON
HOUSE

www.caddingtonhouse.co.uk



WHERE EVERY DAY
FEELS LIKE YOUR

DREAM ESCAPE

A COLLECTION OF

09

LUXURY, 2 BEDROOM
APARTMENTS

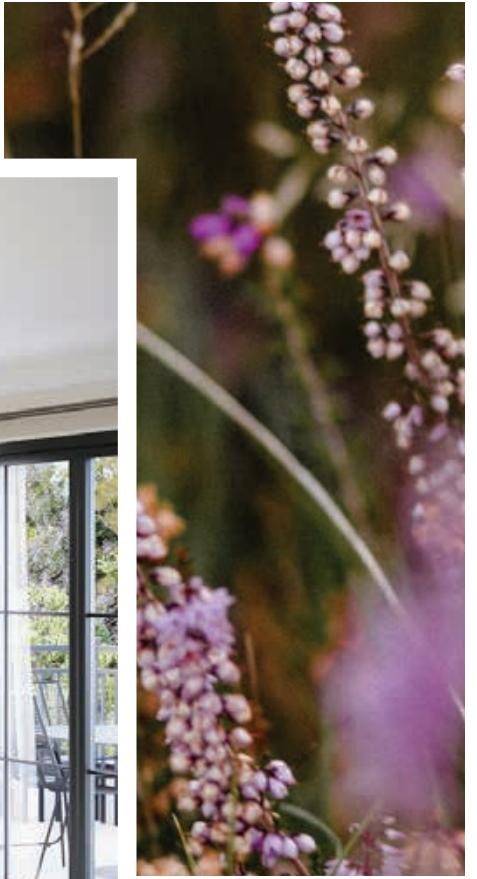


DISCOVER

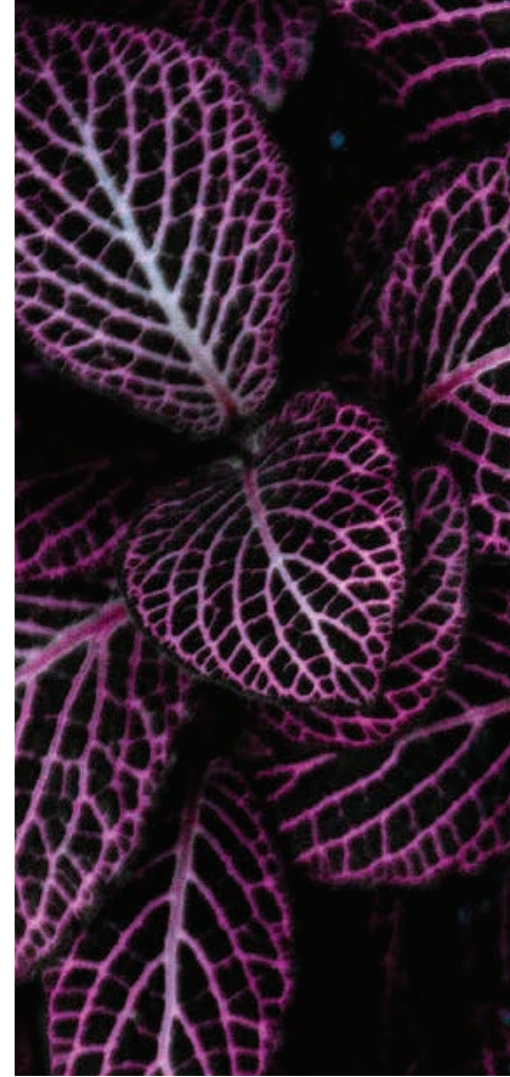
CADDINGTON HOUSE

An exclusive collection of just 9 apartments, where every day feels like your dream escape. A unique fusion of contemporary luxury & quintessential charm, designed to evoke all the elegance of a boutique country hotel. A true testament to refined living.

Nestled amidst the sprawling greenery of the tranquil Digsweil Village, Caddington House welcomes you to a haven of serenity and relaxation, and yet only a 5-minute stroll to Welwyn North station providing direct access into the hustle and bustle of London in just 30 minutes.



