

VICTORIA CLOSE

AN EXCLUSIVE DEVELOPMENT OF FOUR FAMILY HOMES
LOCATED IN THE HEART OF RICKMANSWORTH



sewell &
gardner



Indicative CGI of the front façades

VICTORIA CLOSE

EXCLUSIVE NEW HOMES IN RICKMANSWORTH

We are thrilled to introduce a rare and exclusive opportunity: four exceptional new homes located just minutes from Rickmansworth Town Centre and Train Station.

Crafted for discerning buyers, these homes combine high-quality craftsmanship with thoughtful design. Built by Bugler Homes, an award-winning Rickmansworth-based developer with over 40 years of expertise, these properties reflect unparalleled attention to detail.

Sustainable Living: Each home is equipped with EV car charging points, low-energy LED lighting and an Air Sourced Heat Pump.

Year-Round Comfort: Underfloor heating throughout the ground and first floors and an air-conditioned master bedroom ensure a comfortable living environment in every season.

High-End Finishes: Fully-fitted Oakwood Kitchens and Esteem range bathrooms, featuring the latest appliances and fittings, bring sophistication and functionality to every corner.

These homes offer the perfect combination of convenience, luxury, and location—ideal for those seeking a prestigious property in Hertfordshire.

Act quickly to secure your place in this exclusive development, the only homes to have a Victoria Close address. Enquire today with the Sewell & Gardner team to learn more.

01923 776400
newhomes@sewellgardner.com

Note: Every care has been taken to ensure that the details in this brochure represent an accurate description of the property. However, we wish to inform prospective purchasers that these sales particulars are a general guide and none of the statements or dimensions should be relied upon as statements of representation or fact.

ABOUT RICKMANSWORTH

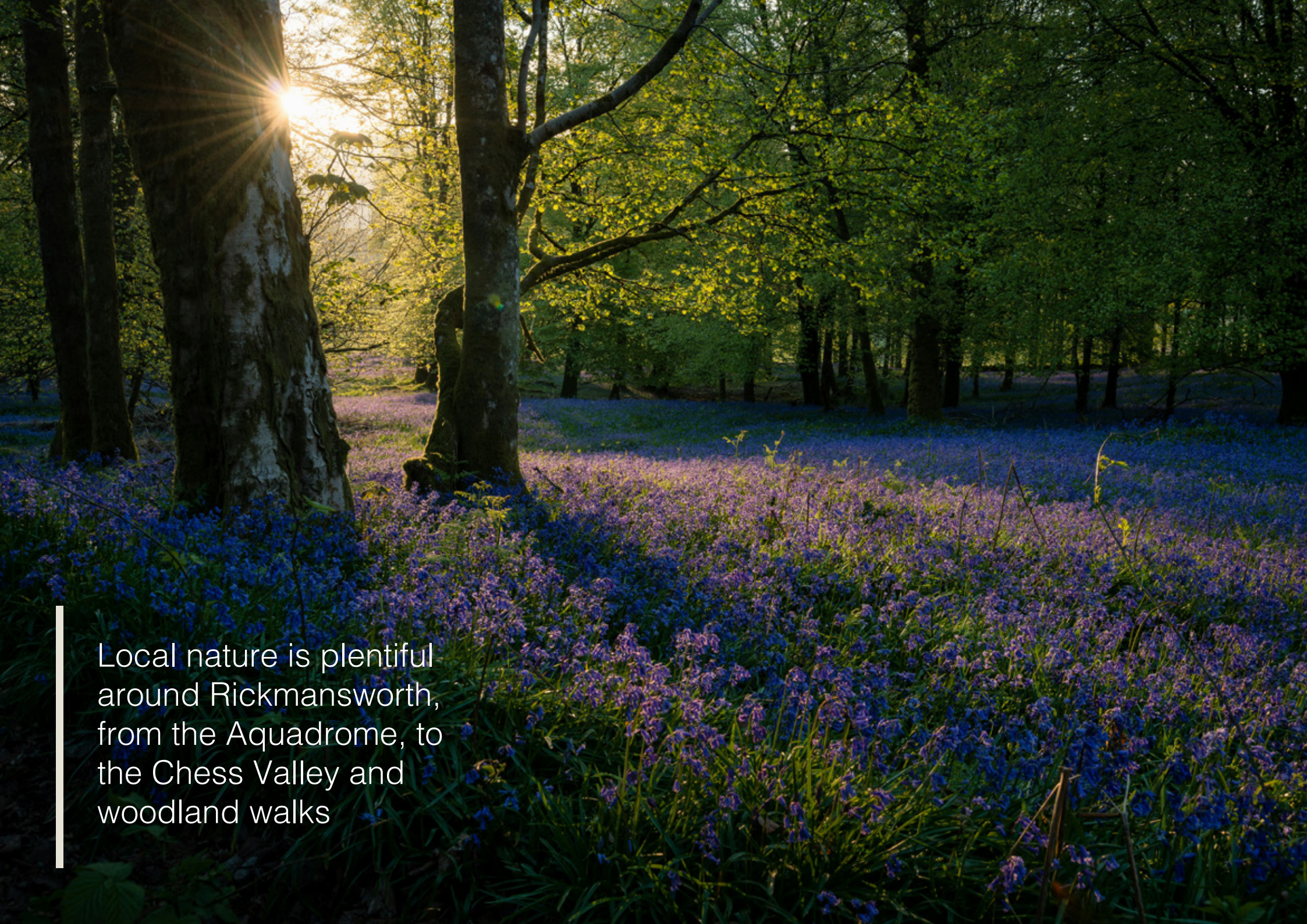
Rickmansworth is a charming Hertfordshire town, offering a perfect blend of history, nature, and modern conveniences. Surrounded by scenic countryside, it boasts the tranquil Aquadrome, a popular spot for walking, birdwatching, and water sports. The nearby Chess Valley and Croxley Green Boundary Walk provide plenty of opportunities for exploration. There are options for gym and fitness too, with the popular William Penn Leisure Centre with swimming pool, new gym spaces and badminton and squash facilities located close by.

