







Welcome to **Wheatley**

Celebrating 90 years of home building excellence



Ever since Brigadier Winton started building new homes locally in Biggleswade and Potton in Bedfordshire in 1933, we have enjoyed a long-standing reputation in the construction industry for combining local craftsmanship with modern technology in the various types of property we build.

Today, with ninety years of industry experience and a highly qualified team of experts, we continue to provide quality new homes and places to work in and around Hertfordshire, North London and the Northern Home Counties.

Based in Letchworth Garden City, we have built a strong reputation for acquiring a wide range of unique and sought after sites in the local and wider area. We are committed to a policy of continual improvement in design, construction and specification, to provide high quality residential and commercial properties for our purchasers and tenants to be proud of.

To ensure your peace of mind our homes carry the National House Building Council's 10 year 'Buildmark' Warranty.

Wheatley is proud to have an A1 rating under this scheme.



Raising Standards. Protecting Homeowners





Welcome to Rabley Heath

Codicote, Welwyn



Farmland in the area around Rabley Heath



Church of St Mary and St Thomas, Knebworth

Discover the perfect blend of natural beauty and modern convenience in **Rabley Heath**. Nestled amidst the picturesque Hertfordshire countryside, this charming semi-rural hamlet offers a tranquil escape from the bustle of city life, whilst providing a wide array of amenities and leisure options almost on your doorstep.

Embrace a life that brings together the best of both worlds in Rabley Heath, where the beauty of nature meets modern amenities. This idyllic location offers the perfect blend of relaxation, outdoor adventures, excellent transport links and village community spirit.





Enjoying the great outdoors



Codicote village sign



Brocket Hall Golf Club

The area is enveloped by arable farmland, revealing hidden bridleways, footpaths across open fields and pretty country lanes.

With an abundance of walking and cycling trails, you can explore the area at your own pace, uncovering hidden gems along the way. Enjoying a leisurely stroll through the spectacular Knebworth Park, you'll never tire of exploring the stunning surroundings as the changing seasons unfold.

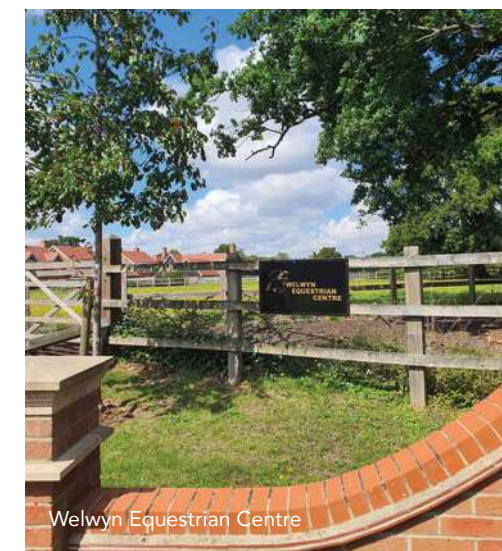
A paradise for horse riding enthusiasts, you'll find the renowned Welwyn Equestrian Centre just a short distance from Carriages. Horse lovers can indulge their passion for riding and training in this superb facility. Whether you're a seasoned rider or a beginner, the centre offers excellent facilities, including two livery yards, a floodlit outdoor riding arena, 24 hour CCTV surveillance and private riding tuition.

After an exhilarating ride, take a moment to unwind at one of the delightful nearby pubs and restaurants. The Chequers Inn at Woolmer Green, known for its warm atmosphere and delicious traditional pub fare, offers the perfect setting to relax and savour a hearty meal. The highly regarded Robin Hood and Little John, a traditional country Inn in Rabley Heath, is currently being refurbished, due to re-open in 2024. Other pubs nearby include The Lytton Arms, an iconic real ale pub in Old Knebworth, the popular Wellington in Welwyn village and the Red Lion gastropub in Welwyn Garden City. Just a stone's throw away in Codicote you'll also find The Globe and The Goat Inn.

For golf enthusiasts, Rabley Heath is close to several exceptional courses. The fabulous Bocket Hall Golf Club with its stunning fairways and manicured greens, provides a memorable golfing experience. After a satisfying round of golf, indulge in a culinary delight at the renowned Auberge Du Lac restaurant, nestled within the estate, offering fine dining with breathtaking views. Other golf courses in the area include Knebworth Golf Club, home to a Willie Park Jnr 18-hole course, extensive practice facilities and the beautiful Lutyens designed Clubhouse. At Welwyn Garden City the fabulous Panshanger Golf Complex boasts stunning views over Hertfordshire's Mimram Valley, whilst Mid Herts Golf Club in Wheathampstead is one of the oldest clubs in the country.

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A paradise for horse riding enthusiasts, you'll find the renowned Welwyn Equestrian Centre just a short distance from Carriages.



Welwyn Equestrian Centre



Fitness and wellbeing

Immerse yourself in the warm community spirit by participating in local sports clubs, including the St John Clements Sports and Community Centre in Bury Lane, Codicote.

Home to a wide cross-section of local sports clubs, here you can take part in football (veteran, adult and junior), tennis, cricket, junior rugby, table tennis, netball and darts. Other local sports clubs include Codicote Cricket Club and Datchworth Sports Club. For fitness, Odyssey Health Club and Spa in Knebworth offers a state of the art fitness suite, pool, tennis courts, spa and a range of classes to suit all levels.



Robin Hood and Little John public house



Knebworth High Street

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Charming independent shops that offer a delightful range of products.

Shopping

For a comprehensive shopping experience, head to nearby Welwyn Garden City.

Just a short drive away, this bustling town boasts a wealth of retail options. Explore the renowned John Lewis department store, where you'll find a wide range of high-quality products, from fashion and homeware to electronics and much more. Opposite John Lewis, The Howard Centre also awaits, with a diverse selection of shops and boutiques.

If you're seeking a more personalised and quaint shopping experience, venture to the nearby village of Knebworth, where you'll find charming independent shops offering a delightful range of products, including unique locally crafted goods.

When it comes to everyday essentials and groceries, convenience is at your doorstep, with the nearby Waitrose supermarket in Welwyn Garden City providing a wide selection of high-quality products. Other supermarkets close by include an M&S Simply Food and a Tesco Express in Old Welwyn. The Farm Shop in nearby Codicote offers a delightful selection of locally sourced seasonal produce.



The centre of Welwyn Garden City



The grounds of Knebworth House

Family living

Families will find Rabley Heath to be the perfect place to call home with a range of excellent schools nearby.

