




Redclyffe
PLACE

HARPENDEN

Beechcroft
FEEL PERFECTLY AT HOME



It's time to move
to Harpenden...
a vibrant town with the
character of a village.

GREAT BRITISH LIFE



Set in beautifully landscaped grounds on Salisbury Avenue, half a mile from Harpenden's dazzling array of shops, restaurants and cultural venues, Redclyffe Place seamlessly blends a converted Victorian villa with sympathetically designed new homes.

Complementing the three converted properties, six new homes have been carefully crafted to reflect the generous proportions and elegant features of the original period property.

Space, light and unrivalled luxury abound in this bespoke collection of nine one, two and three-bedroom apartments and two-bedroom houses, each with a study.

Designed inclusively for over-55s, with an estate manager on hand to take care of all the everyday maintenance.



Live life to the full

For nearly 40 years we've been creating award-winning communities in some of the most desirable locations in southern England.

From newly built to meticulously restored properties, each beautifully proportioned Beechcroft home is crafted to the highest quality standards, featuring the finest fixtures and fittings. These homes are as smart as they are stylish, with built-in energy efficiency features delivering significant savings on running costs.

Each home has a private terrace, garden or balcony, surrounded by exquisitely landscaped grounds. You can also look forward to like-minded neighbours and low-maintenance living – freeing you up to do more of the things you love.





Make Hertfordshire home

With its stunning countryside, idyllic villages and vibrant market towns, your family and friends will love visiting Hertfordshire as much as you love living there.

Harpenden is set in a dip of the beautiful Chiltern Hills, so you'll have great walking, cycling and outdoor sports on your doorstep. Nearby must-visits include Heartwood Forest, a vast new forest and wildlife haven with more than half a million trees, spectacular bluebell carpets and wildflower meadows.

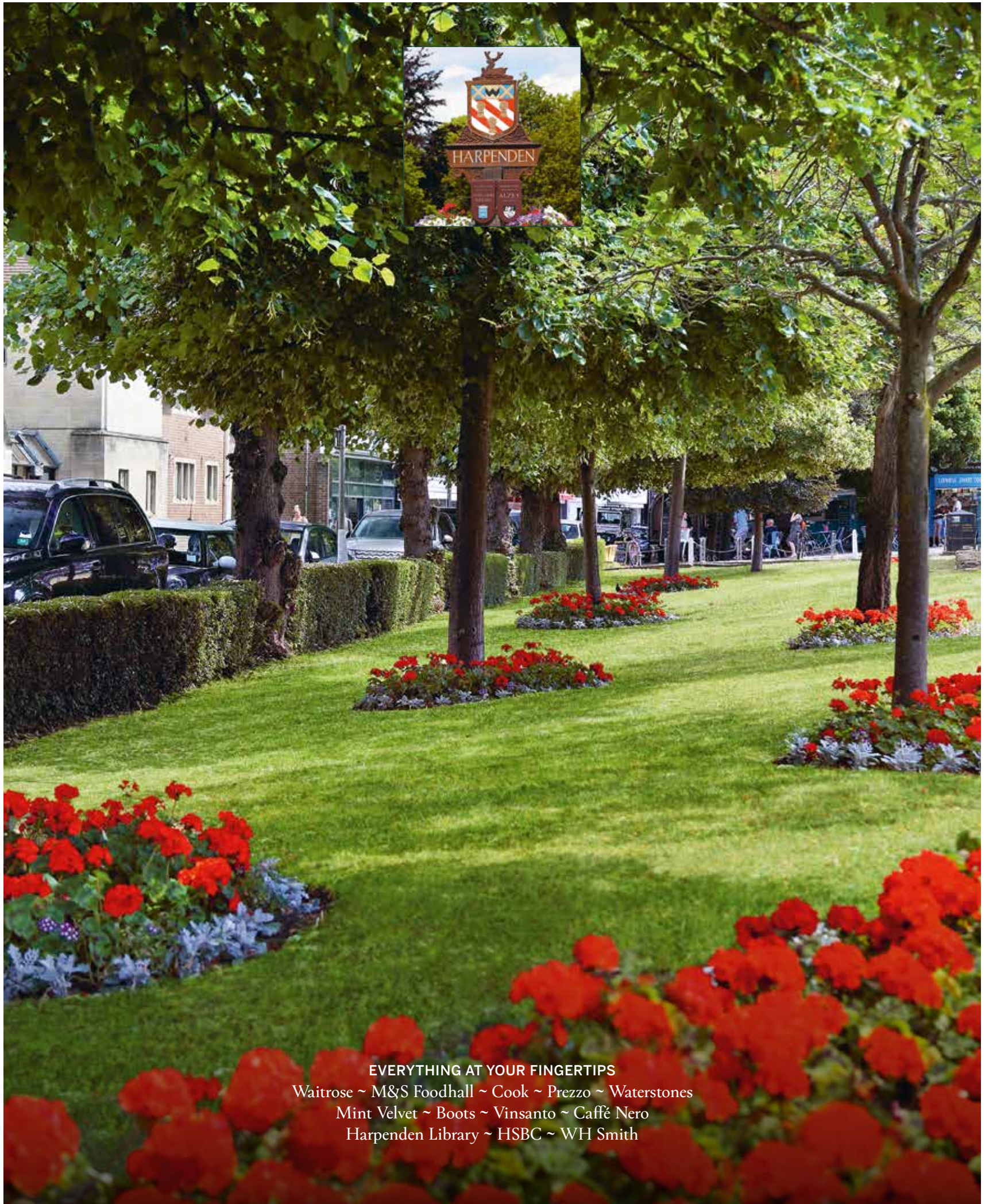
The cathedral city of St Albans is a treasure trove of historic sites and cultural attractions, along with the best choice of shops and restaurants in the county. There's something for all the family at Knebworth House, famous for its lovingly preserved 500-year-old rooms, life-size dinosaur trail and legendary open-air concerts. And the pretty village of Wheathampstead is one of the most picturesque you'll find.



INSPIRED TIME OUT

Tring Park

Heartwood Forest ~ St Albans Cathedral ~ St Albans Market Place
Knebworth House ~ Wheathampstead ~ St Mary's Church Hitchin



EVERYTHING AT YOUR FINGERTIPS

Waitrose ~ M&S Foodhall ~ Cook ~ Prezzo ~ Waterstones
Mint Velvet ~ Boots ~ Vinsanto ~ Caffé Nero
Harpenden Library ~ HSBC ~ WH Smith



The best of all worlds

'I'm going to the village' is a phrase you're likely to hear when heading into Harpenden. While this vibrant market town offers some of the finest shopping and dining outside of London, it has the feel of a quintessentially English village.

The timeless town centre is home to an exceptional selection of shops and places to eat and drink. Premium national names including Space NK, Waitrose, Caffé Nero and The Giggling Squid sit happily alongside celebrated independents like Handmade in Harpenden, Vinsanto and The Inn on the Green. From the perfume counter to the Post Office counter, fashion finds to pharmacy essentials, everything you need is handily right here.

Take a stroll along the tree-lined high street, with its beautifully preserved buildings and shop fronts. Treat yourself to some retail therapy, have a leisurely latte, and walk among the wildflowers on Harpenden's award-winning common, which stretches out from the heart of the town to the beautiful surrounding countryside.





Be spoilt for choice

Sports, culture, nature, community – Harpenden has it all.