In terms of education, well performing primary and secondary schools are located in the area. For shopping and dining, the high street offers a variety of independent boutiques, cafés, bars, and restaurants.

The town provides a peaceful escape with easy access to London, making it a desirable location for your next home.

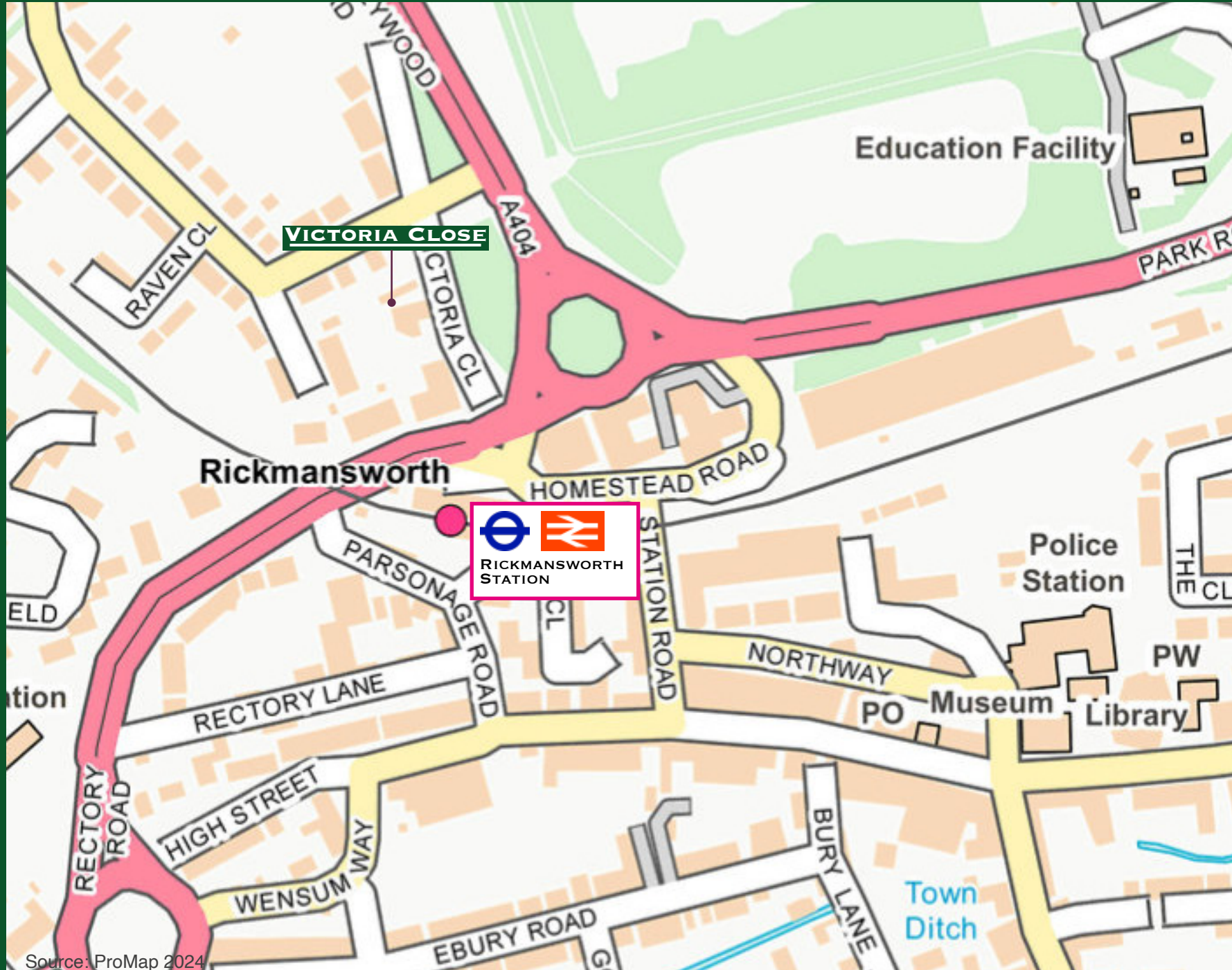


This charming Hertfordshire town offers a variety of independent boutiques, cafés, bars and restaurants



Local nature is plentiful around Rickmansworth, from the Aquadrome, to the Chess Valley and woodland walks

M25 / CHORLEYWOOD / AMERSHAM



Source: ProMap 2024

NORTHWOOD / HAREFIELD

GETTING AROUND

Located minutes from Rickmansworth Town Centre and Train Station, the new homes at Victoria Close are situated next to excellent transport links.

The town is served by the Metropolitan Line, from Rickmansworth Station, providing fast connections to central London, with journeys to Baker Street taking around 40 minutes.

Direct services to London Marylebone in approximately 25 minutes are also available on Chiltern Railways.

Victoria Close is less than a 5 minute walk from the station, offering ultimate convenience for daily commuters.

For road travel, the M25 is easily accessible, with the M1 just beyond, providing links to all of London's major airports.

A variety of local bus services also offer convenient connections for the surrounding areas.

Note: Travel times and distances are approximate, and based on Google Maps.