The Ofsted 'Outstanding' rated Codicote Church of England Primary School is 1.2 miles away. Other primary schools in the area include Welwyn St. Mary's Church of England Voluntary Aided Primary School (2.1 miles), Oaklands Primary School in Welwyn (2.4 miles), St. Michael's Woolmer Green VA Primary School (2.5 miles) and Knebworth Primary and Nursery School (2.8 miles), providing ample educational options to cater to your children's needs. For Secondary education, the Ofsted 'Good' rated Monk's Walk School (3.6 miles) is on the edge of Welwyn Garden City. Additionally, the highly regarded Sherrardswood independent co-educational Secondary school (3.3 miles) offers outstanding education opportunities for students aged 2-18.

Travel

With easy access to the A1(M) and the wider motorway network, Rabley Heath enjoys great connectivity.

Whether you're commuting to work by train, or exploring the surrounding areas, you'll find excellent transport links to facilitate your journeys.

Additionally, Rabley Heath boasts three train stations within easy reach, so you can be in the heart of London in around half an hour, making it an ideal location for those seeking a convenient commute or day trips and evenings out in the bustling capital. Knebworth Station (2.7 miles) and Welwyn North Station (3.9 miles), both offer a fast and frequent service into London Kings Cross Station in as little as 34 minutes. Welwyn Garden City Station (5 miles away) can get you to the capital in just 29 minutes.





High living standards
in a village setting,
the **perfect place** to
call home.

Welcome to Carriages

A development of three barn style properties overlooking open countryside with long distant views towards the village of Codicote and beyond.

Set around a central shared courtyard accessed directly off Rabley Heath Road, each property comprises three or four reception rooms, kitchen and separate utility, four double bedrooms, two en-suites and a family bathroom and private garaging. There are enclosed rear gardens overlooking adjoining paddocks provided exclusively with each property.

Designed uniquely for Carriages, each property has aspects that make it unique and individual. All are finished with fixtures and fittings for which Wheatley is renowned. For example, luxury shaker style kitchens with complementary Silestone worktops. These will be complemented by a Rangemaster oven, American fridge/freezer, dishwasher and wine cooler. Similarly, the adjoining utility room comes complete with a fitted washing machine, and a separate tumble dryer.



Bathrooms are fitted with sanitaryware from the Ideal Standard Atelier range. There are also exclusive free-standing baths and walk-in showers.*

Under floor heating is provided throughout via air source heat pumps and thermal performance is enhanced with the provision of 150mm cavity wall insulation. BT fibre optic data connection and remote controlled garage doors are also part of the extensive specification.

To further enhance the opportunity for each property to be self-sufficient, Solar PV panels and a 5kw back-up battery are also included to help reduce the reliance upon mains electricity.

*Depending upon the size of the respective bathroom or en-suite.



An exquisite courtyard
development with
paddocks in the hamlet
of Rabley Heath



Measurements and acreage are for guide only and are approximate. Image shows an aerial view of the location, with the 3D computer generated site plan superimposed in position. This is for illustrative purposes only and is not intended to be scaled or used to indicate specific boundaries. *Plots 1&3 include a newly planted coppice fronting Rabley Heath Road.



Site Plan

Three exclusive new barn style homes. Each property benefits from its own private paddock.

Landau

Plot 1

4 bedroom home*

Brougham

Plot 2

4 bedroom home*

Phaeton

Plot 3

4 bedroom home



* Plots 1 and 2 are link attached by the cycle stores
The development plan is for illustrative purposes only and is not intended to be scaled or used to indicate specific boundaries.