In Rothamsted Park, with its stunning tree-lined avenues, you can have a game of tennis or cricket, and take a dip in the indoor or outdoor pool. You'll find state-of-the-art fitness facilities and classes at the town's new leisure centre, and Harpenden Common Golf Club, one of three in the town, is close by.

The common is the beautiful backdrop to all-year-round community events from art exhibitions to classic car gatherings. The heart of the town hosts carnivals, street food festivals and monthly farmers' markets, with theatre, music and film at Harpenden Public Halls.

Just south of Harpenden is the green expanse of Nomansland Common, a favourite with dog walkers and horse riders. Take the family to nearby Lydekker Park to feed the ducks or enjoy a summer concert. And if you feel like a long walk or cycle, Batford Springs Nature Reserve is a riverside haven of peace and tranquillity.

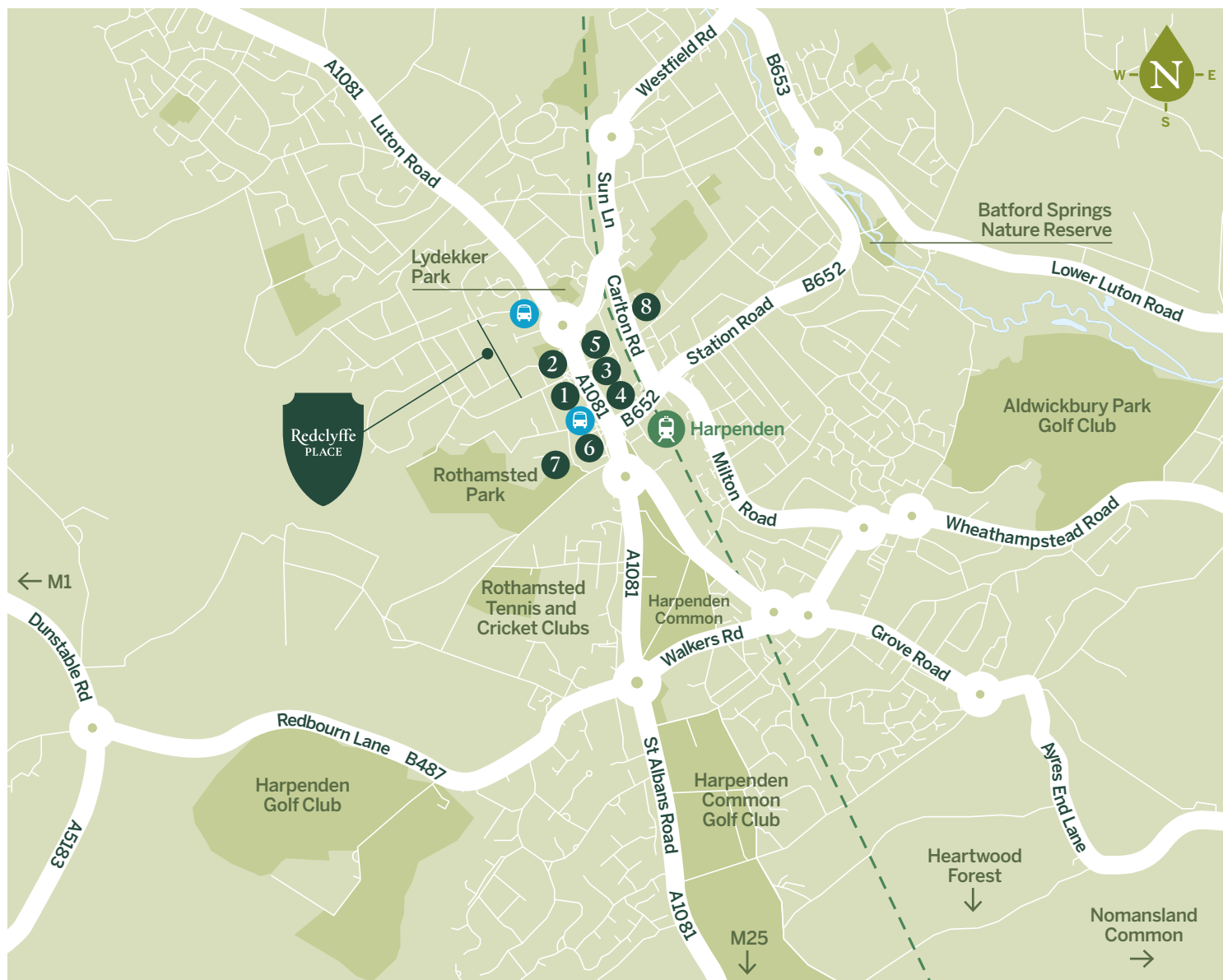


TAKE YOUR PICK

Lawn Tennis Club ~ Bowls Club ~ Leisure Centre ~ Batford Springs Nature Reserve
Harpenden, Harpenden Common & Aldwickbury Park Golf Clubs
Eric Morecambe Centre ~ Brockett Hall ~ Harpenden Museum

Be well connected

Half a mile to Harpenden High Street, half an hour by train to central London, a short drive to the nearest airport, and excellent connections to the M1 and M25... all the best destinations are yours to explore.



1 M&S Food Hall
0.3 miles

3 Harpenden Library
0.4 miles

5 Post Office
0.4 miles

7 Harpenden Leisure Centre
0.5 miles

2 St Nicholas Church
0.3 miles

4 Boots
0.5 miles

6 The Village Surgery
0.4 miles

8 Harpenden Memorial Hospital
0.6 miles

 Nearest bus stops

 Harpenden High Street
0.3 miles


 Harpenden Station
0.6 miles

 St Albans
5 miles

 London St Pancras
26 mins


 Luton Airport Parkway
4.9 miles

All times and distances are approximate only. Local distances are walking distances from the development on Salisbury Avenue and taken from Google. Driving distances are taken from the AA route map website using the sat nav postcode. Train times are approximate and taken from thetrainline.com.



Welcome to Redclyffe Place,
a bespoke collection of nine beautifully proportioned
one, two and three-bedroom apartments and
two-bedroom houses, each with a study.
These new homes are set within beautifully landscaped,
fully maintained gardens, close to the centre of Harpenden.

RP



Each one of these elegant homes has allocated parking, a private garden, terrace or balcony, and an abundance of light, space and luxury in every detail.

With an estate manager to look after the everyday maintenance, and a vibrant community of like-minded people, you can get straight down to the very important business of enjoying life.



Redclyffe PLACE

SALISBURY AVENUE

3 One-bedroom apartment

1 4 Two-bedroom apartment

2 5 Three-bedroom apartment

6 7 8 9 Two-bedroom house with study

Drawing is not to scale. Landscaping is indicative only.







The benefits at a glance

From energy efficiency to exquisite landscaping, each carefully crafted Beechcroft home comes with a range of features designed to free you up to enjoy life.