UNWIND AND REJUVENATE IN COMFORT AND STYLE



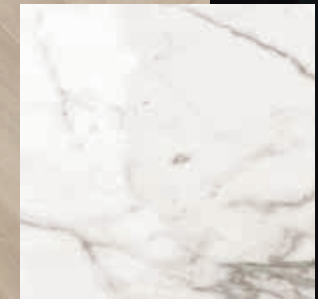
UNWIND



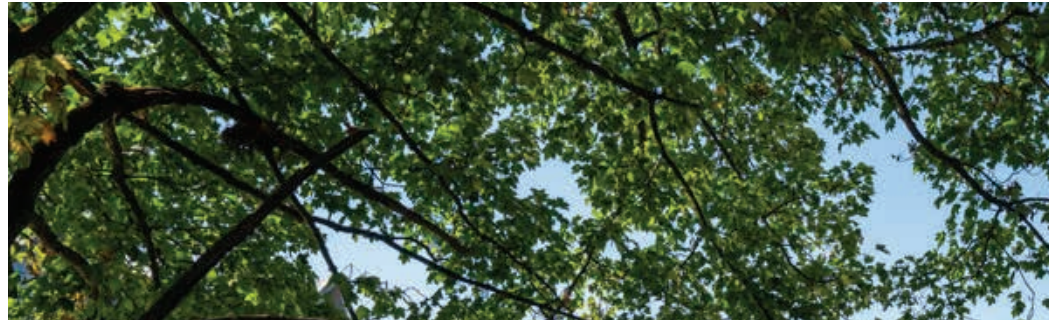
Working with the finest designers, craftsmen and materials each apartment boasts 2 double bedrooms and 2 bathrooms with walk in showers and deep soaking tubs. Expansive open plan living spaces are bathed in natural light and feature impressive well-equipped luxury kitchens and separate utility rooms. Bi-folding or patio doors bringing the 'outside in' throughout the bedrooms and living areas.

Communal and outside spaces have been carefully crafted to ensure your luxury experience begins the moment you approach the entrance gates. Stroll the landscaped gardens, relax on your private patio or balcony surrounded by nature, and while the days away enjoying everything Caddington House has to offer.

BEAUTIFULLY DESIGNED



DIGSWELL VILLAGE



Welcome to the enchanting village of Digswell, where idyllic countryside living meets a rich history, dating back to 1086. Perfectly located between the county town of Hertford and Welwyn Garden City, Digswell is a true gem for those seeking a harmonious blend of rural tranquility and urban access. The perfect place to call home.

Tree lined tranquil streets, peaceful walks and country pub dining is in abundance. Grab your racket and head for a game at the Digswell tennis club, cut the handicap at any one of the nearby golf courses or relax in the delightful tea rooms at the beautiful Tewinbury Farm.

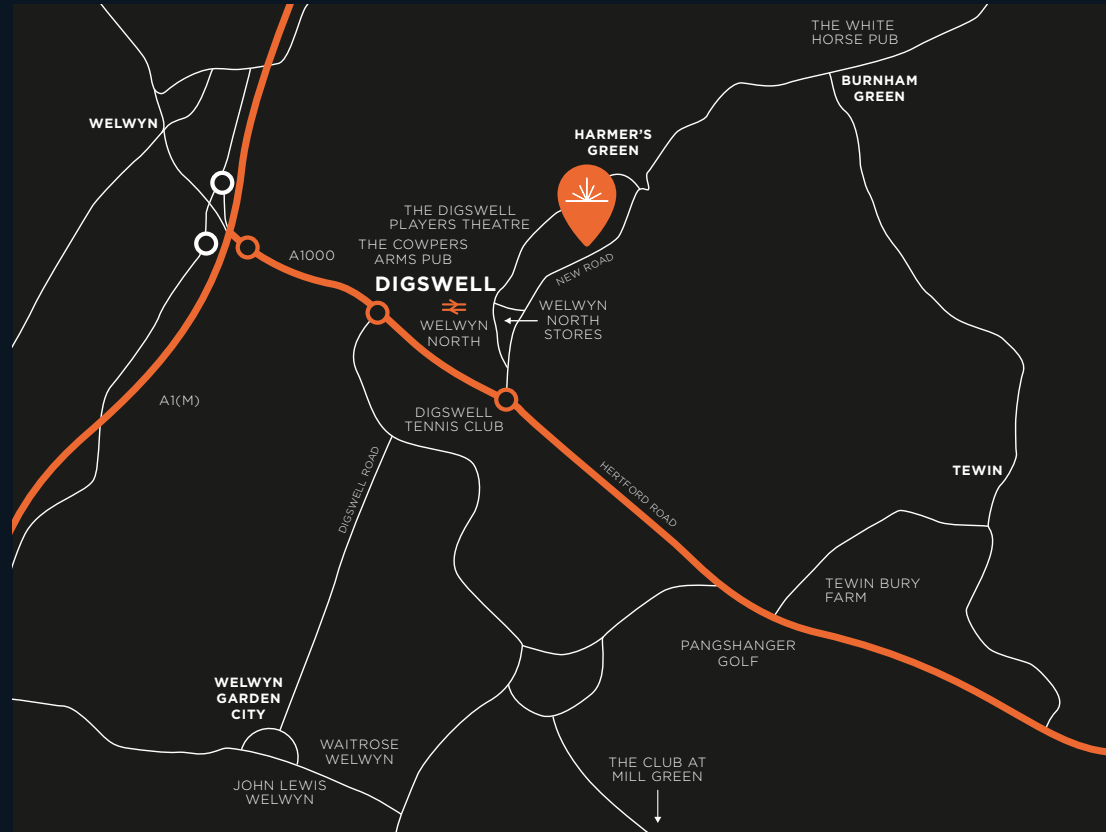
If you enjoy things a little faster take the short walk to Welywn North station and be in central London in only 30 minutes or head to the county town, just a 10-minute drive, and experience an array of bars, restaurants independent retailers and the new Hertford Theatre and entertainment complex.



