



RECTORY FIELDS

WILSTONE


rectory



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Find your forever home at Rectory Fields – a collection of 4 and 5-bedroom houses in the rural village of Wilstone, Hertfordshire.

With a strong sense of community spirit, essential amenities within walking distance and a landscape rich in natural beauty; you are sure to find a place to call home at Rectory Fields.

The development is a stone's throw from the Grand Union Canal, Rectory Fields is just two miles from Tring where you will find exceptional facilities and direct trains to London Euston, with journey times from as little as 36 minutes.

Village living, perfected.



INSPIRED BY THE EXISTING COMMUNITY

*Houses that immediately feel
like home*



Rectory Fields was influenced by Wilstone's evolved architecture and scale, so the development provides a natural, high-quality extension to the village. Contributing to the attractive street scenes are pitched roofs with slate and red clay tiles, chimney stacks, and façades featuring red brick and flint.

Residents will be able to relax in their own generous, private gardens, while the wider development will feature a new public open space. Nature will take the lead, with grasslands, wildflower areas, mature trees and new planting ensuring bio diversity thrives within Rectory Fields.



WHERE COMMUNITY COMES FIRST

Small village, big heart

Wilstone is a community that comes together at every opportunity. The cornerstones of daily life are The Half Moon – a dog-friendly country pub with a full menu, garden and play area; Wilstone Community Shop – a newsagent and grocery store; Wilstone Village Hall, with its programme of activities, special events and film nights; and PE Mead Farm Shop, cafe and restaurant. An annual highlight is the traditional Wilstone Village Fete, while the Open Village & Gardens event takes place every other year.



ON YOUR DOORSTEP

Explore. Enjoy. Relax.



Wilstone is nestled in some of the prettiest countryside Hertfordshire has to offer and beauty of an aquatic nature is never far away. Within a three minute stroll of Rectory Fields is the Grand Union Canal. Join the tow path at the Aylesbury Arm bridge and enjoy over six miles of picturesque walks, criss-crossing quaint bridges, spotting wildlife and watching colourful barges navigate the locks.

A more open outlook can be found at Wilstone Reservoir. This, the largest of the four Tring Reservoirs, is one of the best bird-watching spots in Southern England. Follow the signposts and meander around the water's edge enjoying the tranquil environment.

Attractions located just outside of Wilstone are in abundance, ensuring diaries are always full of plans. To the southern edge of the village are the Chiltern Hills – AONB (Area of Natural Beauty) that offers quintessential countryside vistas, ancient woodlands and chalk downlands covering 324 square miles.

The Ashridge Estate located just 8 miles away provides residents of Rectory Fields another exceptional landscape for recreation. Both offer breath-taking landscapes crammed full of walking trails, Sites of Special Scientific Interest and Scheduled Ancient Monuments.

Whipsnade Zoo is less than 20 minutes by road, with the added bonus of soft play and a mini steam railway among the animal habitats. English Heritage's Berkhamsted Castle is a similar distance away, offering opportunities to explore ancient ruins.

Tring is just two miles from Rectory Fields. Here you'll find a bustling High Street and farmers' market, The Natural History Museum, the 264 acres of Tring Park, Champneys health resort and the Pendley Manor Estate, with its spa, restaurant and Court Theatre.



SOUGHT-AFTER
SCHOOLING
*A reputation for
educational excellence*

Schooling in the local area has an enviable reputation with many families aspiring to live in Wilstone in preparation for the academic years.

Primary Schools

- Long Marston VA Church of England Primary School
- Marsworth Church of England Infant School
- Goldfield Infants' and Nursey School

Secondary Schools

- Berkhamsted School
- Westbrook Hay
- Aylesbury Grammar School (Boys)
- Aylesbury High School (Girls)
- The Chiltern Way Academy
- Tring Park School for the Performing Arts
- Tring School
- John Colet School



PLAN YOUR
NEXT JOURNEY
Travelling near and far



Wilstone is a rural village with community facilities at its heart and great connections to local towns and beyond. Two miles away by road is Tring which offers direct rail services to London (from 36 minutes), with Aylesbury a little over 6 miles. The A41 is a three minute drive.