 Close to local shops & services

 Easy access to local transport links

 Warranty

 High energy efficiency

 Video door entry system to most apartments

 Landscaped gardens

 Pet-friendly

 Communal gardens

 Allocated parking

 High-quality specification

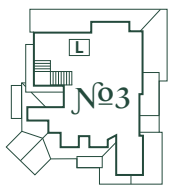
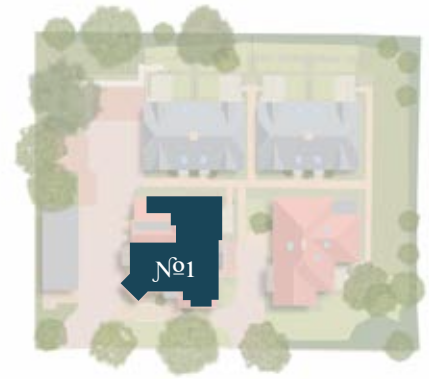
 Security alarms to all homes

 Estate Manager

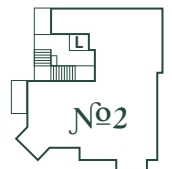
 Private terraces, balconies or gardens

No1 Redclyffe Place

Two-bedroom ground floor converted apartment with two terraces



Second Floor



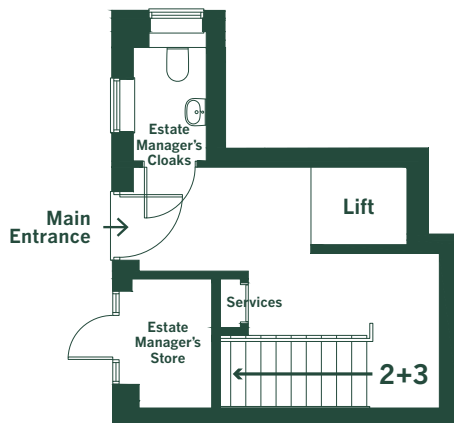
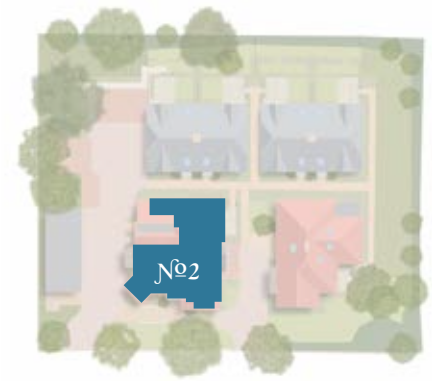
First Floor



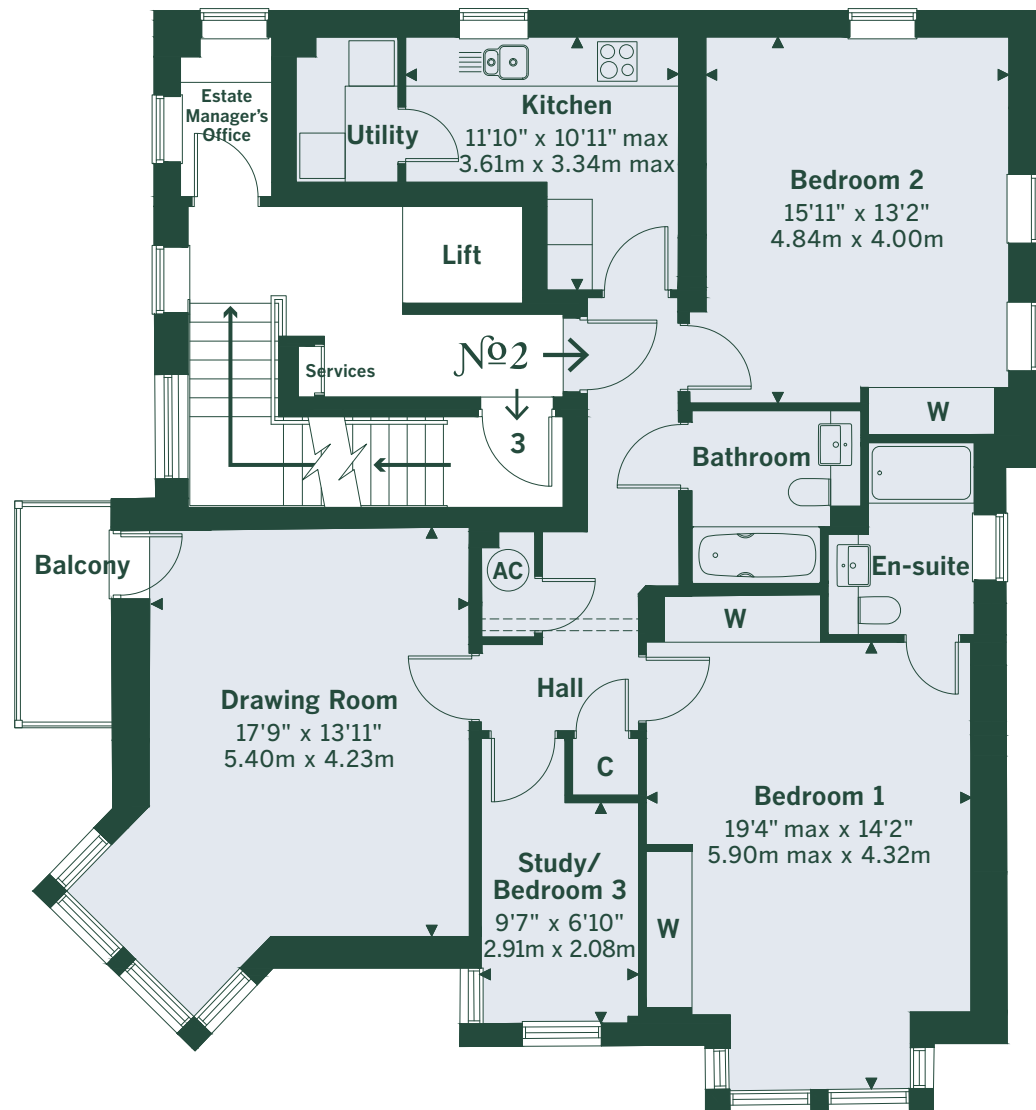
Ground Floor

No 2 Redclyffe Place

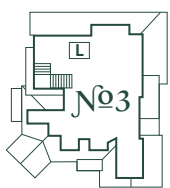
Three-bedroom first floor converted apartment with balcony



Ground Floor



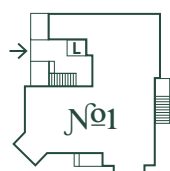
First Floor



Second Floor



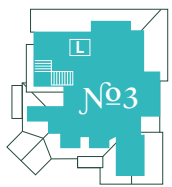
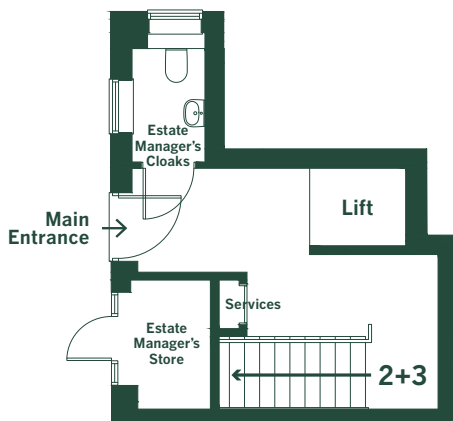
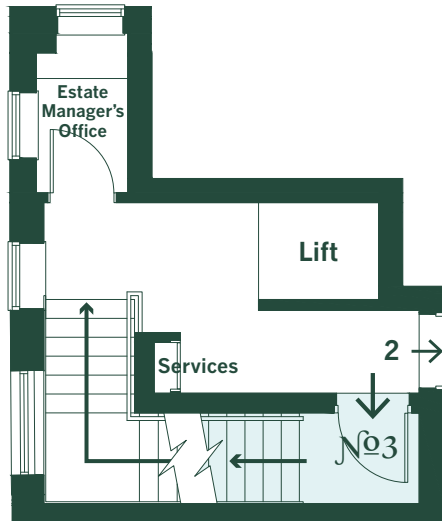
First Floor