AND BEYOND



ON YOUR
DOORSTEP



LOCAL AMENITIES ON YOUR DOORSTEP

COUNTY PUBS & DINING

- The Cowpers Arms
- The White Horse
- Tewinbury Farm
- Coltsfoot Country Retreat

SHOPS

- Welwyn North Stores
- Waitrose Welwyn
- John Lewis Welwyn

SPORTS & RECREATION

- Digswell Tennis Club
- Pangshanger Golf
- The Club at Mill Green
- The Digswell Players Theatre

CONNECTION TIMES

BY TRAIN

- Welwyn North to London Kings Cross 30 mins
- Welwyn North to Peterborough 1 hour

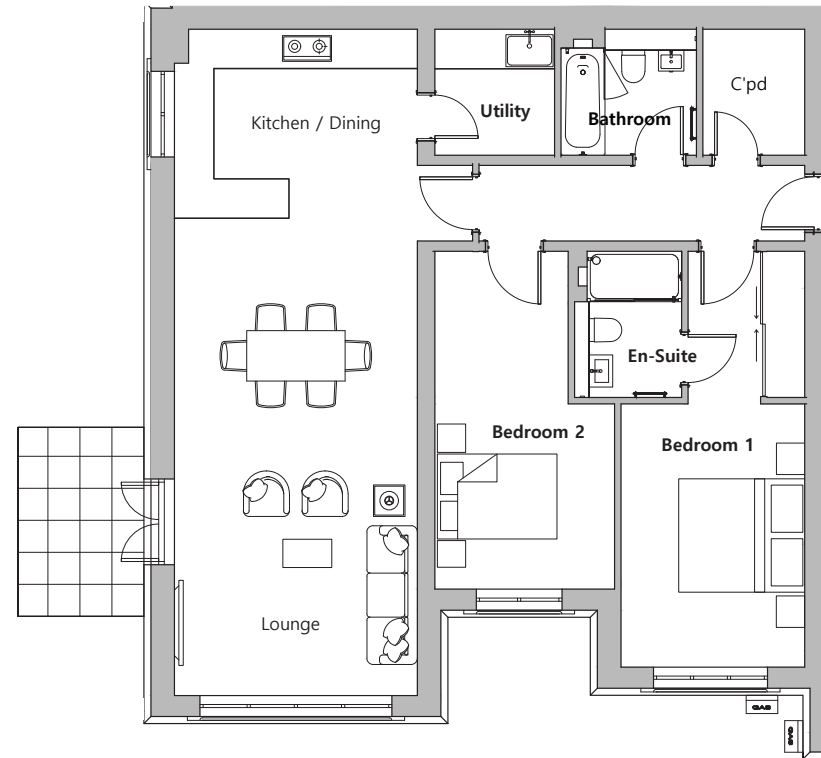
BY CAR

- Hertford Town Centre 12 mins
- Welwyn Garden City 6 mins
- A1 North and south 4 mins
- Luton Airport 32 mins
- Stanstead Airport 45 mins

EVERY MEAL BECOMES A JOY IN THE CHIC KITCHEN SPACE

APARTMENT 1 - GROUND FLOOR

99M²/ 1065 SQ. FT.



KITCHEN/LIVING
3.9M X 10.6M - 12'8" X 30'9"

ENSUITE
1.7M X 2.3M - 5'8 X 7'7"

BEDROOM 1
4.2M X 2.9M - 13'9" X 9'7"