From Rectory Fields (on foot)

Grand Union Canal	1 minute
Wilstone Village Hall	3 minutes
The Half Moon	4 minutes
Wilstone Village Shop	5 minutes
Wilstone Church	5 minutes
PE Mead & Sons Farmshop	14 minutes
Wilstone Reservoir	28 minutes

From Tring (by rail)

Berkhamsted	5 minutes
Hemel Hempstead	9 minutes
Leighton Buzzard	10 minutes
Milton Keynes	23 minutes
London Euston	36 minutes

* Timing accurate at time of print

SITE
PLAN



YOUR NEW
ENVIRONMENT
Secluded living

Rectory Fields will take the form of two private cul-de-sacs set back off Tring Road. Parking comes in the shape of garages, and driveways.

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Willow House	Four bedroom home	Page 13
Chestnut House	Four bedroom home	Page 15
Mulberry House	Four bedroom home	Page 17
Hawthorn House	Five bedroom home	Page 19



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CGI showing Hornbeam House



HORNBEAM HOUSE

Five bedroom detached home with a double garage.

An open plan kitchen/dining/family room is at the heart of this property, featuring a bay window, island and two sets of sliding doors leading to the garden. A generously proportioned living room, accessed via double doors, provides another place to relax. A private study completes the ground floor. Five bedrooms can be found on the first floor. Three have en suites and the principal bedroom also benefits from a dressing area. Bedrooms 4 and 5 share a family bathroom.

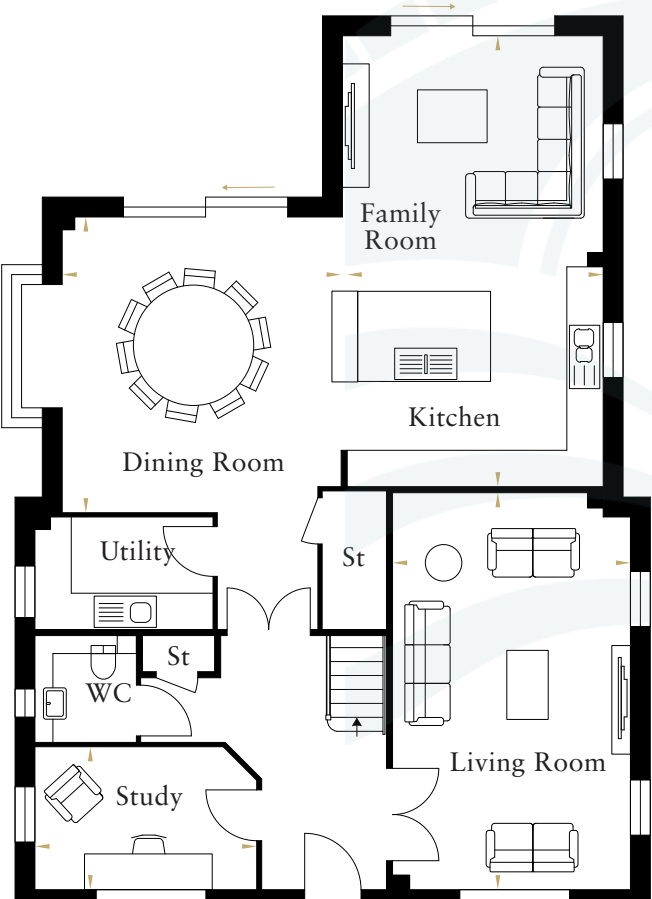
Ground floor

Kitchen / Family	7.39m x 4.25m	24'2" x 13'11"
Dining Room	4.83m x 4.62m	15'10" x 15'1"
Living Room	6.50m x 3.87m	21'3" x 12'8"
Study	3.62m x 2.32m	11'10" x 7'7"