Transport Links







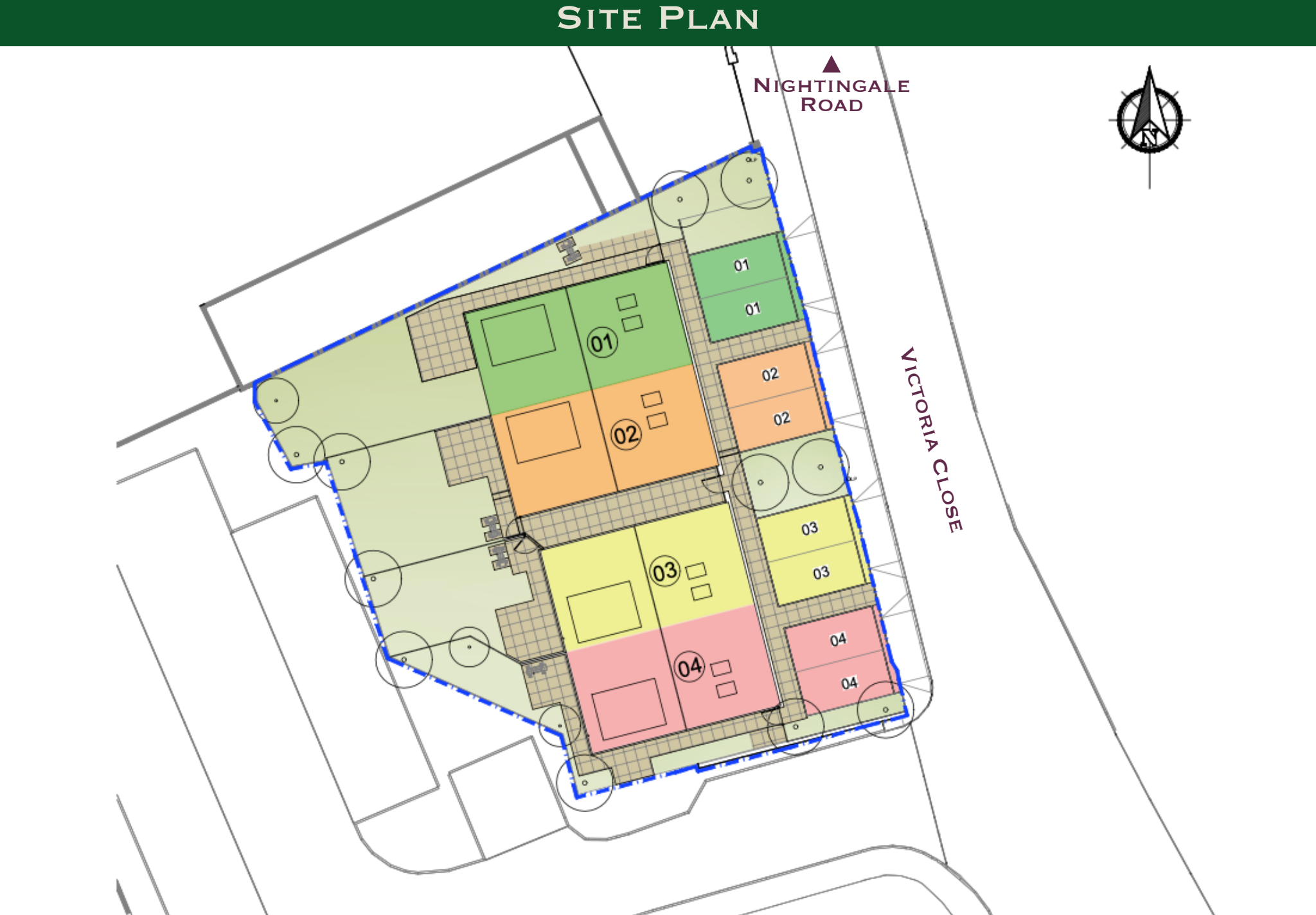
The new homes at Victoria Close are situated next to excellent transport links into London and beyond





HOUSE INFORMATION

KEY	POSTAL ADDRESS	SQ.M.	SQ.FT.	TYPE	PARKING
	1 Victoria Close, Rickmansworth WD3 4FG	135.73	1,461	4 bedroom	2 off-street spaces
	2 Victoria Close, Rickmansworth WD3 4FG	135.73	1,461	4 bedroom	2 off-street spaces
	3 Victoria Close, Rickmansworth WD3 4FG	124.48	1,340	4 bedroom	2 off-street spaces
	4 Victoria Close, Rickmansworth WD3 4FG	124.48	1,340	4 bedroom	2 off-street spaces



Note: Not to scale. For illustrative purposes only. Every care has been taken to ensure that the details in this brochure represent an accurate description of the property. However, we wish to inform prospective purchasers that these sales particulars are a general guide and none of the statements or dimensions should be relied upon as statements of representation or fact.