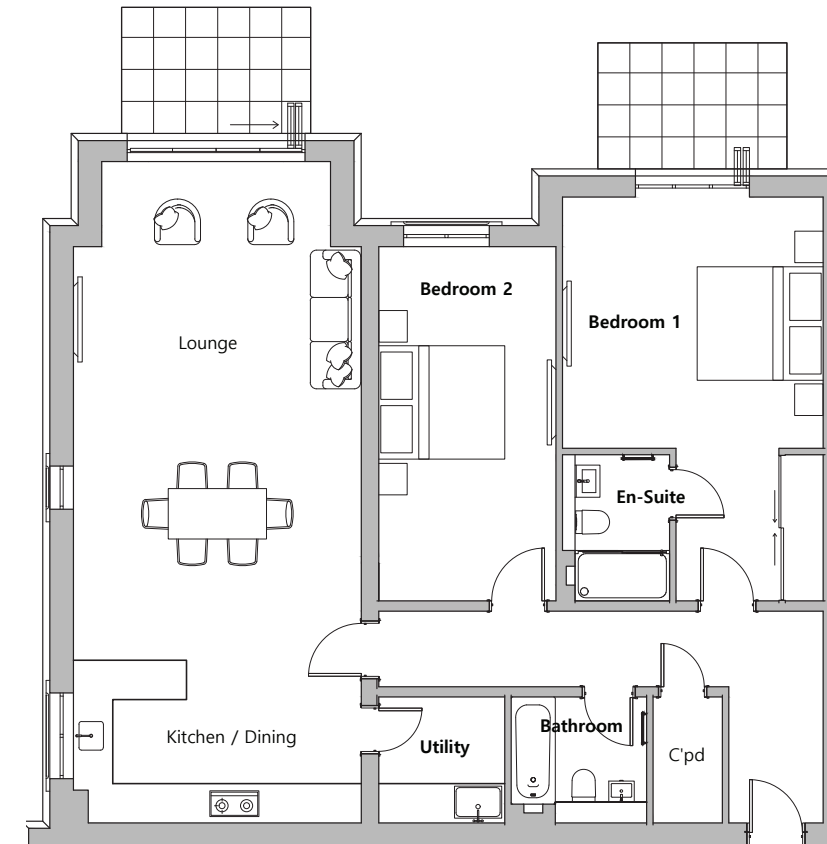
BATHROOM
2.2M X 2.0M - 7'1" X 6'7"

BEDROOM 2
2.9 X 2.9 - 9'7" X 9'7"

UTILITY ROOM
1.9M X 2.0M - 6'3" X 6'7"

APARTMENT 2 - GROUND FLOOR

117 M²/ 1,259 SQ. FT.



KITCHEN/LIVING
4.6M X 9.1M - 15 X 30'

ENSUITE
1.7M X 2.3M - 5'8 X 7'7"

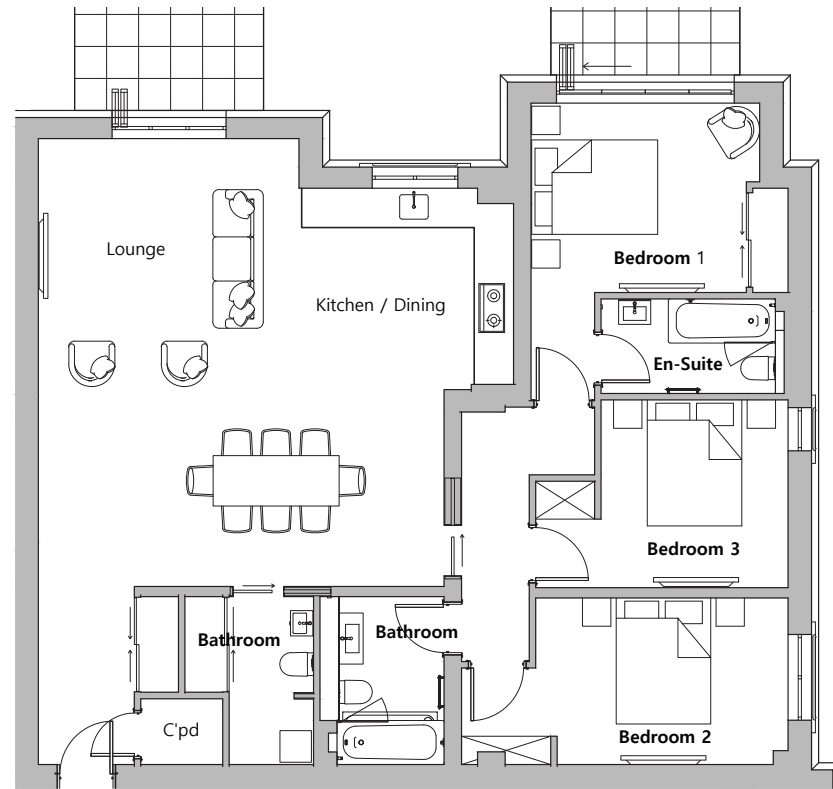
BEDROOM 1
4.0M X 4.1M - 13'1 X 13'7"

BATHROOM
2.2M X 2.0M - 7'1" X 6'7"