Ground Floor

Nº3 Redclyffe Place

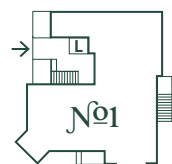
One-bedroom second floor converted apartment with balcony



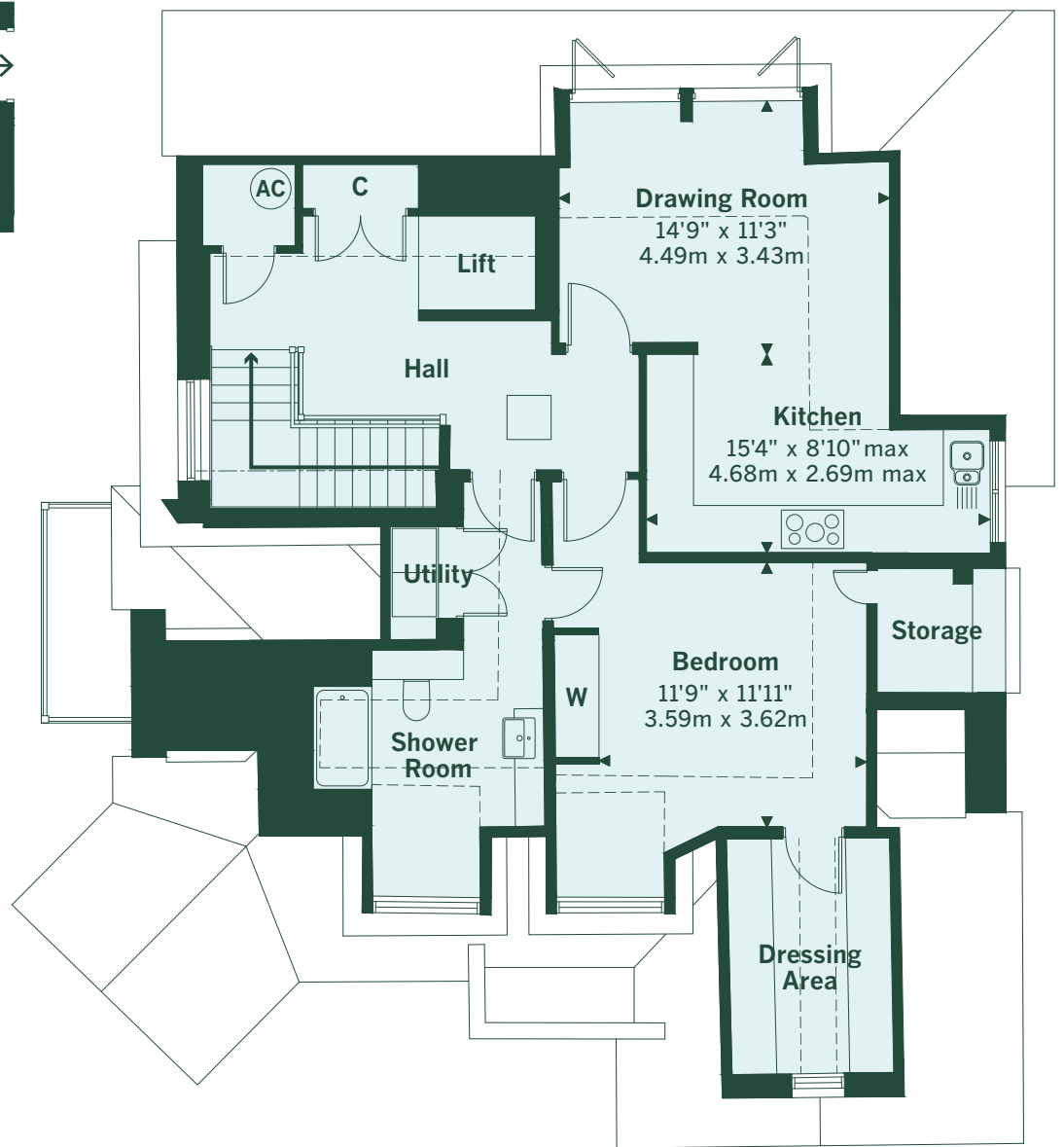
Second Floor



First Floor

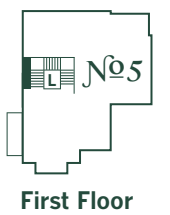
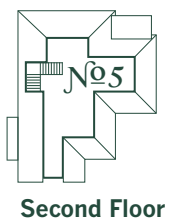
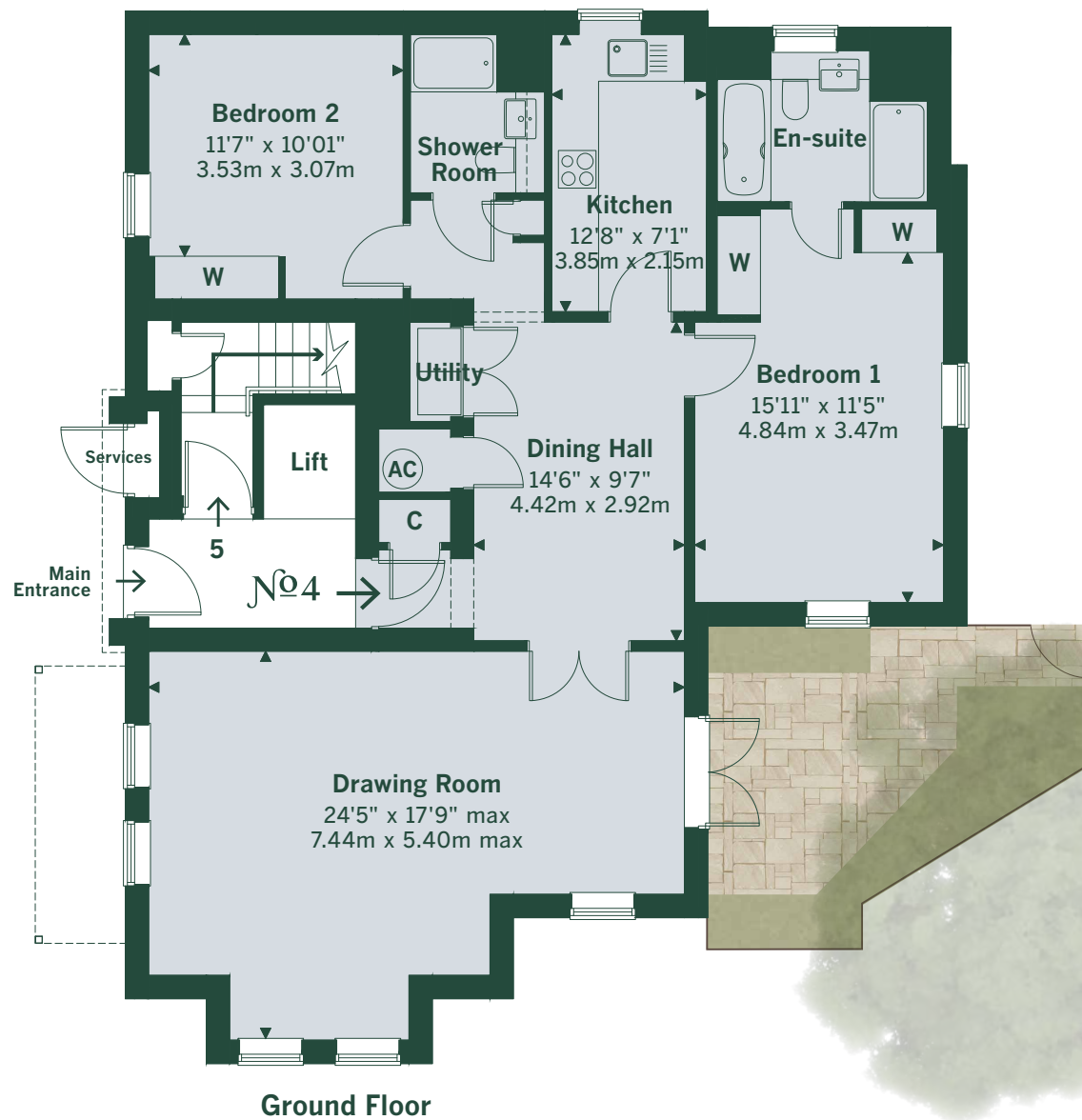
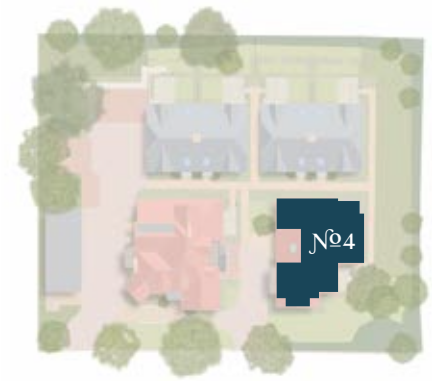