1, VICTORIA CLOSE



GROUND FLOOR FIRST FLOOR SECOND FLOOR



ACCOMMODATION

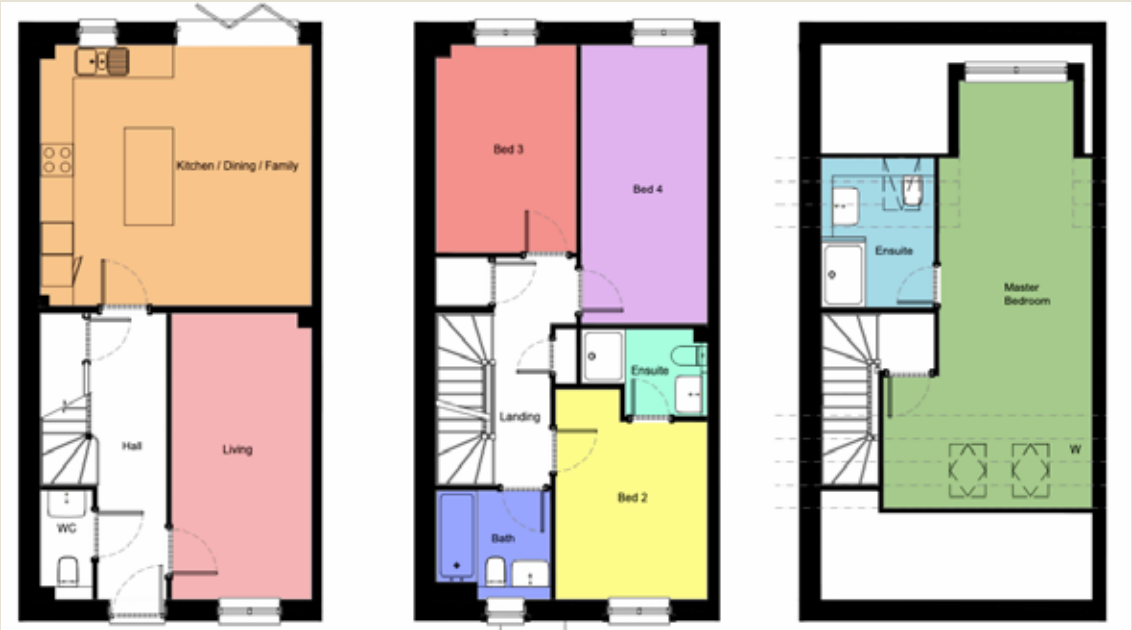
ROOM	M.	FT.	ROOM	M.	FT.
Living	2.58 x 5.27	8' 6" x 17' 4"	Ensuite (Bedroom 2)	2.32 x 1.61	7' 7" x 5' 3"
Kitchen / Dining / Family	5.00 x 4.85	16' 5" x 15' 11"	Bedroom 3	2.32 x 5.16	7' 7" x 16' 11"
Master Bedroom	3.85 x 7.91	12' 8" x 26' 0"	Bedroom 4	2.58 x 3.85	8' 6" x 12' 8"
Master Ensuite	2.08 x 2.76	6'10" x 9' 1"	Bathroom	2.12 x 1.99	7' 0" x 6' 7"
Bedroom 2	2.79 x 3.87	9' 2" x 12' 9"			

TOTAL AREA

	SQ.M.	SQ.FT.
Total Internal Area	135.73	1,461

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2, VICTORIA CLOSE



GROUND FLOOR FIRST FLOOR SECOND FLOOR



ACCOMMODATION

ROOM	M.	FT.	ROOM	M.	FT.
Living	2.58 x 5.27	8' 6" x 17' 4"	Ensuite (Bedroom 2)	2.32 x 1.61	7' 7" x 5' 3"
Kitchen / Dining / Family	5.00 x 4.85	16' 5" x 15' 11"	Bedroom 3	2.32 x 5.16	7' 7" x 16' 11"
Master Bedroom	3.85 x 7.91	12' 8" x 26' 0"	Bedroom 4	2.58 x 3.85	8' 6" x 12' 8"
Master Ensuite	2.08 x 2.76	6'10" x 9' 1"	Bathroom	2.12 x 1.99	7' 0" x 6' 7"
Bedroom 2	2.79 x 3.87	9' 2" x 12' 9"			