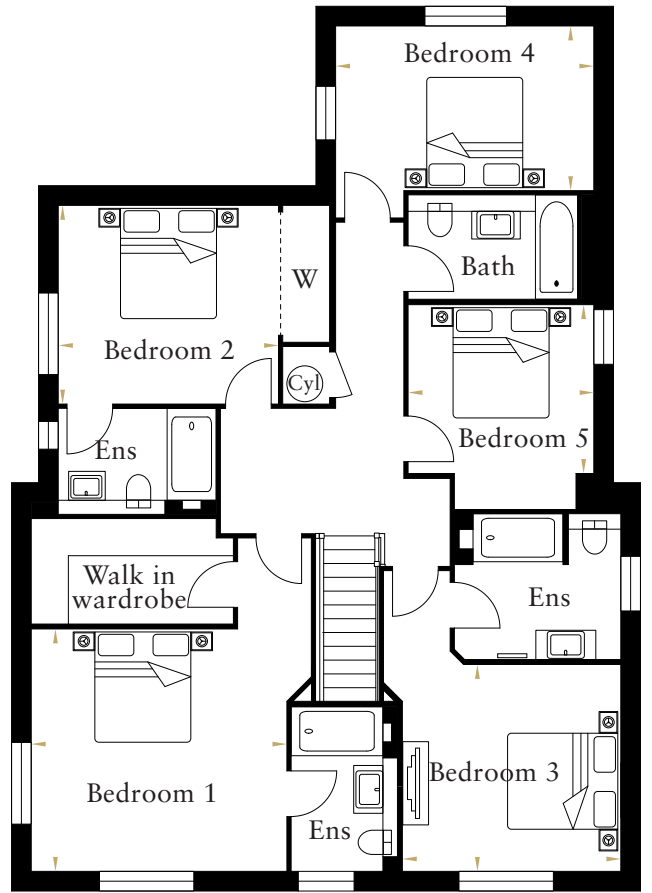
First floor

Bedroom 1	4.00m x 4.22m	13'1" x 13'10"
Bedroom 2	3.63m x 3.25m	11'10" x 10'7"
Bedroom 3	3.60m x 3.41m	11'9" x 11'2"
Bedroom 4	4.25m x 2.70m	13'11" x 8'10"
Bedroom 5	3.05m x 2.78m	10'0" x 9'1"

Ground floor



First floor



Floor plan showing Hornbeam House



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CGI showing Willow House



WILLOW HOUSE

Four bedroom detached home with a single garage.

An immaculate house with space to relax, entertain and enjoy family life. Step into the impressive entrance hall and turn right to discover a kitchen/dining/family room. This space spans the full length of the property, with a set of sliding doors leading to the garden. Turn left and you'll find a large living room with garden access, as well as a separate study. The first floor has four bedrooms. The principal bedroom and bedroom 2 benefit from fitted wardrobes and an en suite, while bedrooms 3 and 4 share a family bathroom.

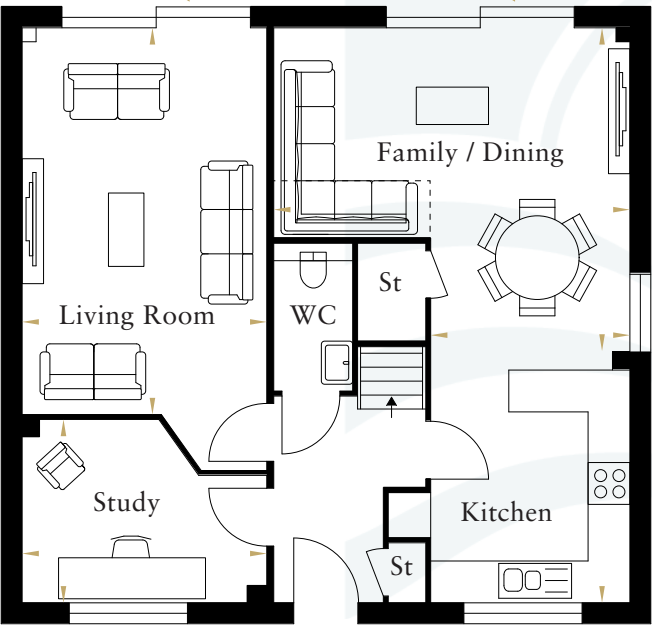
Ground floor

Kitchen	5.21m x 2.82m	17'1" x 9'3"
Family / Dining	5.06m x 2.99m	16'7" x 9'9"
Living Room	5.51m x 3.46m	18'0" x 11'4"
Study	3.46m x 2.59m	11'4" x 8'5"

