

GRAYS INN —YARD—

THERFIELD | HERTFORDSHIRE

Wheatley

Quality homes from your local builder

WELCOME TO **Wheatley**

Over ninety years experience of house building and a reputation for combining honest craftsmanship with modern technology are our guarantee of a home to be proud of.

We are committed to a policy of continual improvement in design, construction and specification to provide a quality living environment for the discerning buyer.



NHBC warranty

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.



www.wheatley.co.uk

INTRODUCING
**GRAYS INN
—YARD—**

THERFIELD | HERTFORDSHIRE

DISCOVER YOUR IDEAL
HOME IN THERFIELD,
NEAR ROYSTON

Nestled in the picturesque Hertfordshire countryside, Therfield is a charming and peaceful village offering the perfect balance of rural tranquillity and easy access to modern amenities. This idyllic setting is an ideal location for families, professionals, and anyone seeking a slower pace of life, with the vibrant market town of Royston just a stone's throw away.

A VILLAGE STEEPED IN HISTORY

THERFIELD BOASTS A FASCINATING
HISTORY THAT STRETCHES BACK
OVER 1,000 YEARS.

The name “Therfield” is thought to derive from the Old English word “theory,” meaning “wild boar,” reflecting its ancient connection to nature and the surrounding woodlands. Historically, the village has been associated with agriculture, and its landscape is dotted with remnants of this rich past, from the medieval church to the centuries-old farmhouses that line its lanes.

Therfield’s St. Mary the Virgin Church, which dates back to the 13th century, is a true testament to the village’s long-standing history. The church is a stunning example of English architecture and features a mix of Norman and Gothic elements, offering a glimpse into the area’s medieval past. The village also has historic ties to the famous 16th-century astronomer, Sir Thomas More, whose family owned land nearby.

A PERFECT LOCATION FOR CONVENIENCE AND NATURE

Therfield is beautifully positioned within a short drive of Royston, where you'll find a wide range of shops, cafés, and restaurants, as well as excellent transport links. Royston Railway Station offers direct services to London Kings Cross in under 40 minutes, making commuting to the capital easy and stress-free. Whether you're commuting for work or heading out to explore, you'll be well connected to everything you need.



For those who enjoy the outdoors, Therfield provides access to miles of scenic countryside, with many walking and cycling routes through rolling hills and nature reserves. The nearby Therfield Heath offers sweeping views and is the perfect place for a weekend picnic or a relaxing afternoon stroll.

A WARM COMMUNITY SPIRIT

Therfield is more than just a location; it's a community. The village boasts a range of local amenities, including a well-regarded primary school, a village hall, and a local pub that's ideal for social gatherings. The close-knit atmosphere of the village offers a welcoming and family-friendly environment, while still being within easy reach of the vibrant town life of Royston.

YOUR NEW HOME
AT GRAYS INN
YARD AWAITS.







WELCOME TO GRAYS INN YARD

GRAYS INN YARD IS AN EXCITING DEVELOPMENT OF JUST 10 BEAUTIFUL NEW HOMES IN THERFIELD, HERTFORDSHIRE. WHERE STUNNING COUNTRYSIDE LANDSCAPES MEET EASY ACCESS TO THE LOCAL AREA.

This new development in Therfield presents a rare opportunity to enjoy all the benefits of village living, combined with modern, high quality homes designed for contemporary lifestyles.

With beautifully designed homes and spacious plots, this development provides the perfect setting to create lasting memories in a community that feels like home.

The computer generated images represent the house types, however elevational treatments, handing, garage position, fencing and landscaping may vary. Please ask the Sales Advisor for details of specific plots.

ABOUT THE DEVELOPMENT

GRAYS INN YARD IS AN EXCLUSIVE DEVELOPMENT OF JUST TEN PRIVATE THREE, FOUR AND FIVE BEDROOM HOMES.

The development comprises six 3 and 4 bedroom semi-detached houses, one 3 bedroom and two 4 bedroom detached houses along with one 5 bedroom detached house. Each house comes completed with Wheatley's extensive fixtures and finishes specification fitted as standard. Each property comes with allocated parking, some with the additional of either car ports, single or double garages.