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



Landau

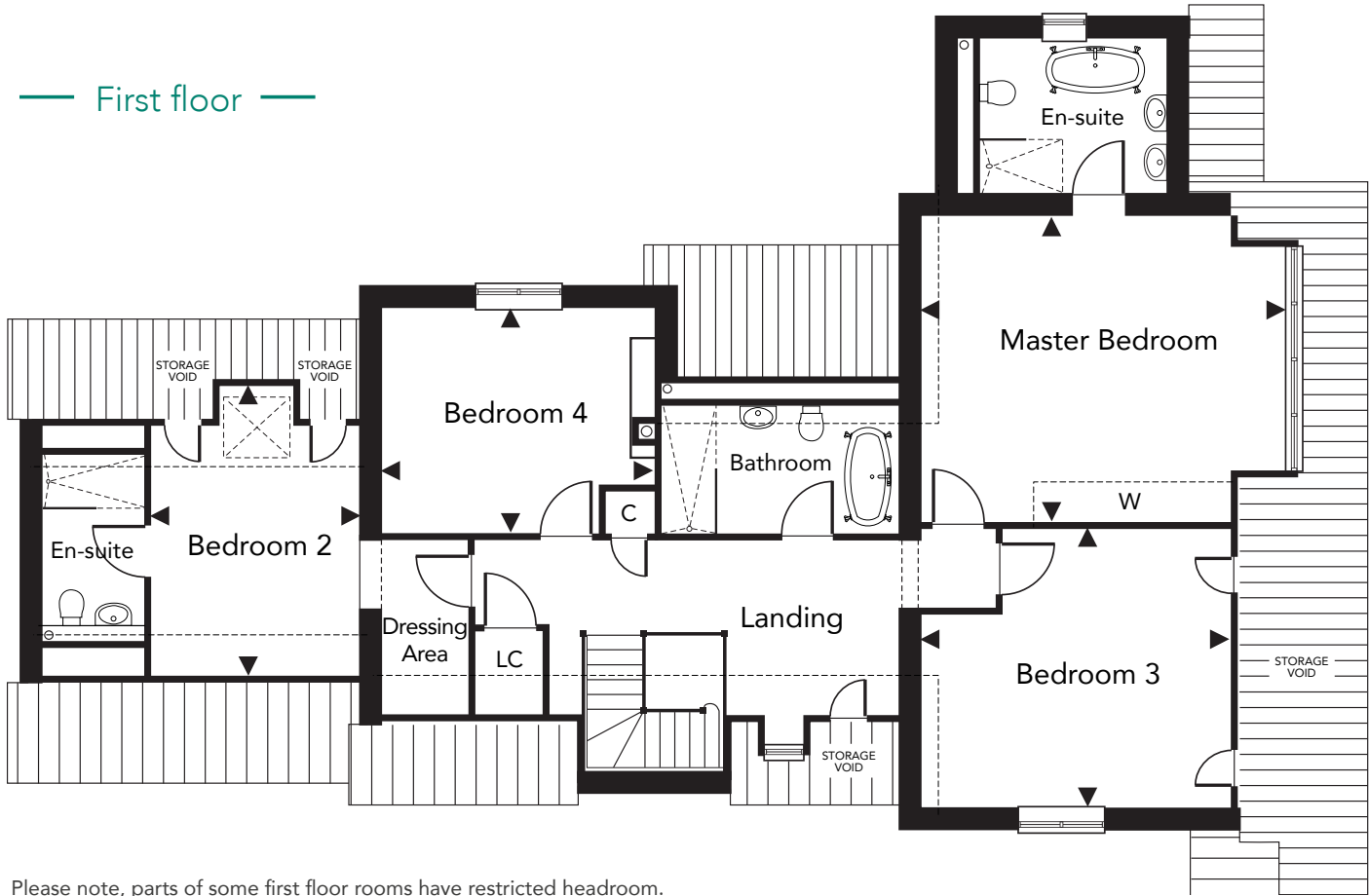
Plot 1

4 bedroom home

First Floor	Metric	Imperial
Master Bedroom	5.60m (max) x 4.60m	18'4" (max) x 15'1"
En-suite 1		
Bedroom 2	3.80m x 3.10m	12'6" x 10'2"
Dressing Area	2.70m x 1.30m	8'10" x 4'3"
En-suite 2		
Bedroom 3	4.70m x 4.20m (max)	15'5" x 13'9" (max)
Bedroom 4	3.55m x 3.40m	11'7" x 11'1"
Bathroom		
Linen Cupboard		

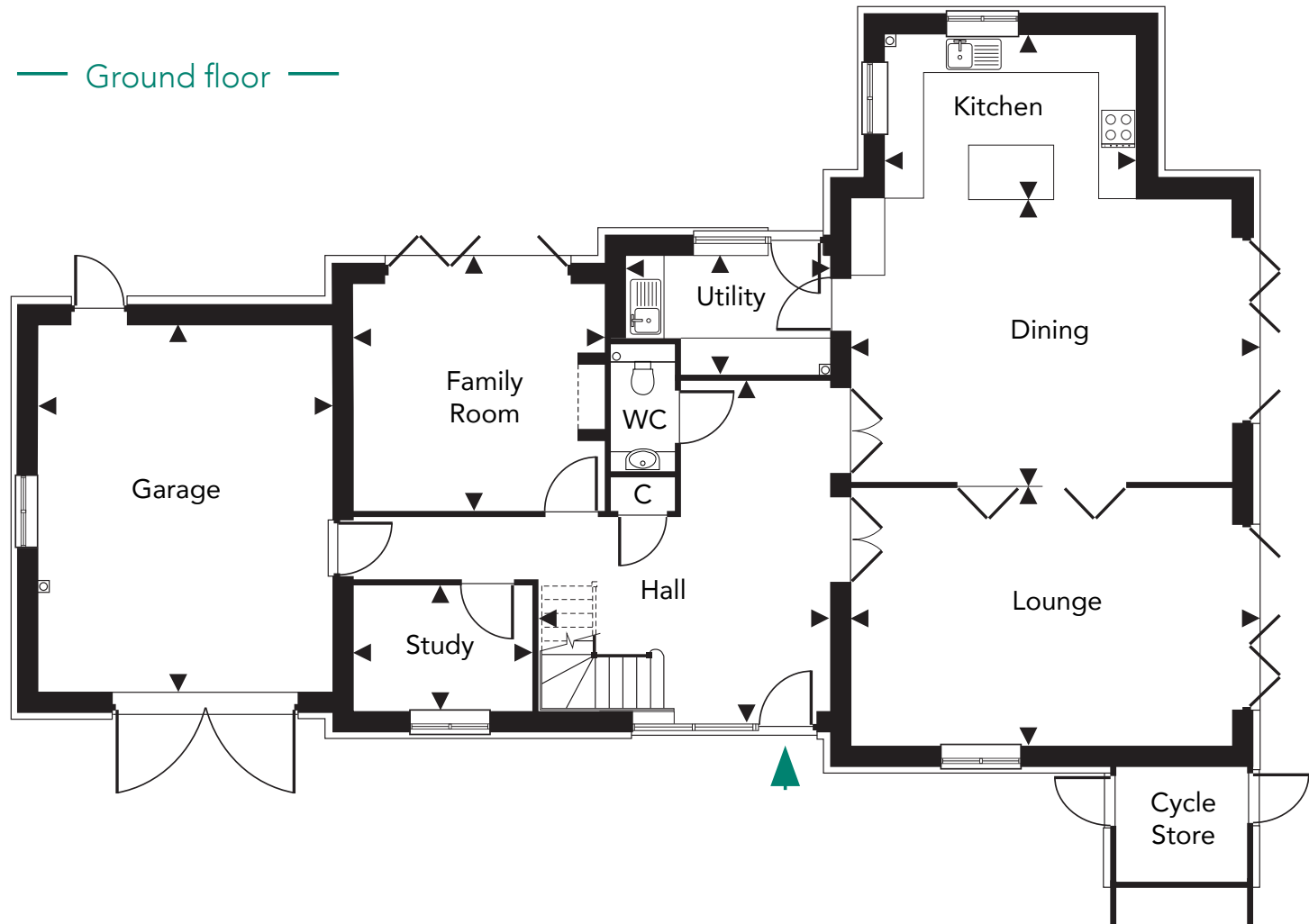
Ground Floor	Metric	Imperial
Hall	5.40m x 4.80m	17'8" x 15'9"
Lounge	6.30m x 4.20m	20'8" x 13'9"
Kitchen	4.10m x 2.70m	13'5" x 8'10"
Dining	6.30m x 4.70m	20'8" x 15'4"
Utility	3.20m x 1.90m	10'5" x 6'2"
WC		
Family Room	4.10m x 3.70m	13'5" x 12'1"
Study	2.90m x 2.10m	9'8" x 6'10"
Garage	6.00m x 4.80m (max)	19'9" x 15'9" (max)
Cycle Store		

— First floor —



Please note, parts of some first floor rooms have restricted headroom.