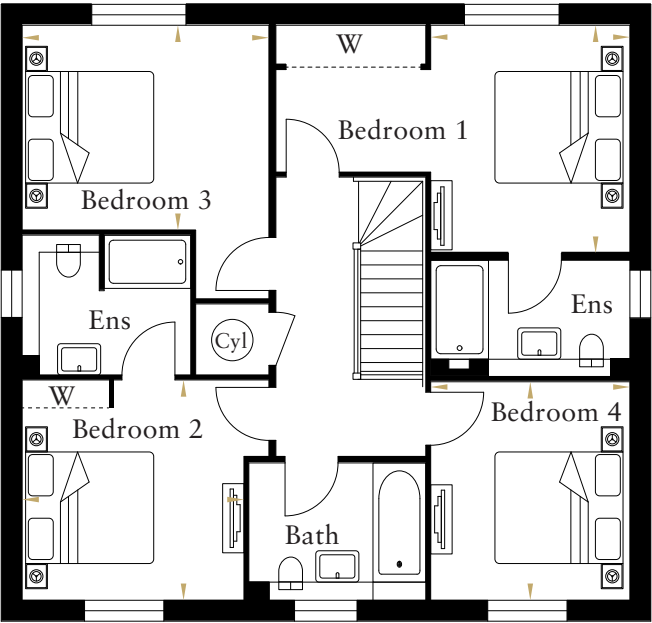
First floor

Bedroom 1	3.25m x 2.83m	10'7" x 9'3"
Bedroom 2	3.12m x 3.15m	10'2" x 10'4"
Bedroom 3	3.51m x 2.90m	11'6" x 9'6"
Bedroom 4	3.08m x 2.82m	10'1" x 9'3"

Ground floor



First floor



Floor plan showing Willow House



Computer generated image is for illustrative purposes only

CGI showing Chestnut House



CHESTNUT HOUSE

Four bedroom detached home with a single garage.

Designed with a busy household in mind, this home combines style and space. An open plan kitchen/dining/family room is the focal point, with a bay window and direct access to the garden, while a utility room is a useful addition. A separate living room, study and cloakroom complete the ground floor. The first floor comprises of four bedrooms and a family bathroom. Bedroom 1 and 2 have built in wardrobes and ensuites.

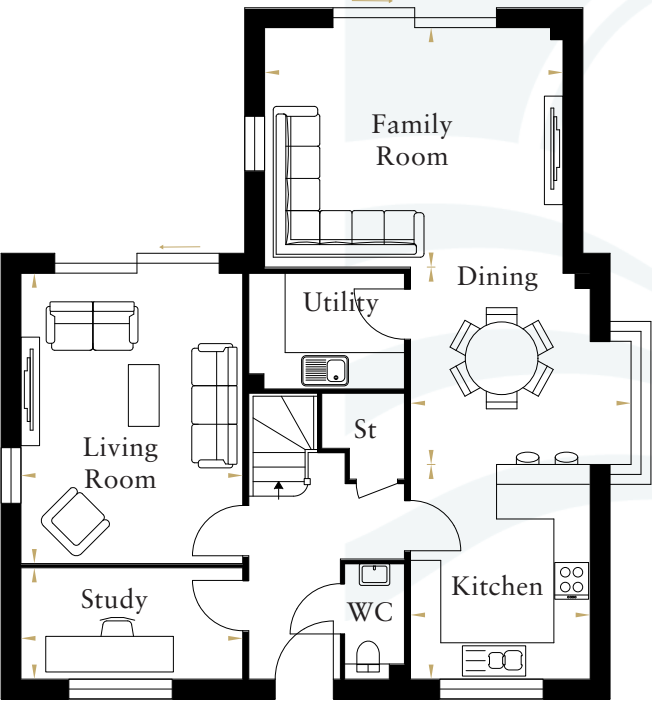
Ground floor

Kitchen	3.54m x 2.91m	11'7" x 9'6"
Dining Room	3.25m x 3.59m	10'7" x 11'9"
Family Room	4.87m x 3.92m	15'11" x 12'10"
Living Room	4.75m x 3.61m	15'7" x 11'10"
Study	3.61m x 1.80m	11'10" x 5'10"