Ground Floor



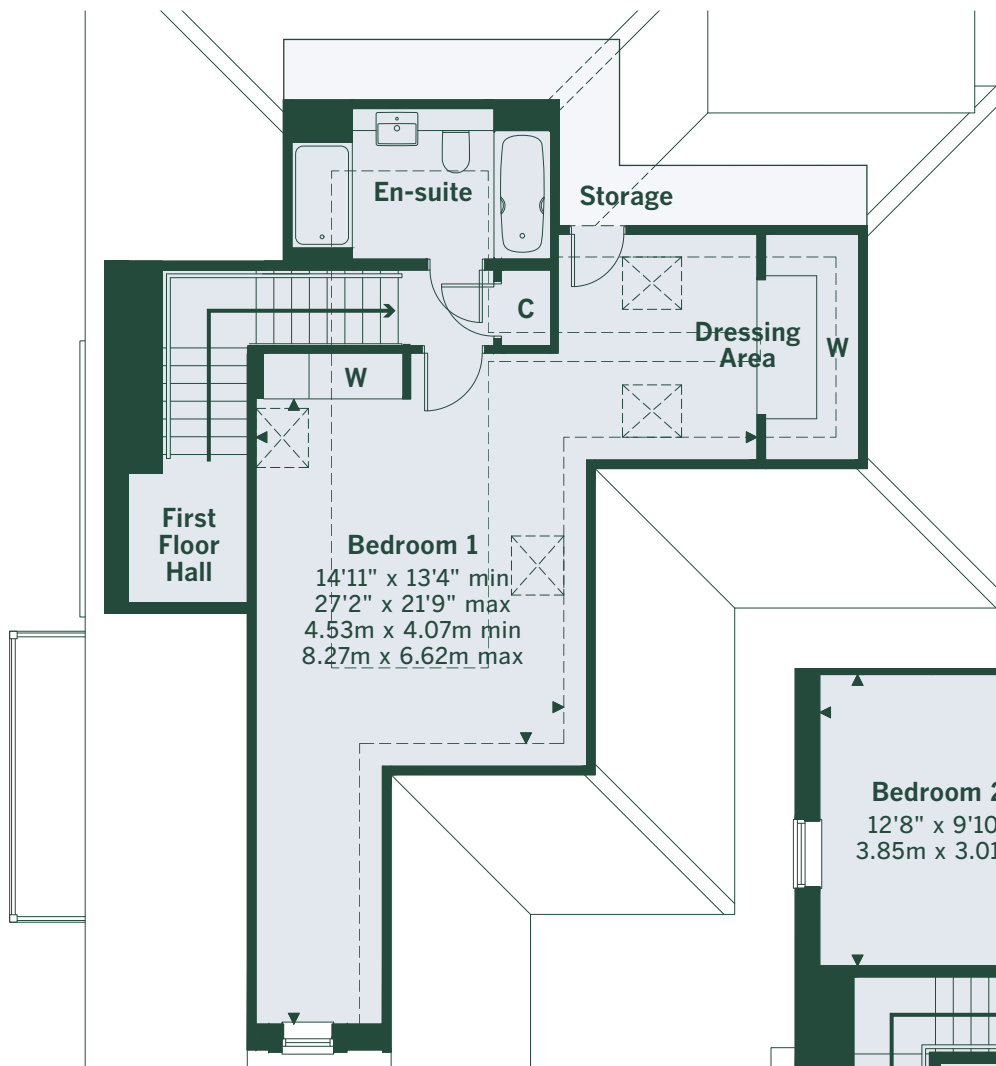
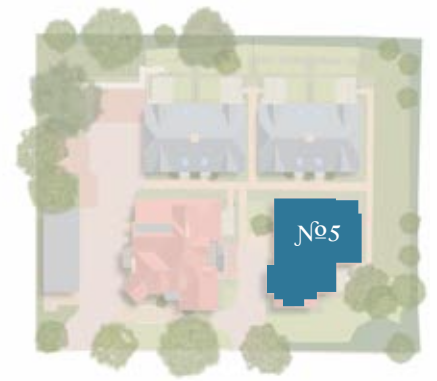
Nº4 Redclyffe Place