BEDROOM 2
2.8 X 4.9 - 9'3" X 12'2"

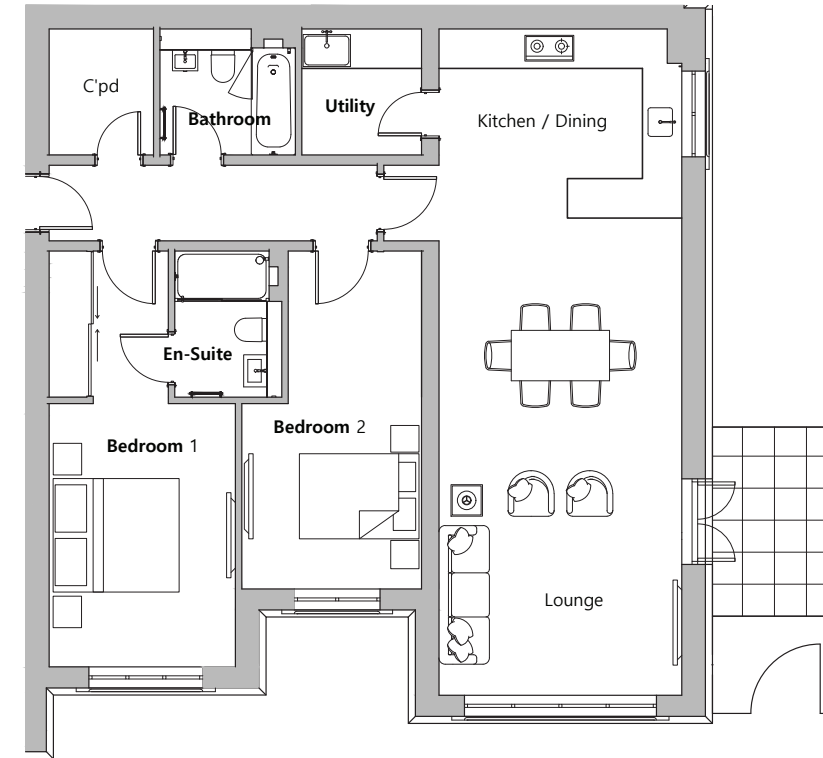
UTILITY ROOM
2.0M X 2.0M - 6'7" X 6'7"

APARTMENT 3 - GROUND FLOOR



APARTMENT 4 - GROUND FLOOR

99M²/ 1065 SQ. FT.



SOLD

KITCHEN/LIVING
3.9M X 10.6M - 12'8" X 30'9"

BEDROOM 1
4.2M X 3.0M - 13'9" X 9'9"

BEDROOM 2
2.9 X 2.9 - 9'7" X 9'7"

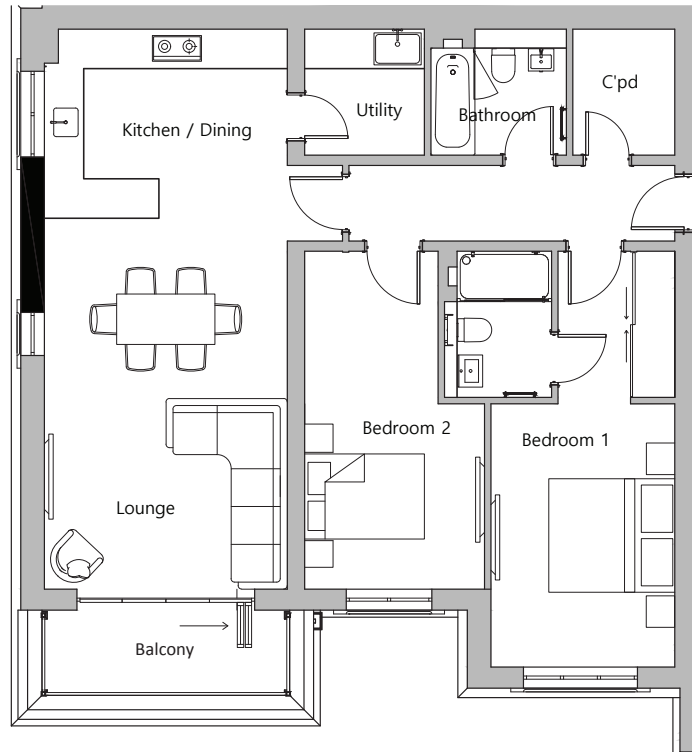
ENSUITE
1.7M X 2.3M - 5'8 X 7'7"

BATHROOM
2.2M X 2.0M - 7'1" X 6'7"

UTILITY ROOM
1.9M X 2.0M - 6'3" X 6'7"

APARTMENT 5 - FIRST FLOOR

92M²/1001 SQ. FT.