— Ground floor —



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



Brougham

Plot 2

4 bedroom home

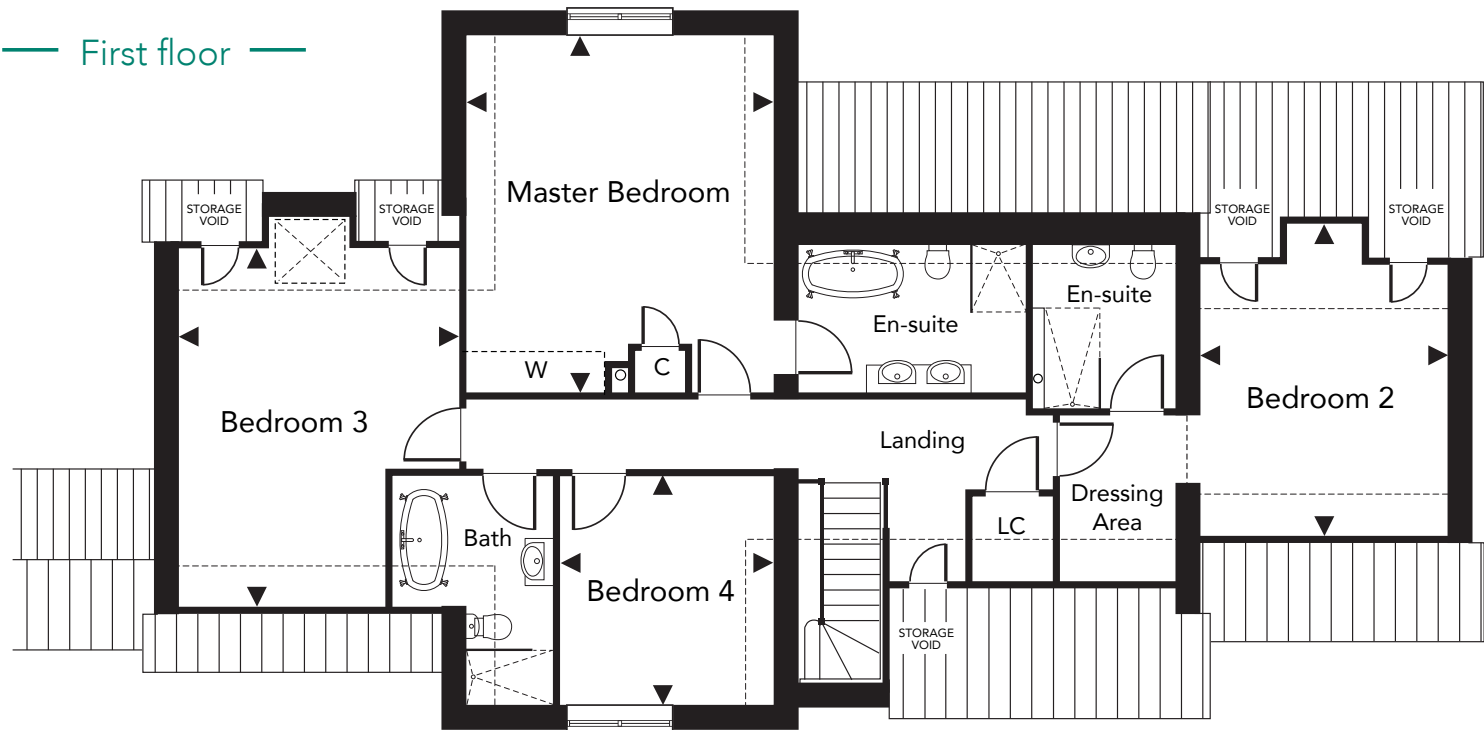
First Floor

	Metric	Imperial
Master Bedroom	5.30m x 4.60m	17'4" x 15'1"
En-suite 1		
Bedroom 2	4.10m x 3.70m	13'5" x 12'1"
Dressing Area	2.40m x 1.70m	7'11" x 5'8"
En-suite 2		
Bedroom 3	5.30m x 4.20m	17'4" x 13'9"
Bedroom 4	3.40m x 3.20m	11'2" x 10'6"
Bathroom		
Linen Cupboard		

Ground Floor

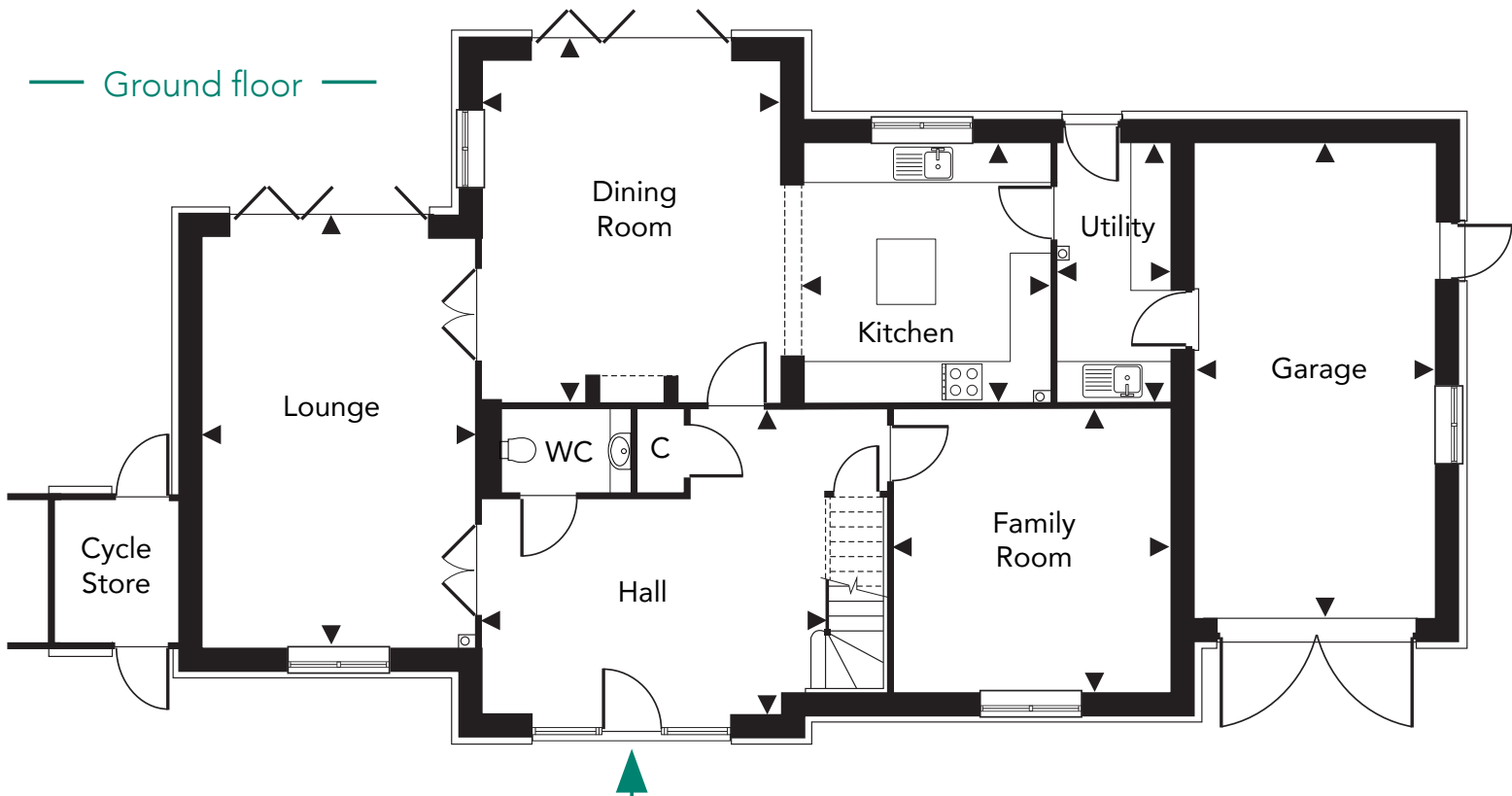
Hall	6.20m (max) x 4.60m	20'4" (max) x 15'1"
Lounge	6.30m x 4.20m	20'8" x 13'9"
Kitchen	4.10m x 3.80m	13'5" x 12'5"
Dining Room	5.30m x 4.60m	17'4" x 15'1"
Utility	4.00m x 1.70m	13'1" x 5'8"
WC		
Family Room	4.20m x 3.20m	13'9" x 10'5"
Garage	7.70m x 3.70m (max)	25'3" x 12'1" (max)
Cycle Store		