Two-bedroom ground floor apartment with terrace

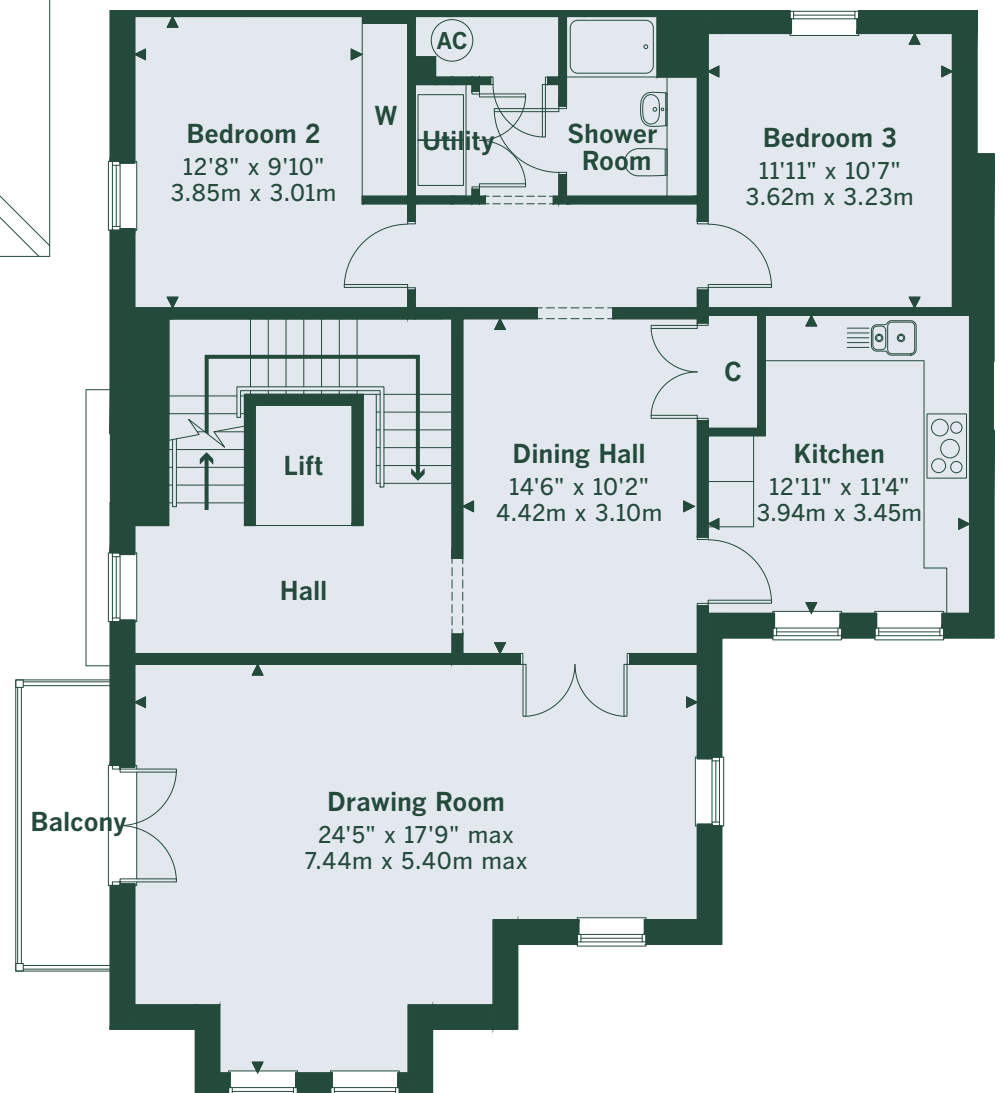


No 5 Redclyffe Place

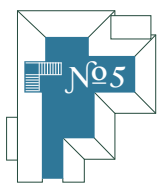
Three-bedroom first and second floor apartment with balcony



Second Floor



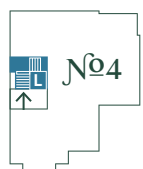
First Floor



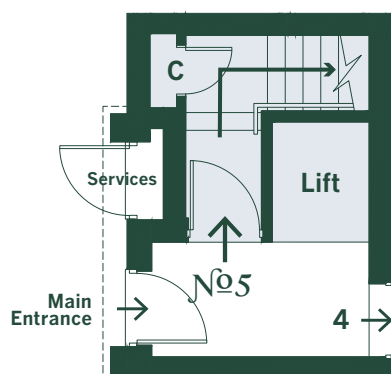
Second Floor



First Floor



Ground Floor

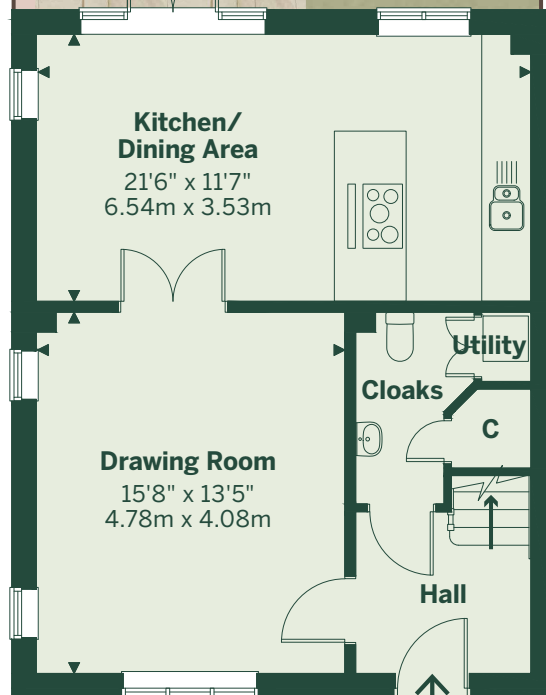


Ground Floor



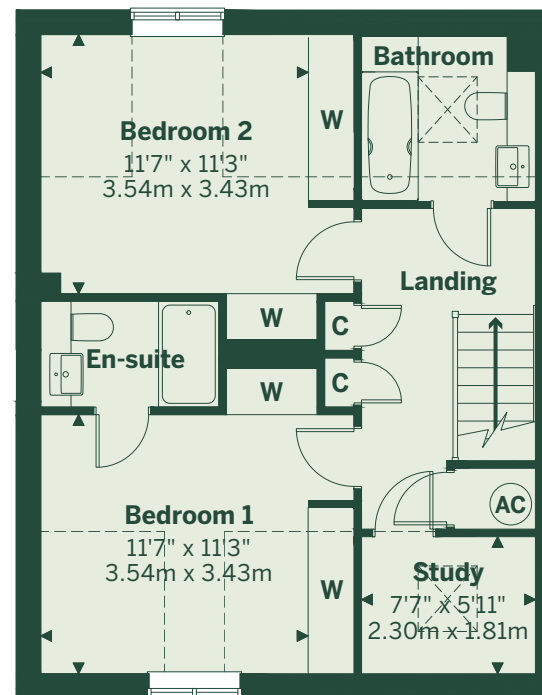
No 6 Redclyffe Place

Two-bedroom house with study,
terrace and garden



Ground Floor

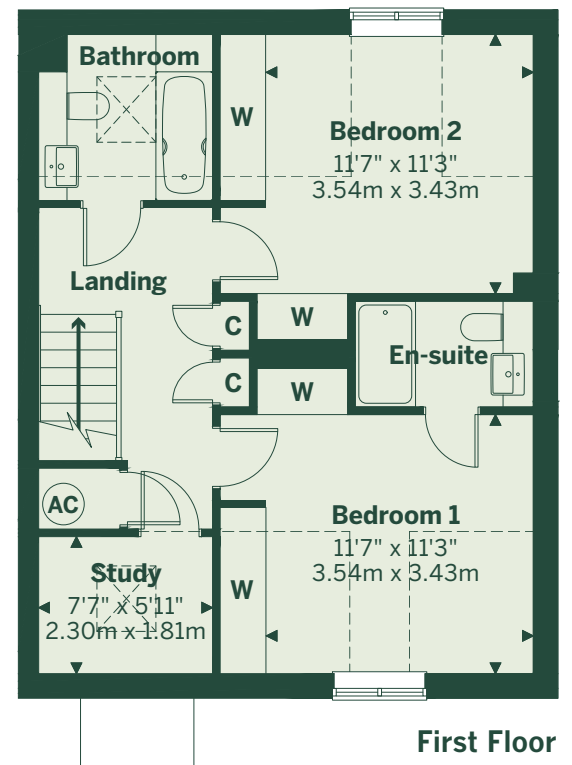
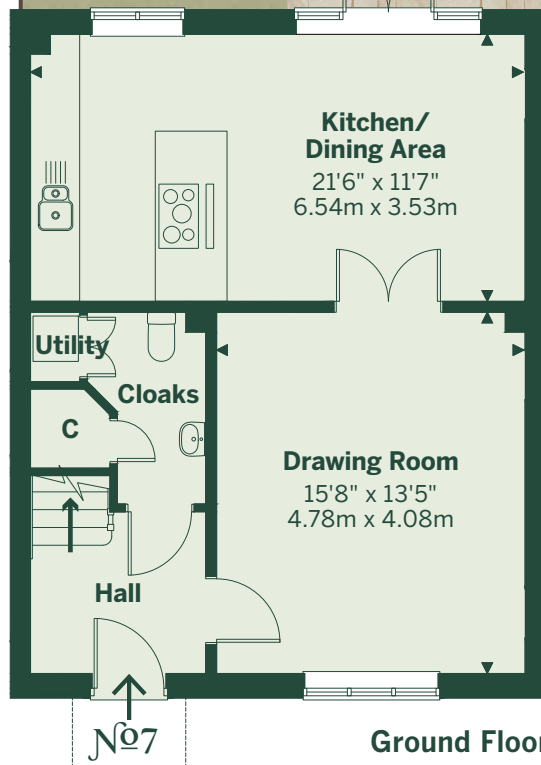
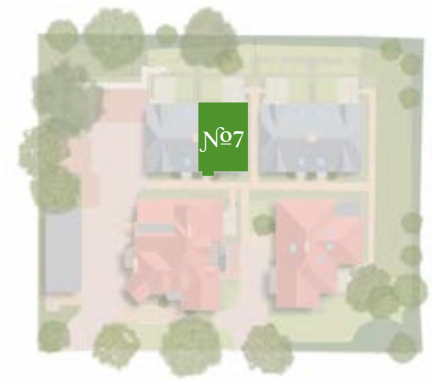
No 6



