



Harvieston Close

TRING • HERTFORDSHIRE

An exclusive development of just seven detached, high quality family homes in a cul-de-sac location





Harvieston Close

Harvieston Close presents the opportunity to own a beautiful, brand-new 5 bedroom detached family home, each with home office, set in a delightful tree-lined setting off the Aylesbury Road, just half a mile from Tring's characterful town centre.

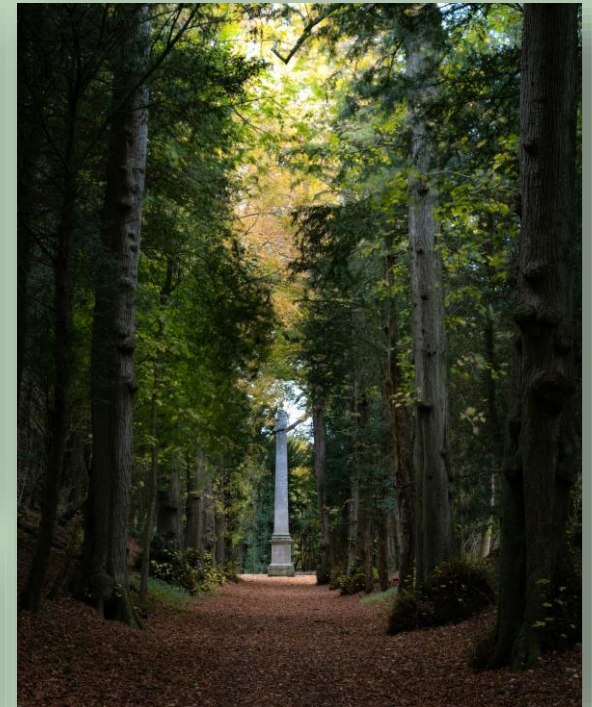
Designed and built by W.E. Black and reflecting the architectural heritage of Tring, these high-specification, high-quality homes promise comfortable, flexible living in the best of contemporary style.

An enviable destination

Celebrating over 700 years as a market town, Tring has become a destination of choice for those seeking life in a location with historic character and a close community spirit.

The High Street plays host to a selection of independent retailers, coffee shops and restaurants, in addition to a market every Friday and farmers' market on alternate Saturdays. For weekly shopping there's an M&S Simply Food and a Tesco on the outskirts of town.

Green space is key to the appeal of Tring, with stunning surrounding countryside complemented by Tring Park. Unlike other members of his aristocratic family, Lionel Walter Rothschild showed little interest in banking, making his home at Tring Park and acquiring Tring Museum as a gift from his father. Today the museum forms part of the Natural History Museum with collections of stuffed mammals, birds and reptiles, while the park's 300 acres offer plenty of scope for escapism just 10 minutes' walk from the High Street.