First floor



Please note, parts of some first floor rooms have restricted headroom.

Ground floor



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



Phaeton

Plot 3

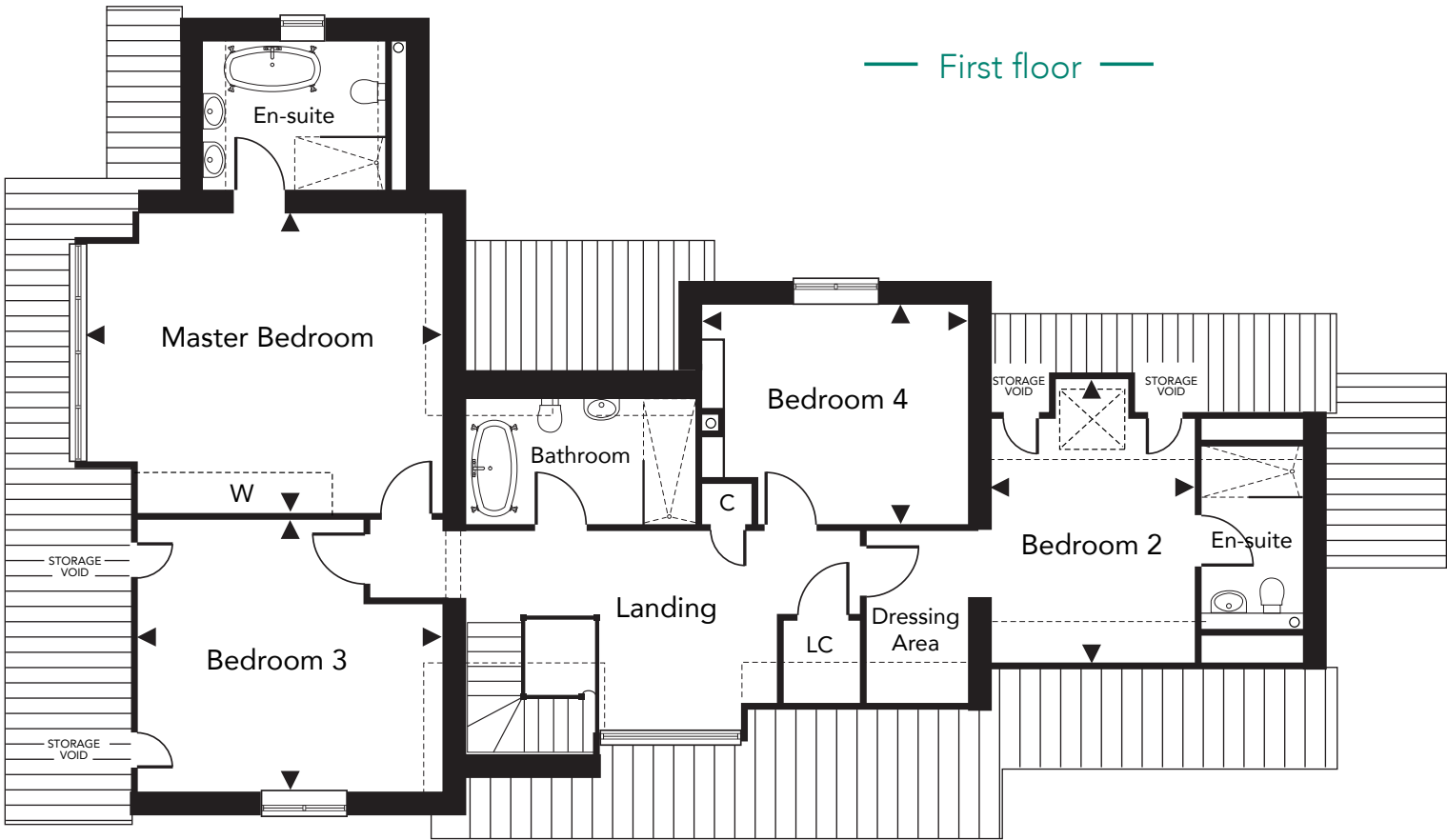
4 bedroom home

First Floor

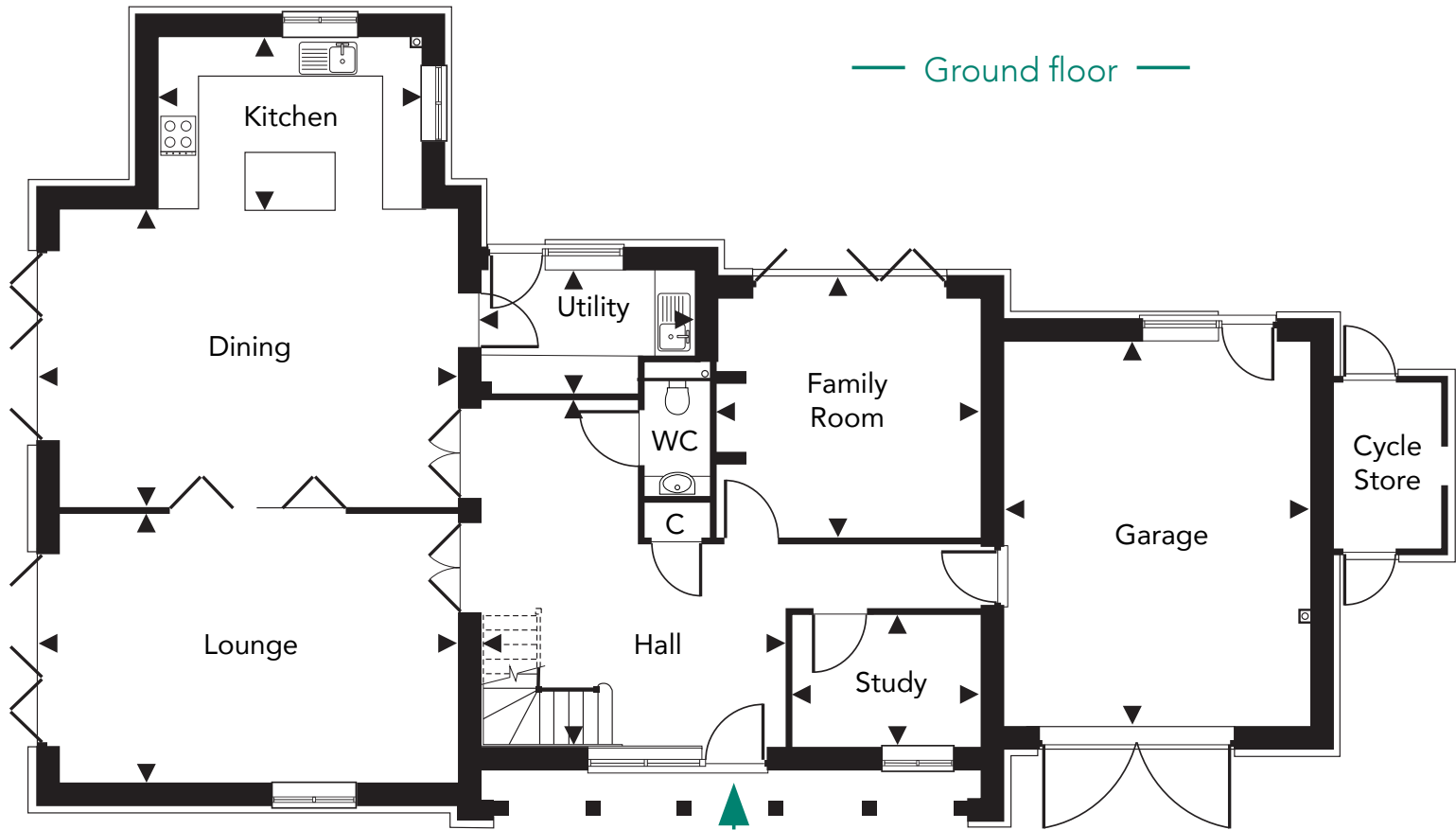
	Metric	Imperial
Master Bedroom	5.60m (max) x 4.70m	18'4" (max) x 15'5"
En-suite 1		
Bedroom 2	3.80m x 3.20m	12'5" x 10'6"
Dressing Area	2.70m x 1.60m	8'10" x 5'3"
En-suite 2		
Bedroom 3	4.70m x 4.20m (max)	15'4" x 13'9" (max)
Bedroom 4	4.10m x 3.40m	13'5" x 11'1"
Bathroom		
Linen Cupboard		

Ground Floor

Hall	5.30m x 4.80m	17'4" x 15'9"
Reception Room	6.30m x 4.20m	20'8" x 13'9"
Kitchen	4.10m x 2.70m	13'7" x 8'10"
Dining	6.30m x 4.70m	20'7" x 15'5"
Utility	3.30m x 1.90m	11'0" x 6'4"
WC		
Family Room	4.10m x 3.70m	13'7" x 12'1"
Study	2.90m x 2.00m	9'6" x 6'6"
Garage	6.00m x 4.80m	19'8" x 15'9"
Cycle Store		



Please note, parts of some first floor rooms have restricted headroom.



Specification

Quality is in the detail at Carriages.
Inspiring interior and exterior features.



Exterior and internal fixtures and fittings include:

Exterior

- Timber feathered edge boarding above brick plinths with plain and slate effect tiles to roofs
- Aluminium windows and front entrance glazing panels
- Heritage style roof lights
- Aluminium bi-fold patio doors
- Remote controlled "Coach House" style garage doors

External

- Enclosed rear gardens with patio areas and turfed lawns
- Outside lighting, tap and power socket to all houses
- Rear paddocks fenced and gated with water trough connection point, individually accessed from each property
- Front entrance courtyard accessed from Rabley Heath Road***
- Garage with services cupboard, separate light, power and washing facilities
- Cycle store

Internal

- Feature front door
- Wood laminate internal doors with satin chrome furniture
- Staircase with stained wood feature detailing
- All woodwork gloss painted
- Walls and ceilings painted in emulsion
- Fitted wardrobes to master bedroom and bedroom 2
- Complimentary Amtico 'Spacia' flooring to bathrooms, en-suites, cloakroom, kitchen and utility
- Complimentary carpeting to all reception rooms, bedrooms, stairs and landing

Kitchen