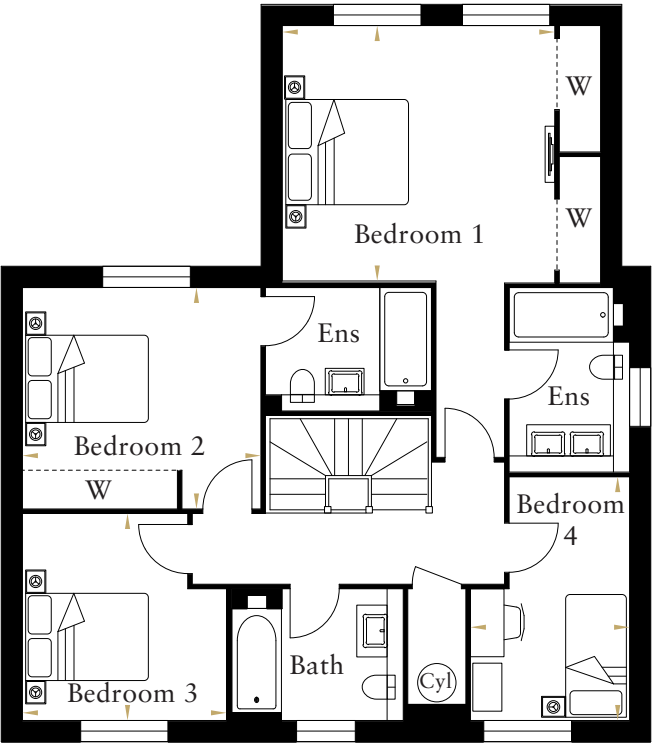
First floor

Bedroom 1	4.18m x 3.93m	13'8" x 12'10"
Bedroom 2	3.66m x 3.39m	12'0" x 11'1"
Bedroom 3	3.12m x 3.16m	10'2" x 10'4"
Bedroom 4	3.73m x 2.42m	12'2" x 7'11"

Ground floor



First floor



Floor plan showing Chestnut House



Computer generated image is for illustrative purposes only

CGI showing Willow House. Mulberry House is a handed version.



MULBERRY HOUSE

Four bedroom detached home with a single garage.

An immaculate house with space to relax, entertain and enjoy family life. Step into the impressive entrance hall and turn left to discover a kitchen/dining/family room. This space spans the full length of the property, with a set of sliding doors leading to the garden. Turn right and you'll find a large living room with garden access, as well as a separate study. The first floor is home to four bedrooms. The principal and bedroom 2 benefit from fitted wardrobes and an en suite, while bedrooms 3 and 4 share a family bathroom.

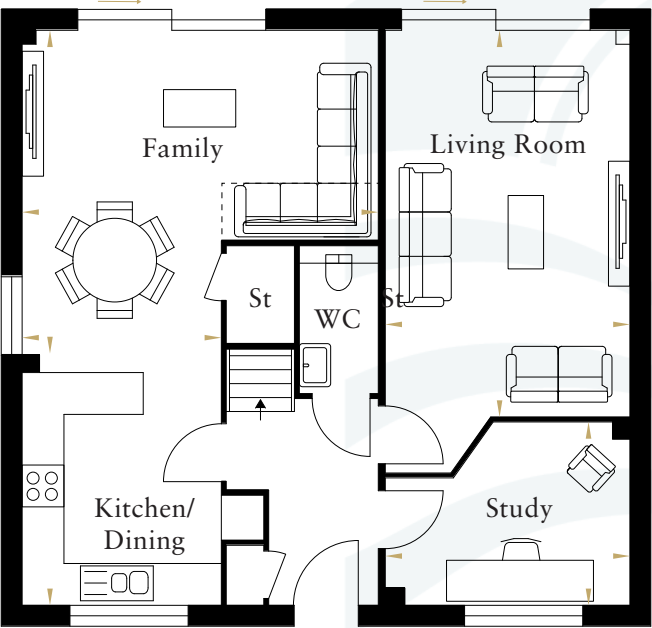
Ground floor

Kitchen	5.21m x 2.82m	17'1" x 9'3"
Family / Dining	5.06m x 2.99m	16'7" x 9'9"
Living Room	5.51m x 3.46m	18'0" x 11'4"
Study	3.46m x 2.59m	11'4" x 8'5"

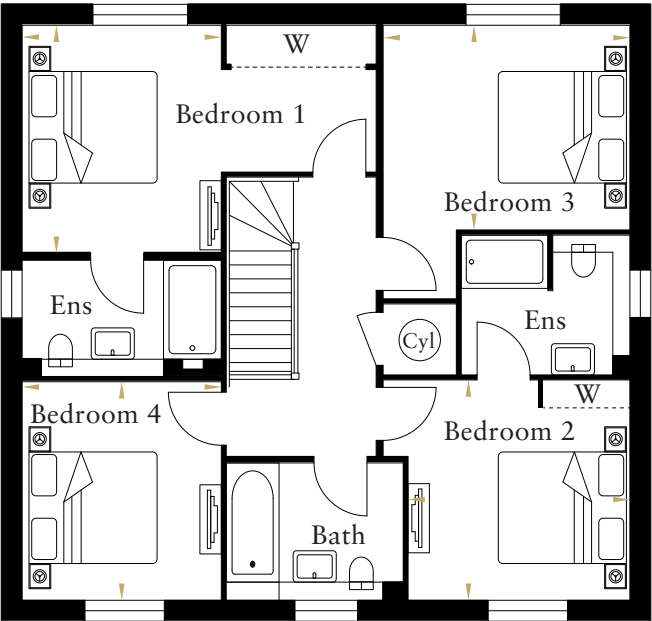
First floor

Bedroom 1	3.25m x 2.83m	10'7" x 9'3"
Bedroom 2	3.12m x 3.15m	10'2" x 10'4"
Bedroom 3	3.51m x 2.90m	11'6" x 9'6"
Bedroom 4	3.08m x 2.82m	10'1" x 9'3"