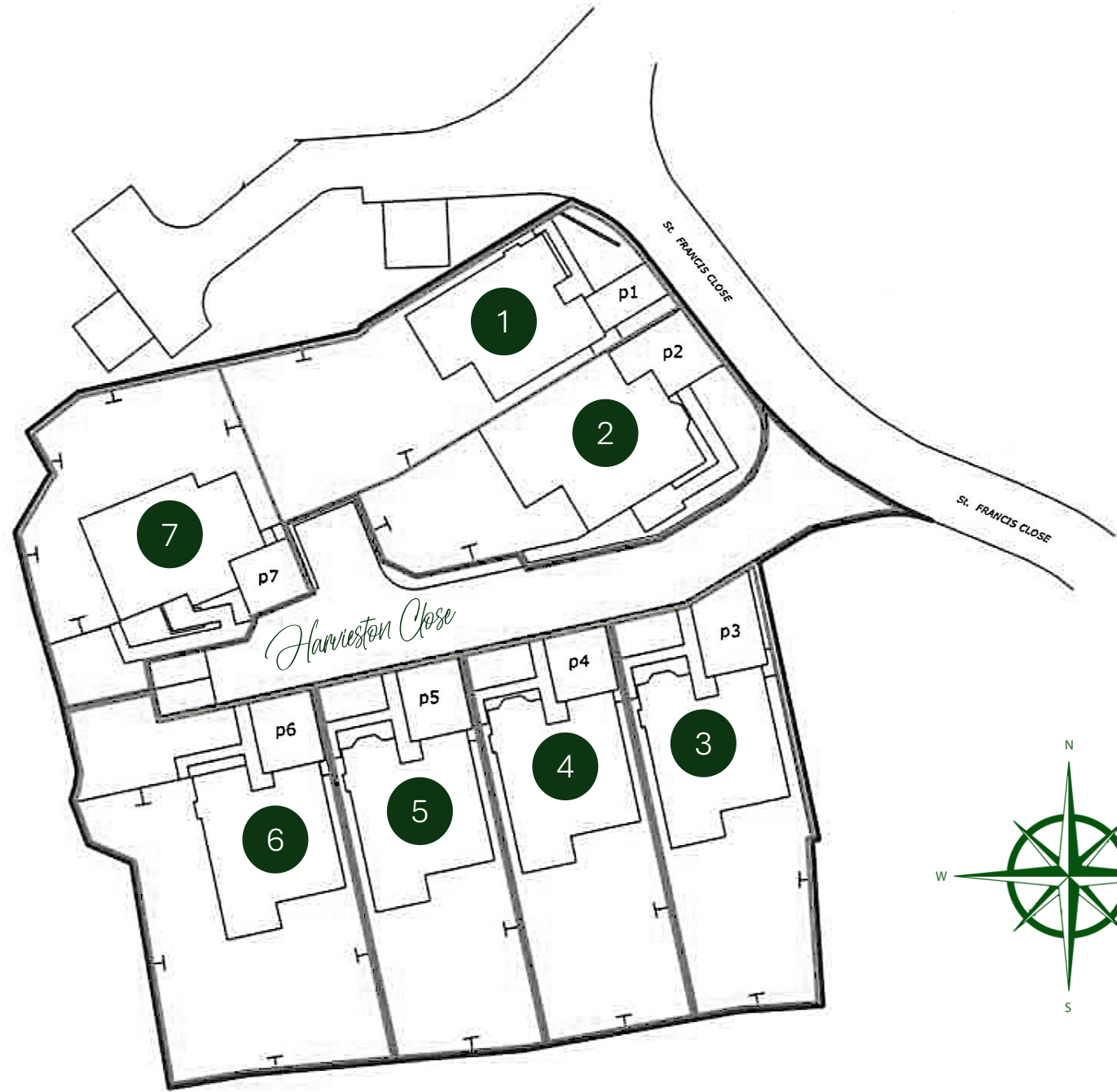


To the north of town, Tring Reservoirs attract migratory birds, while the towpath of the Grand Union Canal provides level walks for all to enjoy.

There's schooling in Tring for all age groups, with Goldfields Infant & Nursery rated 'Outstanding' by Ofsted, Tring School and 6th Form and Bishops Wood CofE Junior School are both rated 'Good'.

Tring station provides regular rail services to London Euston with typical journey times of around 40 minutes, as well as direct to Olympia, Clapham Junction and Milton Keynes. By road, Luton and Heathrow airports are 23 miles and 30 miles away respectively.

Site Plan







Show Home shown



Show Home shown





Designed with thought – built with care



CONSTRUCTION

- Traditional Brick and Block Construction.
- Cast-stone decorative window cills.
- Double glazed sliding sash windows and bi-fold patio doors with multi-point fasteners.
- Handmade clay tiles to tile hanging areas on front elevations.

QUALITY SPECIFICATION

- Efficient Samsung Air Source Heat Pump powers each home
- 2-year manufacturer's warranty which can be upgraded to 7 years
- Underfloor Heating throughout to Ground Floor
- Integrated USB sockets to kitchen and bedroom
- Fitted Electric Vehicle "fast charge" points
- 32 Amp/7kW ready
- 'Fibre to the Premises' for super-fast gigabit broadband connectivity



Show Homeshown

Specification

QUALITY SPECIFICATION CONT.