KITCHEN/LIVING
3.9M X 8.9M - 12'8" X 29'2"

ENSUITE
1.7M X 2.3M - 5'8" X 7'7"

UTILITY ROOM
1.9M X 2.0M - 6'3" X 6'7"

BEDROOM 1
4.2M X 2.9M - 13'9" X 9'7"

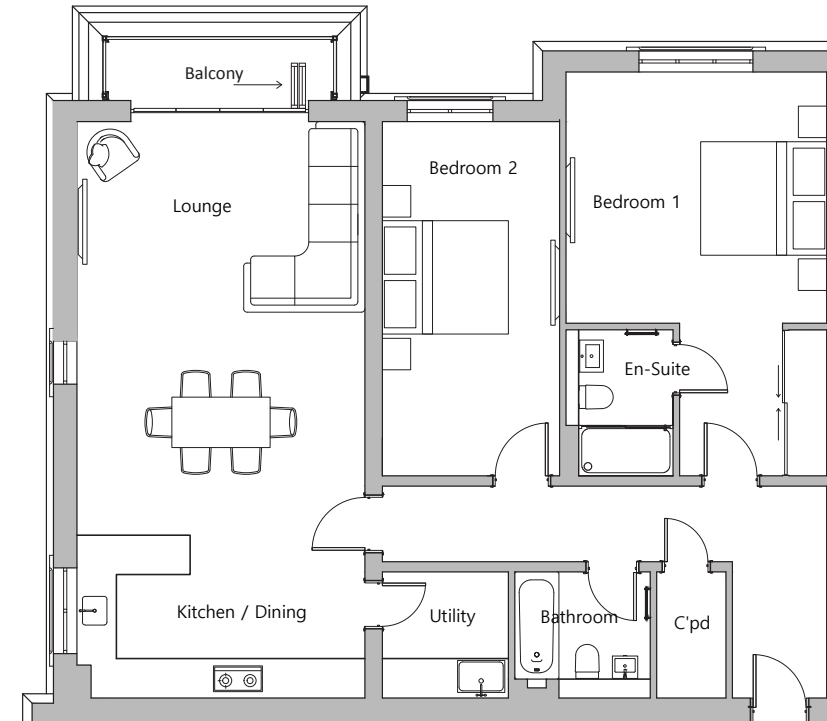
BATHROOM
2.2M X 2.0M - 7'1" X 6'7"

BALCONY
5.2 M²

BEDROOM 2
2.9 X 2.9 - 9'7" X 9'7"

APARTMENT 6 - FIRST FLOOR

112M²/1205 SQ. FT.



KITCHEN/LIVING
4.6M X 9.1M - 15 X 30'

ENSUITE
1.7M X 2.3M - 5'8" X 7'7"

UTILITY ROOM
2.0M X 2.0M - 6'7" X 6'7"

BEDROOM 1
4.0M X 4.1M - 13'1 X 13'7"

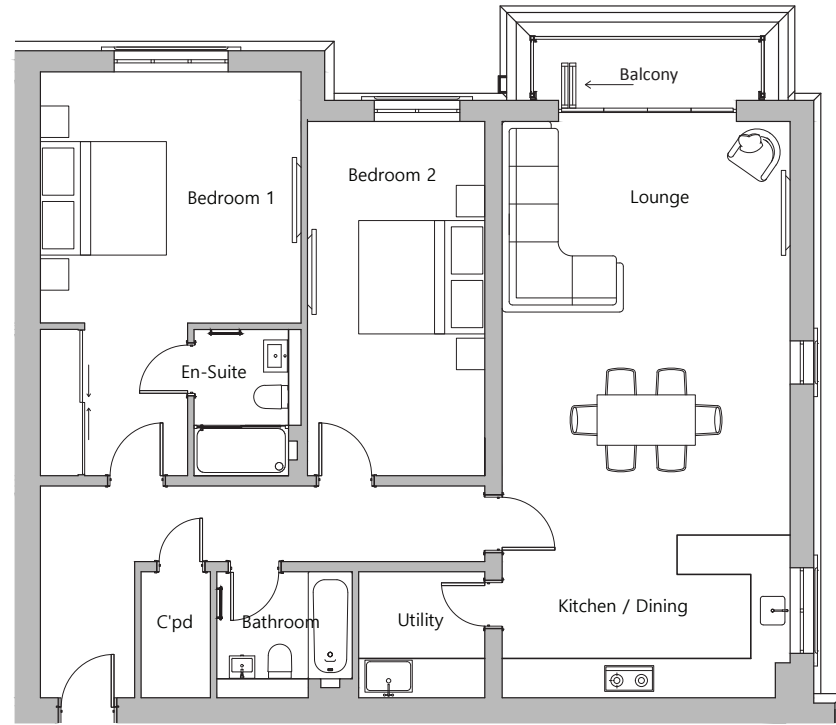
BATHROOM
2.2M X 2.0M - 7'1" X 6'7"