All properties have enclosed rear gardens with several enjoying views across the adjoining meadows and beyond in some instances. Each house type is so named after typical domestic and agricultural farm buildings, the elevations and internal layouts of which have been created to reflect how these buildings may have traditionally looked and been used.



**BEING BASED UPON
A TYPICAL FARMYARD
LAYOUT, THE DEVELOPMENT
PROVIDES A MIX OF
COURTYARD AND OPEN
FIELD FRONTAGES.**

Features across the exterior of the development include, courtyard paving, stone walls to some plots, along with paddock fencing/railings to many outer boundaries.

The development will also be surrounded by landscaped meadows which will include an attenuation pond providing controlled surface water drainage for the development.

A Resident's Estate Management Company will be set up to oversee the general day-to-day maintenance and up-keep of the development's communal estate road, shared surfaces and landscaped areas. An annual service charge will be levied to all properties and will be jointly payable by all as inclusive members of the Estate Management Company. This will be run by a suitably appointed Property Management Agency on behalf of the members.

All properties at Grays Inn Yard will also all come with the benefit of the NHBC 10 year Buildmark warranty.

PLAN

THREE BEDROOM HOMES

	Keeper's	Plots 1 & 9
	Cart Lodge	Plots 2 & 10
	Crofter's	Plot 3
	Stables	Plot 5

FOUR BEDROOM HOMES

	Threshing	Plot 4
	Farm	Plot 6
	Dairy	Plot 7

FIVE BEDROOM HOMES

	Granary	Plot 8
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The development plan is for illustrative purposes only and is not intended to be scaled or used to indicate specific boundaries. Please ask the Sales Advisor for details of specific plots.

SPECIFICATION

Fixtures and fittings include:

EXTERIOR

- Traditional brick exterior with detailing or wood effect panelling
- Red plain tiles and/or slate effect roof tiles
- Feature front door
- Timber painted windows
- Anthracite painted aluminium windows exclusive to plot 4 only
- Paving slabs to pathways and patios
- Block paving to garage forecourts and parking spaces

EXTERNAL

- Car ports and/or allocated off-street parking to plots 1–5, 9 and 10
- Additional single garages to plots 4 and 5
- Double garages with additional forecourt spaces to plots 6 to 8
- Remote controlled “Coach house” style garage doors where applicable
- EV charging point
- Outside lighting, electrical socket and tap
- Landscaped and turfed front gardens (where applicable), enclosed turfed rear gardens with patio areas

INTERNAL

- Wood grain effect internal doors
- Walls painted in Jasmine white and ceilings in white emulsion

- Woodwork painted gloss white with varnished handrails and newel caps to stairs
- Fitted wardrobes to Bedroom 1
- Complimentary carpeting to all reception rooms, bedrooms, stairs, hallway and landing

KITCHENS

- Fitted with shaker style units, silestone worktops and up-stands
- One and a half bowl stainless steel sink with chrome mixer tap
- 5 ring induction hob with concealed extractor hood, high-level double oven to all 3 bedroom houses
- Range cooker with complementary extractor hood to all 4/5 bedroom houses
- Fridge/freezer and dishwasher
- Complimentary floor tiling

UTILITIES (WHERE APPLICABLE)

- Fitted with shaker style units, silestone worktops, a single bowl stainless steel sink with chrome mixer tap
- Fitted washing machine and separate tumble dryer
- Complimentary laminate flooring

BATHROOMS AND EN-SUITES

- White sanitaryware with chrome fittings
- Complimentary bath shower screens



- Tiled shower enclosures with Aqualisa attachments
- Complimentary vanity units to most bathrooms and en-suites (layouts and unit styles may vary)
- Complimentary wall tiling and laminate flooring

HEATING AND ELECTRICAL

- Central heating provided by Air Source heat systems with underfloor heating to ground floors and radiators to first floors
- Hot water provided by separate pressurised cylinder
- Heated towel rails to bathrooms and en-suites
- Telephone/data points* to hall, lounge and bedroom 1
- Terrestrial TV points to lounge, kitchen breakfast/dining areas and all bedrooms
- Sky Q satellite point** to lounge
- Ceiling downlighters to kitchen, bathrooms and en-suites
- NSI approved burglar alarm
- Smoke and carbon monoxide detectors



Wardrobe sizes may vary according to housetype. *Telephone line installation, connection and contract required. **Satellite TV connection and subscription required. The specification as listed above is intended as a guide only and does not form part of any contract for sale. All photographs illustrate typical Wheatley fixtures and fittings from previous developments which may not necessarily be available at this particular development. The specification may be changed at any time without prior notice being given. All photographs are of previous Wheatley showhomes, fixtures and fittings may vary at Grays Inn Yard.