- Traditional shaker style floor and wall cabinets complemented by a Silestone worktop and upstands with a 1½ bowl built under sink with chrome mixer tap

Appliances comprise;

- Electric Rangemaster oven with complimentary chimney style extractor hood
- American style free-standing fridge/freezer
- Integrated dishwasher
- Wine cooler



Utilities

- Traditional shaker style floor and wall cabinets complemented by a Silestone worktop and upstands with a single bowl built under sink with chrome mixer tap

Appliances comprise:

- Washing machine
- Tumble dryer

Bathrooms and En-suites

- Ideal Standard 'Atelier' sanitaryware from the Concha range with chrome furniture
- Walk-in shower with Aqualisa shower attachments
- Free-standing baths with complimentary chrome floor mounted taps
- Complimentary vanity units (layouts and units sizes may vary according to house)
- Electric heated towel rail

Heating and Electrical

- Air source heat pump to zone controlled underfloor heating system
- Hot water provided separately via pressurised hot water cylinder
- Electric heated towel rails to bathrooms and en-suites
- BT fibre optic connection* with data points to hall, lounge and study
- Terrestrial TV points to lounge, kitchen breakfast/dining areas and all bedrooms
- Satellite TV** points to lounge and master bedroom
- Solar PV panels with 5kw battery back-up, plus additional ducting in place to increase PV generation via permitted development rights
- Feature fireplace including woodburner
- Satin chrome finished switches and sockets
- Pendant lighting to all rooms
- Ceiling downlighters to kitchen, bathrooms and en-suites
- Smoke and carbon monoxide detectors
- NSI approved wireless burglar alarm

* Phone line connection and contract required

** Satellite TV connection and subscription required

*** Front courtyard and additional communal areas to be maintained jointly by all property owners

The specification listed above is intended as a guide only and does not form part any contract of sale. All photographs illustrate typical Wheatley fixtures and fittings which may not necessarily be available on every development. The specification may be subject to change at any time without prior notice being given.