TOTAL AREA

	SQ.M.	SQ.FT.
Total Internal Area	135.73	1,461

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3, VICTORIA CLOSE



ACCOMMODATION

ROOM	M.	FT.	ROOM	M.	FT.
Living	2.58 x 5.27	8' 6" x 17' 4"	Ensuite (Bedroom 2)	2.32 x 1.61	7' 7" x 5' 3"
Kitchen / Dining / Family	5.00 x 4.07	16' 5" x 13' 5"	Bedroom 3	2.54 x 4.40	8' 4" x 14' 5"
Master Bedroom	3.85 x 7.15	12' 8" x 23' 6"	Bedroom 4	2.35 x 3.10	7' 9" x 10' 2"
Master Ensuite	2.08 x 2.01	6' 10" x 6' 7"	Bathroom	2.12 x 1.99	7' 0" x 6' 7"
Bedroom 2	2.79 x 3.87	9' 2" x 12' 9"			

TOTAL AREA

	SQ.M.	SQ.FT.
Total Internal Area	124.48	1,340

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4, VICTORIA CLOSE



ACCOMMODATION

ROOM	M.	FT.	ROOM	M.	FT.
Living	2.58 x 5.27	8' 6" x 17' 4"	Ensuite (Bedroom 2)	2.32 x 1.61	7' 7" x 5' 3"
Kitchen / Dining / Family	5.00 x 4.07	16' 5" x 13' 5"	Bedroom 3	2.54 x 4.40	8' 4" x 14' 5"
Master Bedroom	3.85 x 7.15	12' 8" x 23' 6"	Bedroom 4	2.35 x 3.10	7' 9" x 10' 2"
Master Ensuite	2.08 x 2.01	6' 10" x 6' 7"	Bathroom	2.12 x 1.99	7' 0" x 6' 7"
Bedroom 2	2.79 x 3.87	9' 2" x 12' 9"			

TOTAL AREA

	SQ.M.	SQ.FT.
Total Internal Area	124.48	1,340

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SPECIFICATION

OVERVIEW ▫ INTERNAL FINISHES ▫ KITCHENS ▫ BEDROOMS

OVERVIEW

- Four bedroom homes.
- Two off-street parking spaces with one electric charging point per home.

INTERNAL FINISHES

- Walls painted in a neutral palette; ceilings painted white.
- Amtico spacia flooring to kitchen, dining room and hallway.
- Tiled ground floor cloakroom.
- Stairwell and all bedrooms, fitted Cormar carpets.

BEDROOMS

- Fully-fitted wardobes in the Master Bedroom and Bedroom 2.

Fully supplied and fitted Oakwood Kitchens with handleless units in Cashmere or White, and fitted Bosch appliances

KITCHENS

- Fully supplied and fitted Oakwood Kitchen.
- Handleless cashmere or matte white units.
- Freestanding island in Houses 1, 2.
- Breakfast bar in Houses 3, 4.
- Quartz stone worktops, upstands and splash-back.
- Fitted Bosch appliances, including:
 - Bosch single oven, built-in combi microwave, induction hob.
- Caple Wine Cooler built into island (Houses 1, 2) or breakfast bar (Houses 3, 4).
- Quooker Fusion 3-in-1 boiling water tap.



Note: Specification photographs are for indicative purposes only and may vary from final specifications at Victoria Close.



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SPECIFICATION

BATHROOMS ▫ EXTERNAL AREAS ▫ ELECTRICS ▫ HEATING ▫ SUSTAINABILITY

BATHROOMS AND EN-SUITES

- Fully tiled ceramic walls and floors.
- Sanitaryware from the Esteem range, including:
 - Bath with feature panel.
 - Concealed wall mounted WC and basin.
 - Hansgrohe taps, bath shower mixer and shower.

DRIVEWAY AND EXTERNAL AREAS

- Individual EV car charging points per house.
- Resin bound gravel driveway.
- Outside tap.
- External electrical socket.
- Each home benefits from a private landscaped garden with patio, or similar.

ELECTRICS, LIGHTING AND SECURITY

- LED downlighters throughout.
- A generous provision of switches and sockets.
- Mains operated smoke and heat detectors with battery backup.
- Double-glazed lockable windows throughout.