WELL CONNECTED

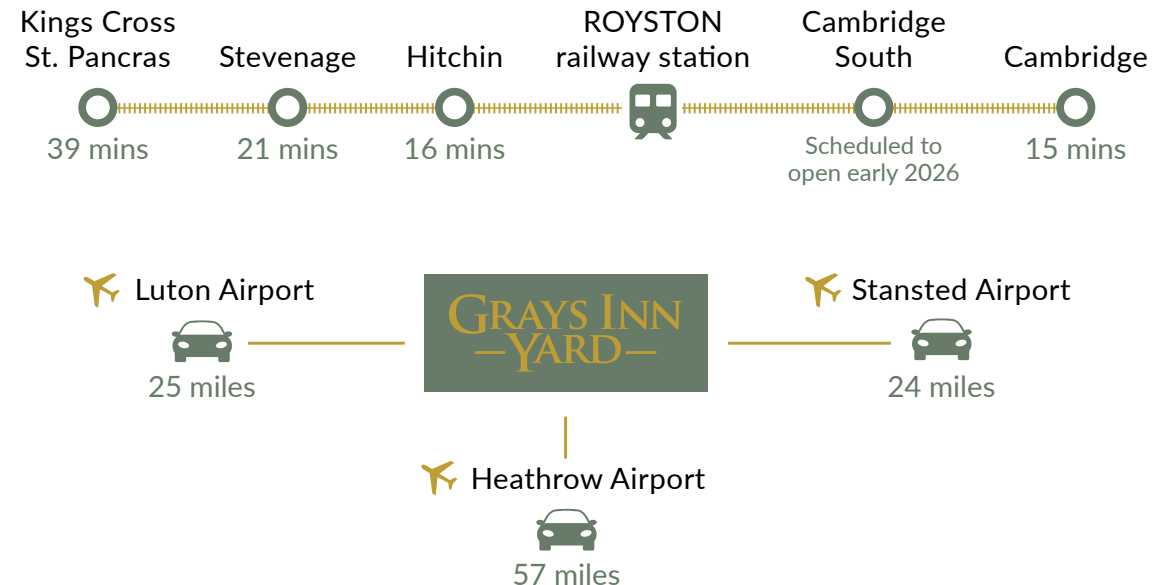
GRAYS INN YARD, THERFIELD
IS PERFECTLY PLACED FOR
COMMUTING WITH EASY ACCESS
TO THE NEARBY TOWNS OF
ROYSTON, LETCHWORTH GARDEN
CITY AND STEVENAGE, AS WELL AS
GREAT RAIL AND AIR LINKS.

BY RAIL

Commuting by rail is easy, with a large number of trains from Royston, offering a fast and frequent service into London Kings Cross and St Pancras station in under 55 minutes, while Cambridge is just 15 minutes away. Stevenage station is 21 minutes away and offers excellent connections to many further destinations, served by LNER, Great Northern, Thameslink, Lumo and Hull Trains.