Photographs taken from previous Wheatley developments

Well Connected

Carriages at Rabley Heath is perfectly placed for commuting into London and for easy access to the nearby towns of Welwyn Garden City, Harpenden, Stevenage and St Albans. Luton Airport is just a short 30min drive, while Heathrow is less than 40 miles away.

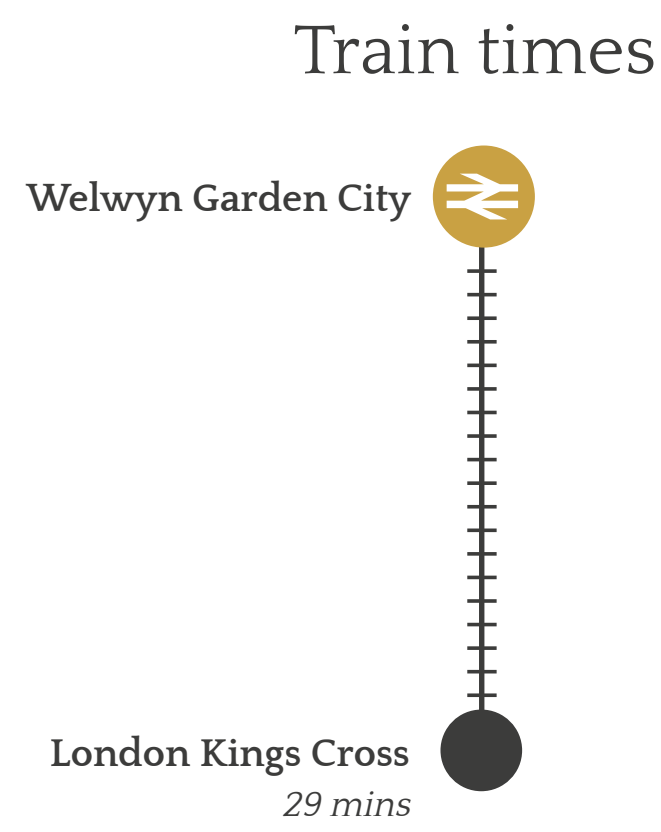
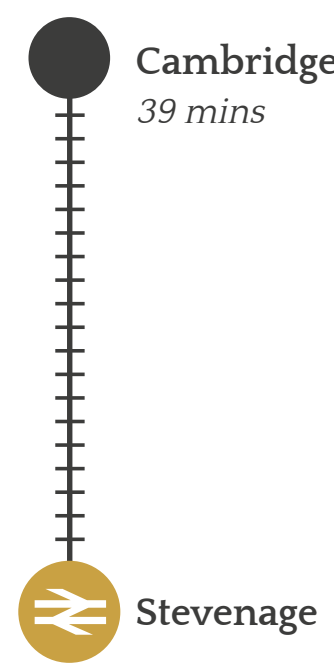
By road

Rabley Heath is less than three miles from Jct 6 A1(M), offering fantastic road links to Stevenage, Cambridge, Peterborough and beyond, or south towards Welwyn Garden City, London, M25 and M1 motorways.


By rail

Commuting to the capital is easy, with a choice of a number of train stations all within easy reach, taking you into London Kings Cross station in less than 29 minutes from Welwyn Garden City, while Cambridge is under 40 minutes from Stevenage.