First Floor

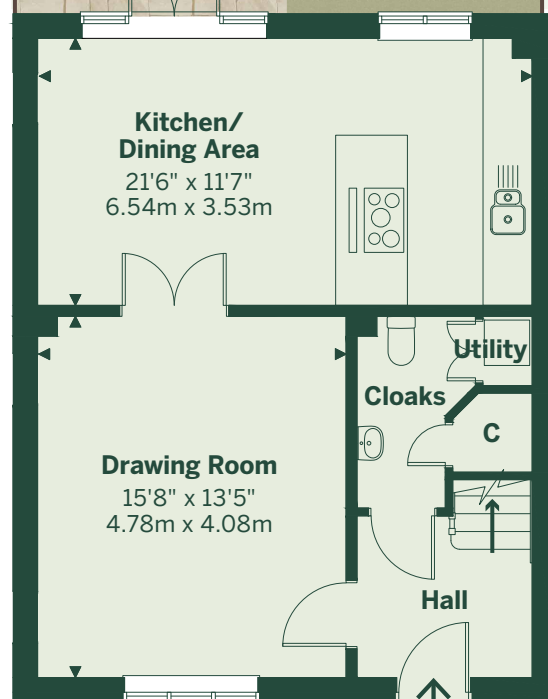
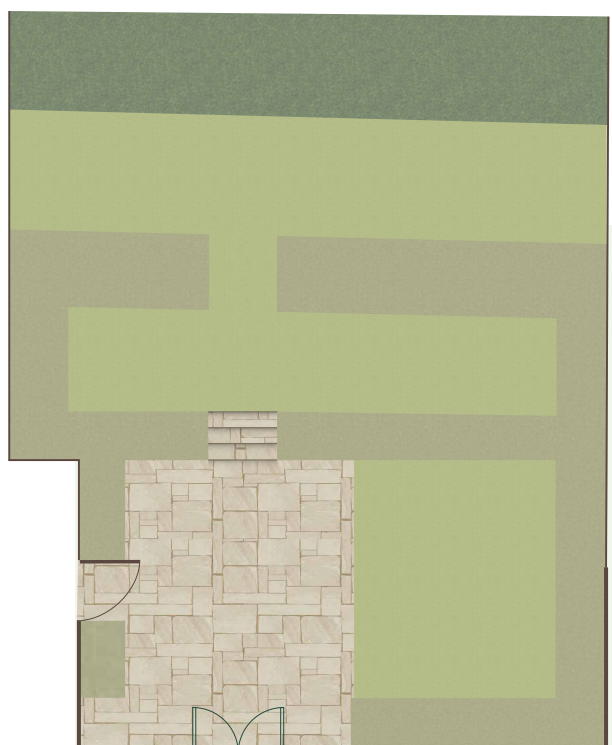
Nº7 Redclyffe Place

Two-bedroom house with study, terrace and garden

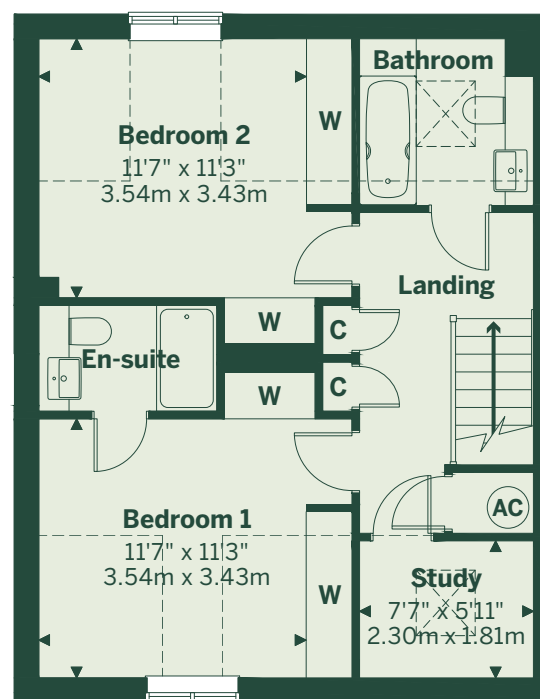


No8 Redclyffe Place

Two-bedroom house with study,
terrace and garden



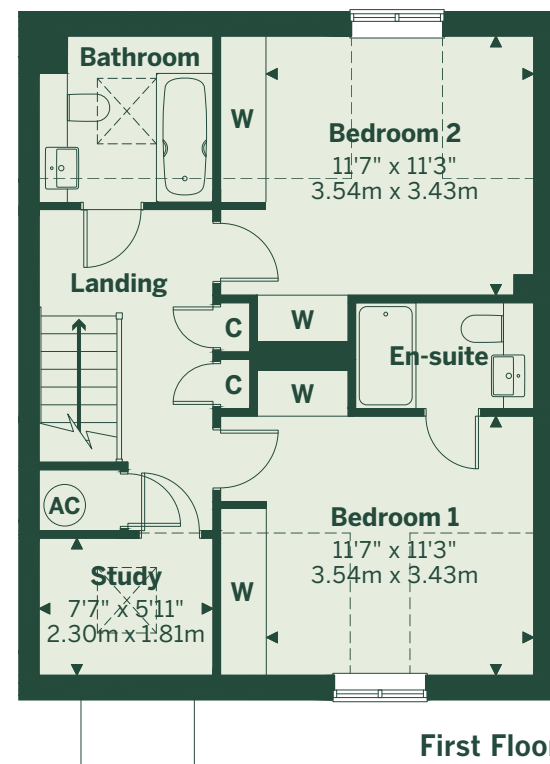
Ground Floor



First Floor

No 9 Redclyffe Place

Two-bedroom house with study, terrace and garden





Enjoy more

We build more into our homes in every way.
More space, more light, more luxury, more style –
from the fixtures and fittings to the finishing touches.





The specifications

While each Beechcroft development is unique, they all share the same uncompromising commitment to quality.

You can look forward to beautiful spaces that function like a dream, thanks to our meticulous attention to detail and our investment in the best materials, fixtures and fittings.