BALCONY
3.8M²

BEDROOM 2
2.8 X 4.9 - 9'3" X 12'2"

APARTMENT 7 - FIRST FLOOR

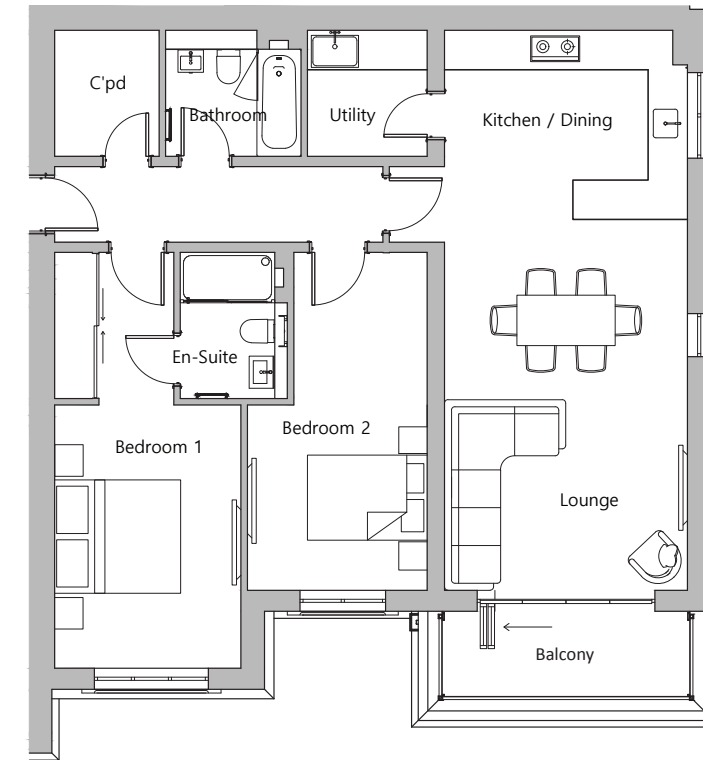
112M²/1205 SQ. FT.



KITCHEN/LIVING 4.6M X 9.1M - 15' X 30'	ENSUITE 1.7M X 2.3M - 5'8" X 7'7"	UTILITY ROOM 2.0M X 2.0M - 6'7" X 6'7"
BEDROOM 1 4.0M X 4.1M - 13'1" X 13'7"	BATHROOM 2.2M X 2.0M - 7'1" X 6'7"	BALCONY 3.7M ²
BEDROOM 2 2.8 X 4.9 - 9'3" X 12'2"		

APARTMENT 8 - FIRST FLOOR

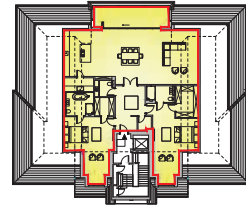
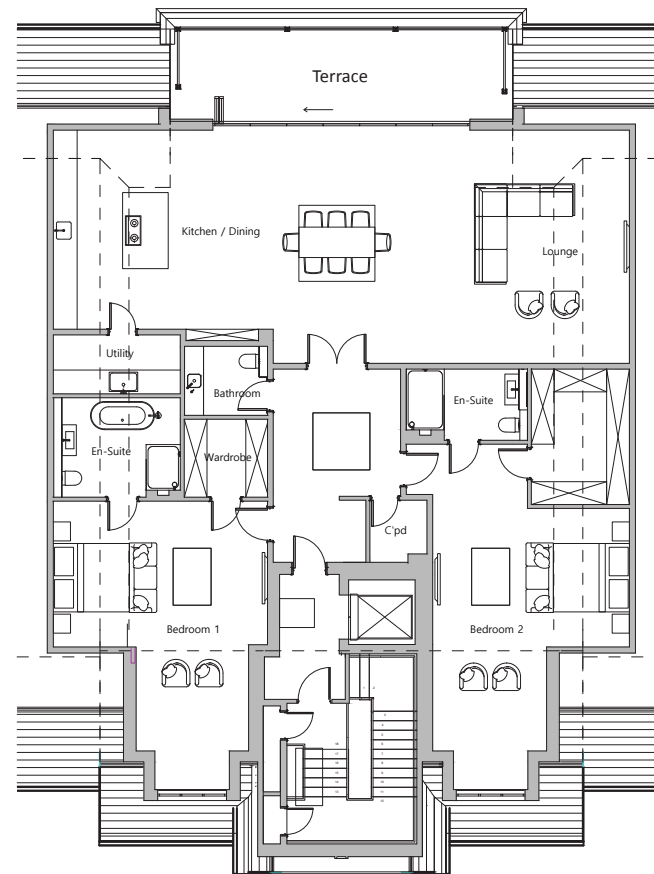
92M²/1001 SQ. FT.