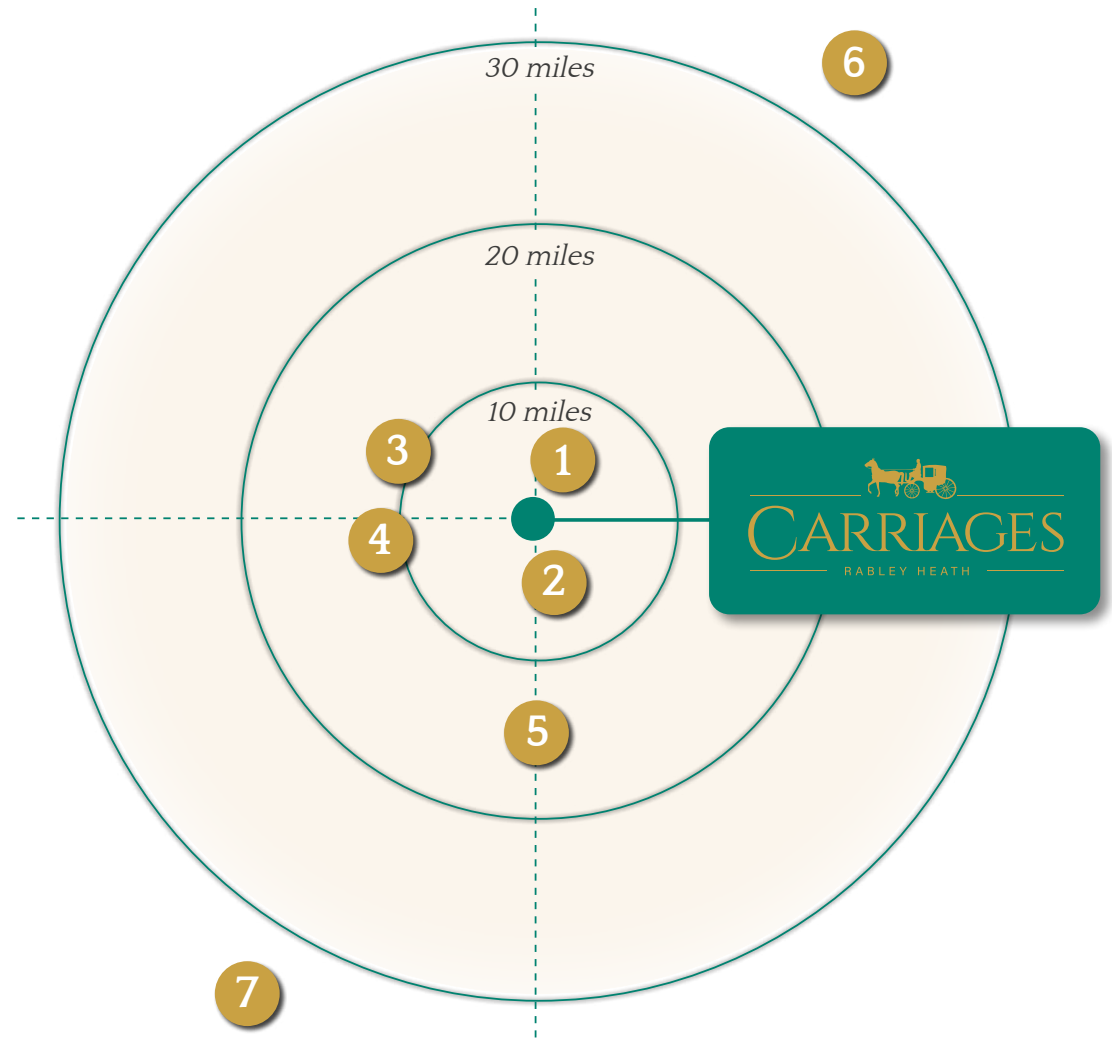
Sat nav: **AL6 9UA**



Distances



1	Stevenage	5 miles
2	Welwyn Garden City	5 miles
3	Luton Airport	12 miles
4	M1 Jct 10	12 miles
5	M25 Jct 23	15 miles
6	Cambridge	36 miles
7	Heathrow Airport	38 miles



Around Rabley Heath

Sport and leisure

- 1 Welwyn Equestrian Centre
- 2 Brocket Hall Golf Club
- 3 Knebworth Golf Club
- 4 Mid Herts Golf Club
- 5 Panshanger Golf Club
- 6 St John Clements Sports Centre
- 7 Codicote Cricket Club
- 8 Datchworth Sports Club
- 9 Odyssey Health Club

Shopping

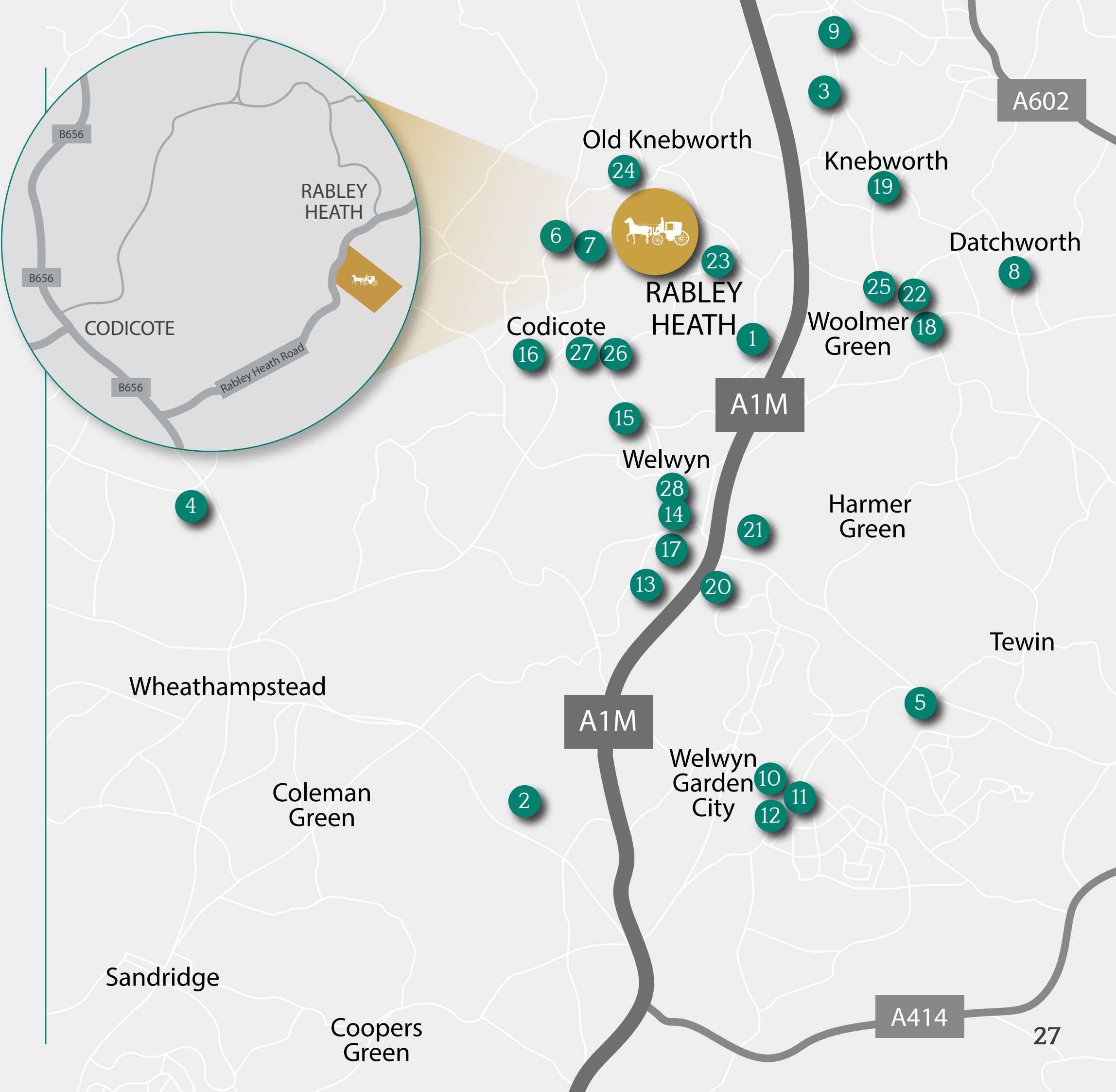
- 10 John Lewis
- 11 Waitrose
- 12 The Howard Centre
- 13 M&S Simply Food
- 14 Tesco Express (old Welwyn)
- 15 The Farm Shop

Education

- 16 Codicote Primary School
- 17 Welwyn St. Mary's Primary School
- 18 St. Michael's Woolmer Green Primary School
- 19 Knebworth Primary and Nursery School
- 20 Monk's Walk School
- 21 Sherrardswood Independent School

Pubs

- 22 The Chequers Inn
- 23 The Robin Hood & Little John (under refurb)
- 24 Lytton Arms
- 25 Red Lion
- 26 The Globe
- 27 The Goat Inn
- 28 The Wellington Arms





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Wheatley

Quality homes from your local builder