- Lutron Environment Lighting fitted to Kitchen/Diner:
- Smart Home Ready
- Voice activated through Alexa or equivalent
- LED Decorative Strip Light fitted to Roof Lanterns (Plots 1 and 2 only)
- Built In Lithe Audio Bluetooth speakers fitted in ceiling of Kitchen/Diner (Plots 1 and 2 only)
- Electrically operated Roof Lanterns (Plots 1 and 2 only)
- Smart Phone compatible
- Electrically operated garage doors
- Modern Timber Front Door to each property
- Traditional clay chimney and flues allow for a multi-fuel burning stove (Plots 1, 3, 4, 5 and 6)

KITCHENS

- Bespoke custom-made kitchens from Symphony Kitchens exclusive Langdale Range.
- Traditional shaker style doors in a Fern Green or Harbour Off white textured finish, complete with carousel corner units and soft close drawers and doors throughout.
- Internal Oak Finish
- Stone Worktops to both Kitchen and Utility Room:
 - Abrasion Resistant
 - Scratch and Impact Resistant
 - Water and Stain Resistant
- Franke Sinks and Taps:
 - Franke 3 in 1 Boiling Water Tap to Kitchen
 - Instant Boiling Water
 - Modern design Franke Large Single Bowl Sink to both Kitchen and Utility Room



Specification

KITCHENS CONT.

- Neff Appliances:
 - 2 no. Neff Slide and Hide Ovens to each kitchen
 - Energy Rating: A
 - Smart Phone and smart speaker compatible – control your oven with your voice
 - Neff Integrated Microwave Combi-Oven
 - Smart Phone and smart speaker compatible – control your combi-oven with your voice
 - Neff Full Height Integrated Fridge
 - Neff Full Height Integrated Freezer
 - Neff 5 Ring Induction Hob finished in stylish Black Glass screen touch screen
 - Merge two cooking zones into one large zone with a simple tap
 - Smart Phone and smart speaker compatible Neff black glass cooker hood to suit with automatic extract adjusts to your hob settings whilst cooking
 - Energy Rating: A+
 - Neff Integrated Dishwasher

BATHROOMS & EN-SUITES

- Modern White Ideal Standard sanitaryware
- Chrome taps, fittings and showers
- Luxury rectified Italian and Spanish porcelain wall and floor tiles from Minoli, inspired by natural marble and wood materials
- LED strip light skirting feature to Main Bathroom
- Low level night lights to en-suites
- Thermostatically controlled showers
- Vanity Units fitted to master bedroom en-suite to provide additional storage facilities
- Heated Electric Towel Rails in Chrome finish



Show Home shown

Specification

DECORATIVE FINISHES

- Oak Veneer Internal Doors and Oak Veneer Glazed Doors with textured brushed chrome ironmongery
- Modern skirting and architrave
- Smooth ceilings throughout
- Bespoke built in fully-carcass hinged wardrobes to master and sliding wardrobe to second bedroom
- Wardrobes boast fitted shelving and integrated drawer units
- Sleek decorative panelling finish
- Glass and Oak Balustrade to staircases
- Stylish brushed chrome face plates to Ground Floor electrical fittings

EXTERNAL FEATURES

- Contemporary glass lantern style external lights
- PIR sensor porch light built in
- Landscaped front gardens
- Block paved driveways off private road
- Pathways and patio areas finished in modern Indian Sandstone