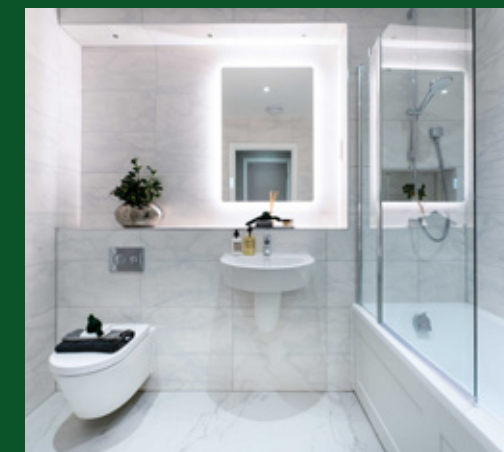
HEATING

- Underfloor heating to ground and first floor.
- Floor mounted air conditioning unit in master bedroom on second floor.

SUSTAINABILITY FEATURES

- Air Sourced Heat Pump.
- Low energy LED lighting throughout.

The Air Sourced Heat Pump and low energy LED lighting throughout are key sustainability features at Victoria Close



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SPECIFICATION

A FOCUS ON INTERIOR DESIGN

INTERIOR DESIGN BY MICASA

Micasa is a multi-award-winning interior design studio based in London with a global reach.

After the successful design and staging of our scheme at Green Lane, Bugler Homes have once again commissioned Micasa to dress the showhome at Victoria Close.

For Victoria Close, Micasa have designed a biophilic interiors scheme that blends nature with modern living.

The space features natural materials like wood, stone, and natural textures. Earthy tones and neutrals dominate the colour palette while organic textures add warmth. Sustainable furnishings and natural decor create a calming, restorative environment that promotes well-being and tranquillity.

Their experienced team of passionate designers pride themselves on delivering timeless luxury interiors.

For enquiries, please drop a line to:
justimagine@micasagroup.co.uk



The space features natural materials like wood, stone and natural textures - blending nature with modern living

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Indicative CGI of the rear garden, 2, Victoria Close

SPECIFICATION

A FOCUS ON LANDSCAPING

LANDSCAPING BY ROSEMARY COLDSTREAM

Rosemary Coldstream is a multi award-winning garden designer whose accolades include a Gold medal at the RHS Chelsea Flower Show. Her design practice has been creating beautiful gardens for more than 20 years.

Each garden is planned with care and expertise to provide an optimal living space and years of pleasure, enhancing their owners' property and enriching lives.

The gardens at Victoria Close have all been individually designed to sit comfortably within the shape of each plot and location. Each garden features a seating area and planting.

1, 2 and 3 Victoria Close have lawns, whilst No.4 is a courtyard garden to make the most of the space. The planting design includes small trees to provide interest and privacy, with a underlayer of evergreen and flowering shrubs and perennials. The gardens will provide colour throughout the year and creating a pleasing and relaxing space for the owners.

The plants will flower at different times throughout the year, providing a rich biodiverse habitat enhancing nature and the owners' lives.



Indicative CGI, 4 Victoria Close



Indicative CGI, 1 Victoria Close



Indicative CGI, 3 Victoria Close

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ABOUT BUGLER HOMES

Bugler Homes is part of the Bugler Group, an award-winning, family-owned construction and property development business based in Rickmansworth, Hertfordshire.

The team has an enviable track record spanning over four decades creating high quality new build homes throughout London and the South East.

The Bugler Homes team believe in producing top quality homes that have been thoughtfully designed and constructed with care and attention to detail.

Bugler Homes prefer to keep every step of the development process in-house, under the capable control of experienced teams.

Our emphasis on in-house work begins from sourcing land, to managing every detail of the construction stage, and following on with our friendly and diligent Customer Care team once the homes have been completed.

NHBC GUARANTEED HOMES

Each home is independently surveyed and provided with a 10 year NHBC warranty certificate upon satisfactory completion of the work.



Thoughtfully designed homes built with care and attention to detail, with an enviable track record of over four decades



Indicative CGI of the rear garden, 2, Victoria Close

VICTORIA CLOSE

FOR ALL ENQUIRIES, PLEASE CONTACT THE TEAM AT
SEWELL & GARDNER

01923 776400

NEWHOMES@SEWELLGARDNER.COM



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