KITCHEN/LIVING 3.9M X 8.9M - 12'8" X 29'2"	ENSUITE 1.7M X 2.3M - 5'8" X 7'7"	UTILITY ROOM 1.9M X 2.0M - 6'3" X 6'7"
BEDROOM 1 4.2M X 3.0M - 13'9" X 9'9"	BATHROOM 2.2M X 2.0M - 7'1" X 6'7"	BALCONY 5.2 M ²
BEDROOM 2 2.9 X 2.9 - 9'7" X 9'7"		

APARTMENT 9: PENTHOUSE - SECOND FLOOR

217M²/2,335 SQ. FT.



KITCHEN/LIVING
16.1M X 15.2M - 20'2" X 49'9"

BEDROOM SUITE 1
5.6M X 7.6M - 18'6" X 24'10"

BATHROOM
2.6M X 3.3M - 8'7" X 10'11"

WALK IN WARDROBE
2.1M X 2.2M - 6'9" X 7'2"

BEDROOM SUITE 2
5.2 X 9.1M - 17' X 29'10"

BATHROOM
1.9M X 3.2M - 6'2" X 10'6"

WALK IN WARDROBE/STUDY
2.6M X 3.2M - 8'2" X 11'8"

UTILITY ROOM
1.6M X 3.4M - 5'1" X 11'

BALCONY
22M²

SPECIFICATIONS

INTERNAL FINISHES

- Composite panelled front door with security features
- Composite panelled internal doors
- Luxury vinyl herringbone flooring in hallway, lounge, and kitchen
- Luxury loop pile carpet to bedrooms and dressing areas
- High efficiency UPVC windows
- Black Nickel Ironmongery
- Fitted wardrobes in principle bedroom
- White painted skirtings and architraves
- Underfloor heating (wet system) throughout
- Glazed patio or bi-fold doors

ELECTRICAL

- Bespoke lighting design to each apartment
- LED Spotlights
- TV points in Living room and all bedrooms with CAT 6 Wiring
- White aluminium cover plates
- CAT 6 wiring throughout.

KITCHENS

- Oven & Microwave combi
- Induction hob with extractor hood
- Fridge/Freezer
- Integrated dishwasher
- Quartz worktops with matching splash back
- LED lit shelves and under cabinet lighting
- Soft closing units
- Kitchen island or Breakfast bar

BATHROOMS

- Porcelain floor tiles
- Tiled bath and shower enclosures.
- Bath with shower to family bathroom
- Walk in shower with fixed glass screen to en-suite.
- Rain shower heads
- Lit shower niche
- Wall hung cabinetry & WC with concealed cistern
- Recessed mirror
- Gun metal brassware
- Electric ladder towel rail
- Feature wall panelling

SECURITY

- Secure entry door to each apartment
- Video door entry system
- Smoke and heat detectors
- Electric gates
- Provision for electric charging
- 10-year new home warranty

GROUND FLOOR ENTRANCE HALL

- Tiled floor
- Mirrored feature wall and wall panelling
- Lift to all floors
- Postal boxes

EXTERNAL

- Allocated parking
- Private patio or balcony
- Landscaped communal gardens
- Storage unit
- External lighting to building and grounds
- Bin store
- Bike racks

A LUXURY DEVELOPMENT BY

RIVAL

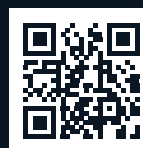
ABOUT THE DEVELOPER

WE STRIVE FOR EXCELLENCE

Rival Group are a boutique property developer that design and build beautiful homes of the finest quality and style throughout the home counties and beyond. Our relentless pursuit of excellence and a passion for all things development exudes from every inch of our new builds. We craft with skill, care, and finesse. From large luxury homes to cosy apartments, a Rival home is as stunning as it is practical.

PEACE OF MIND IN YOUR NEW HOME

When buying a new home from Rival Developments you can be safe in the knowledge you will be well-looked after. From meeting our sales representatives to handing over the keys and beyond we will take care of you every step of the way. All our properties come with a 10-year structural warranty and a snagging and defects period. Our first-class aftercare service ensuring all you need to do is relax and enjoy your new home.



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CGI Disclaimer

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General disclaimer

Whilst every care has been taken to ensure measurements are correct purchasers are advised to rely on their own measurements.



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RIVAL

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SELLING AGENT
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