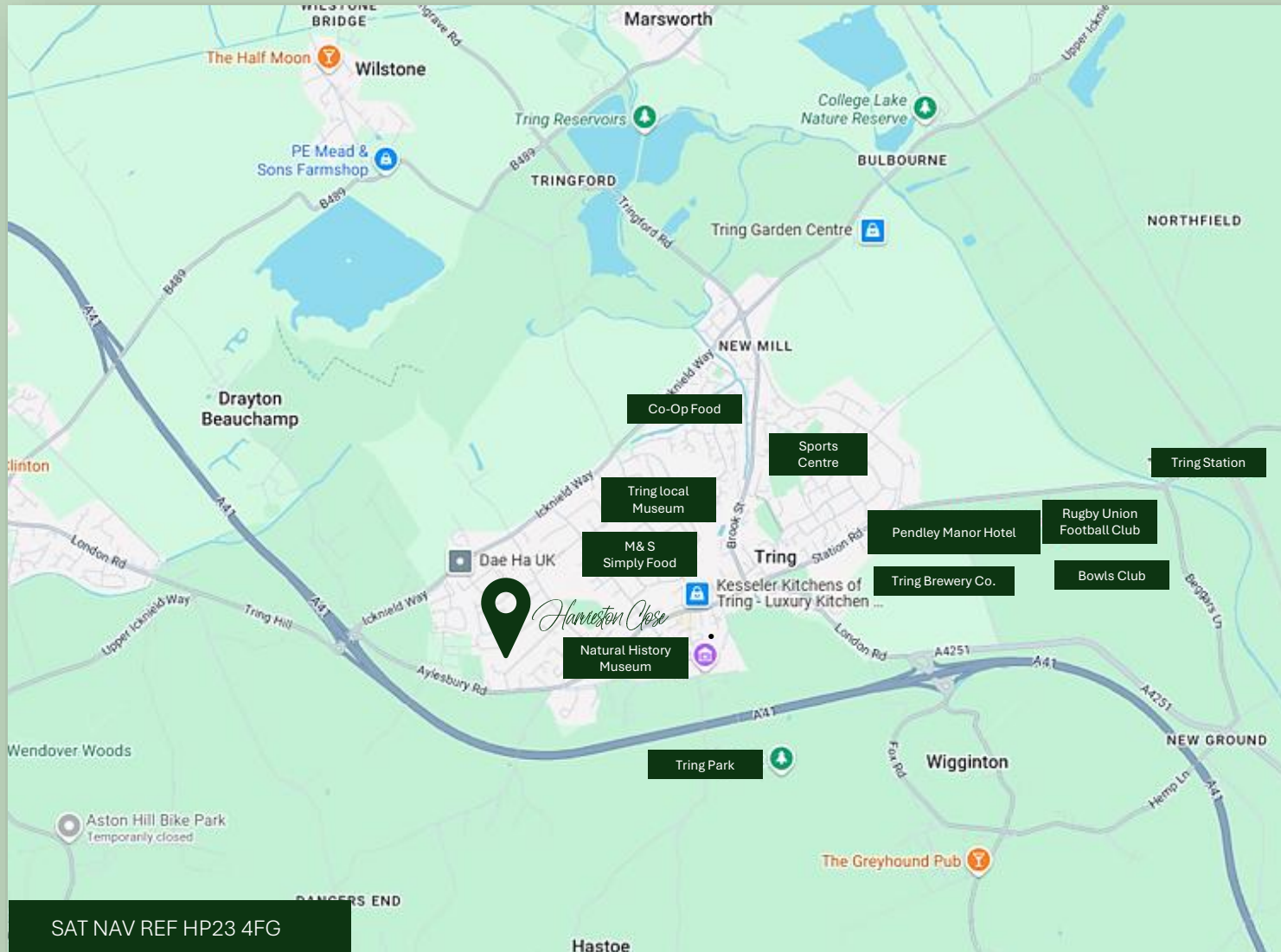
SECURITY & PEACE OF MIND

- Mains operated smoke detector to ground floor with battery back-up
- Multi-point security locks to all windows and external doors where appropriate
- Colour RING doorbell fitted to each home
- Spacious and well-lit bedrooms

OTHER FEATURES

- Part O compliant to modern overheating standards
- High performance thermally insulated designs
- All homes have a 10-year Q Policy Warranty

Find Harvieston Close



W.E. Black Ltd.

W.E. Black Ltd was founded in Uxbridge in 1919 and between the Wars built over 3,500 homes in West Middlesex, which are today still highly sought after. Billy Black died in 1961 and was succeeded by his nephew, Geoff Buttrum.

In 1973 Eric Gadsden became Managing Director and the company remains entirely family owned, with Eric's daughter, Sarah, a Chartered Surveyor, now Planning Director. The area of operation now extends across the Chilterns and the Vale of Aylesbury, as far as Oxford and Milton Keynes and specialises in high quality developments.

All W.E. Black developments feature a notably high specification as standard, including many finishes which would be charged at extra cost by national housebuilders.

With the family background in the Vale of Aylesbury dating back over 300 years the Directors enjoy the benefit of many close relationships with landowners and agents enabling the Company to acquire some of the very best locations available.

The Company also enjoys long standing relationships with many tradesmen and suppliers extending back as much as 50 years. It is the benefit of this skill and expertise which is passed to our purchasers when they move into a new W.E. Black home.



A photograph of a field of wildflowers, primarily blue and yellow, with a green overlay. The text is centered over the image.

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ALL ENQUIRIES TO



brown & merry

T: 01442 824133

tring@brownandmerry.co.uk

Specification maybe subject to change depending on stage of construction, please ask for further details.
Floorplans, dimensions and configurations are included for guidance only, may be subject to revision during construction. Terms and Conditions apply.