Silestone surfaces complement the interior designed kitchens



Ceramic wall tiling in bathrooms and en-suites



Stone surround with wood burning effect electric fire

Kitchens

- Silestone surfaces, matching upstands and splash backs complement the interior designed kitchens. Silestone is a non-porous surface providing easy-clean, hygienic and antimicrobial protection to reduce the spread and growth of bacteria, mould and mildew
- Silestone surfaces also feature in the utility rooms
- A full range of integrated appliances by Siemens including a single oven, induction hob, combination microwave/oven and a Bosch fridge/freezer, integrated dishwasher, and a washing machine and tumble dryer in utility area
- Stainless steel sink
- Quooker Fusion Square hot, cold and boiling tap
- Amtico flooring to kitchens

Bathrooms & shower rooms

- Contemporary white sanitary ware from Villeroy & Boch
- Mira Flight shower tray contains BioCote® Technology designed to reduce bacteria and mould growth by up to 99.9%
- Roca Swing bath with anti-slip base
- Ceramic wall tiling in bathrooms and en-suites
- Fitted vanity units to bathrooms and en-suites
- Silestone surfaces in bathrooms and en-suites
- Vado taps and fittings in chrome
- Chrome heated towel rails to bathrooms and en-suites
- Shaver sockets to bathrooms and en-suites
- Amtico flooring to bathrooms and en-suites
- Mirrors fitted in bathrooms, en-suites and cloakrooms

Heating & ventilation

- Gas-fired wet underfloor heating system to all new properties
- Heating is via radiators in renovated apartments
- Pressurised hot water system
- Stone surround with wood burning effect electric fire where applicable
- Double-glazed timber windows



** Redclyffe Place is registered with ICW and offers a 10-year structural warranty with each new home. ICW are a leading UK provider of building warranties for new homes, which ensures that your home has been built to the highest standards. www.i-c-w.co.uk

† Except those windows deemed as means of escape
Images are indicative only



Low energy pendant lights and LED downlights



Video door entry systems to most apartments



Fully-fitted wardrobes in bedroom 1 and bedroom 2

Lighting, TV & telephone

- Polished chrome light switches throughout
- Low energy fitment pendant lights
- LED downlights to kitchens, bathrooms, cloakrooms, en-suites and dining halls where applicable
- Telephone points to the drawing room, bedroom 1 and bedroom 3/study
- High level TV point in drawing room and master bedroom
- Communal digital TV aerial system and communal Sky Q satellite system outlets to drawing room, bedroom 1, bedroom 2 and kitchens, except in homes with open plan kitchens

Security & safety

- Video door entry system to most apartments
- Window locks to all windows†
- Security alarm fitted with panic buttons in the master bedroom and by the front door
- Mains operated smoke detectors with battery backup and mains powered Carbon Monoxide detector
- 10 year warranty issued on build completion**

Internal fittings

- Oak internal doors with polished chrome handles
- Carlisle lever door handles
- Fully-fitted wardrobes to bedroom 1 and bedroom 2 to include single and double hanging space, shelving and drawers
- Cornice to all rooms except bathrooms, en-suites, cloakrooms, wardrobes and cupboards
- Chamfered and grooved skirtings and architraves
- Carpet to study, stairs and bedrooms
- Amtico flooring to hall, drawing room and dining hall where applicable

These particulars are intended as a guide only and must not be relied upon as a statement of fact. They do not form the basis of a contract or any part thereof. The descriptions, distances and all other information are believed to be correct, but their accuracy is in no way guaranteed. Any intending purchaser must therefore satisfy themselves by inspection or otherwise as to their correctness. Restaurants, shops and other amenities are for information purposes only and not as recommendations. Because the scheme is in the course of construction, we must reserve the right to alter the specifications without notice and substitute materials, equipment or fittings of a similar quality. January 2024.
Cover photo by Tony Litvyak on Unsplash.



This brochure is printed on paper certified in accordance with the FSC® (Forest Stewardship Council®) and is recyclable and acid-free.

Built-in peace of mind

From saving you money on bills to lightening the maintenance load, we go the extra mile to build peace of mind into our homes and communities. Here's a bit more about some of the benefits you can look forward to.



A ready-made community

With your new Beechcroft home comes a vibrant new community full of like-minded people. From bridge nights to garden parties, a round of golf to a chat over coffee, you'll have lots of opportunities to enjoy the things you love with the new friends you'll make.

Safety & security

All Beechcroft homes are protected by a 10-year warranty which is issued when building is complete. Most apartments have an video door entry system, and all windows have locks[†]. Mains-powered smoke and carbon monoxide detectors are fitted in every home, as are security alarms, with emergency call buttons in bedroom 1 and by front doors.




Estate management

Employed by the Beechcroft Foundation, our friendly estate managers take care of everyday maintenance and keep a neighbourly eye on homes when owners are away. Apartments are sold on a long lease, houses are freehold, and there is no ground rent payable. All properties can be bought and sold on the open market with no exit fees.

Pet-friendly

One of the questions we get asked most often is 'Can I bring my pet?' The answer is, of course – pets are beloved companions and part of the family. Many of our homes come with private gardens or terraces, and all our communities are located close to parks and open spaces where dogs can be walked.

[†] Except those windows deemed as means of escape

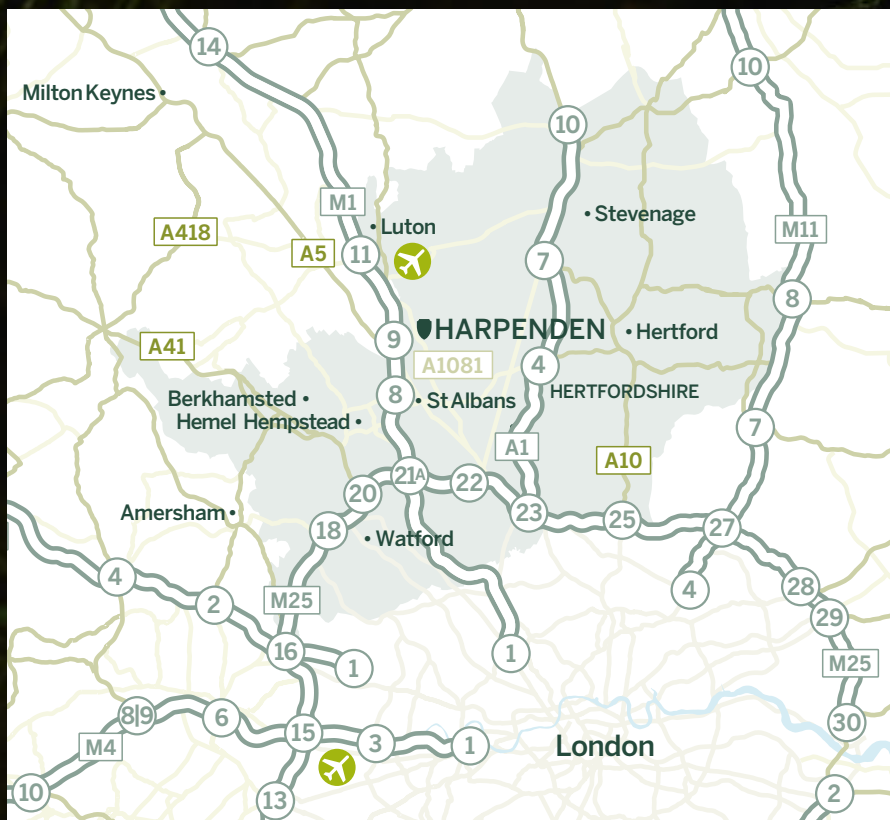


The people here have been so friendly
but we respect other people's privacy.

You're able to stay in the apartment
and have a day off from everything
or you can walk around the premises
and soon find someone to chat to.

You never need to be on your own
if you don't want to be.

BEEHCROFT OWNER



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Beechcroft
FEEL PERFECTLY AT HOME