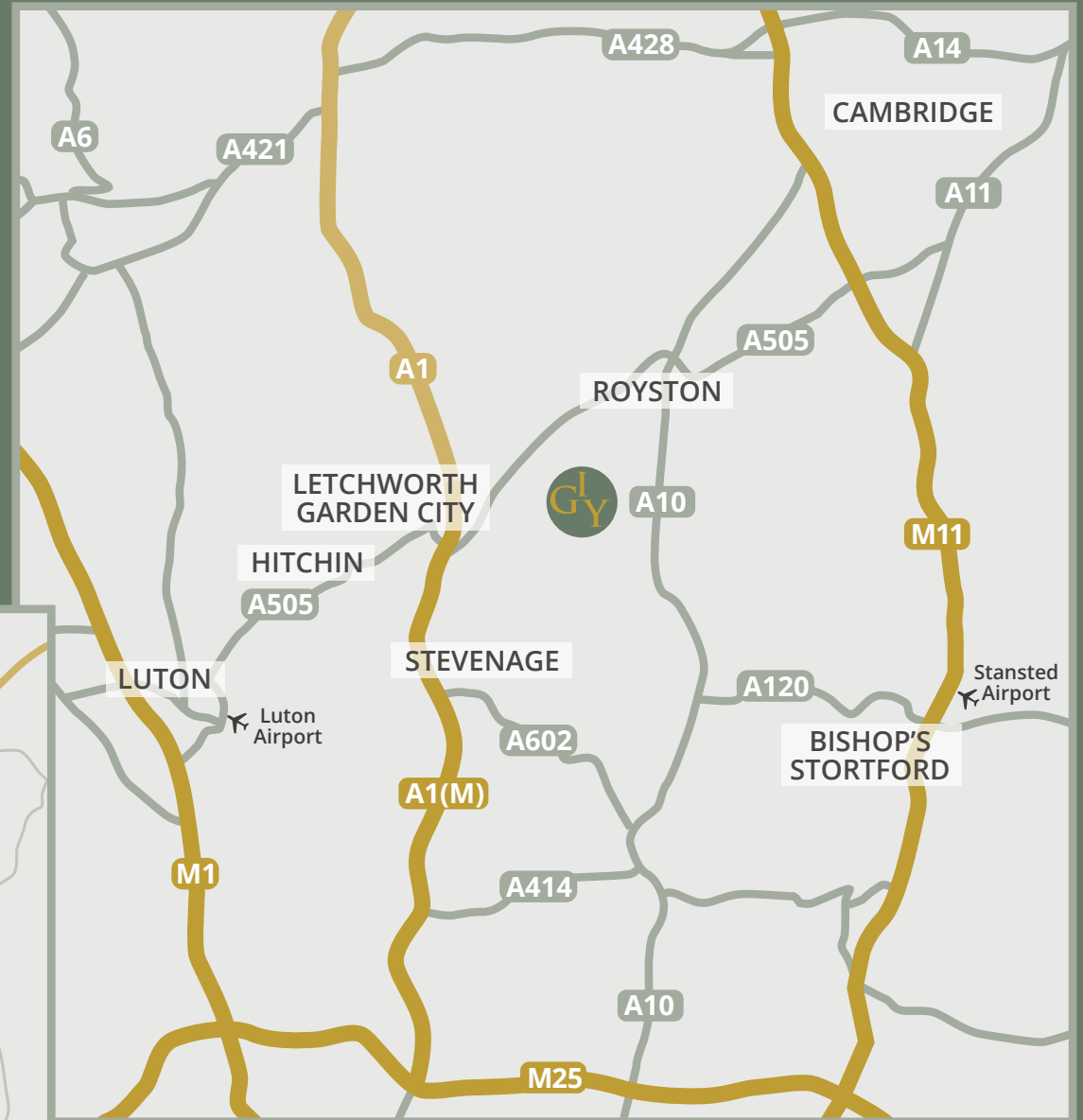
BY AIR

Stansted airport is just 24 miles to the east, while Luton airport is just a 25 mile drive to the west, while Heathrow is 57 miles away via the A1(M) & M25.



BY ROAD

Grays Inn Yard is just a short drive from the major network routes of the A505, A1(M), A10 and M11 offering fantastic road links to Stevenage, Cambridge, London and beyond.





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Wheatley

Quality homes from your local builder

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All floor layouts and site plans should be used as a guide only and do not conform to any scale. Due to ever changing market conditions Wheatley reserves the right to both change the nature of its developments and, depending upon the availability of materials, fixtures and fittings, alter the specification of any property at any given time without giving prior notice. All properties are for sale subject to availability and Wheatley reserves the right to alter the price of any property at any time without giving prior notice. The contents of any sales literature provided do not form part of any contract of sale. The receipt of any offer does not constitute an agreed sale unless an acceptance is confirmed formally in writing by

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