Ground floor



First floor



Floor plan showing Mulberry House



HAWTHORN HOUSE

Five bedroom detached home with a double garage.

To the front is a living room with two sets of French doors to the garden. To the rear are two exceptional spaces: an open plan kitchen/dining room with two bay windows and a large island, and a triple aspect family room with direct garden access. The utility room is accessible from the kitchen and has direct access into the garden. A study and cloakroom complete the ground floor layout. Choose from five bedrooms on the first floor – three of which are en suite and have fitted wardrobes. The principal also has a dressing room. Bedrooms 4 and 5 share a family bathroom.

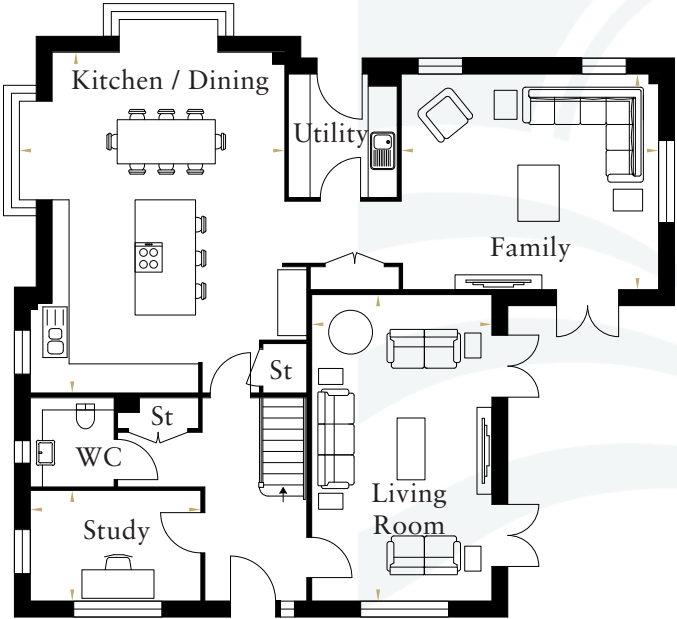
Ground floor

Kitchen / Dining	6.97m x 5.42m	22'10" x 17'9"
Family Room	5.27m x 4.39m	17'3" x 14'4"
Living Room	6.27m x 3.66m	20'6" x 12'0"
Study	3.48m x 2.24m	11'5" x 7'4"

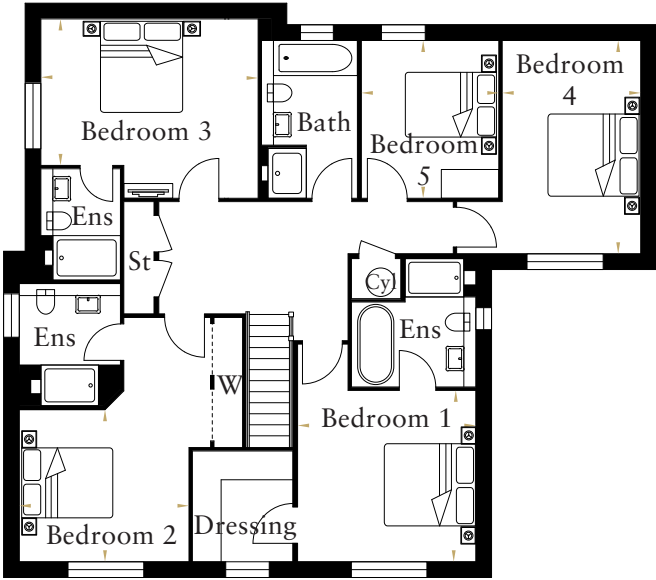
First floor

Bedroom 1	3.72m x 3.53m	12'2" x 11'6"
Bedroom 2	3.49m x 3.13m	11'5" x 10'3"
Bedroom 3	4.49m x 3.01m	14'8" x 9'10"
Bedroom 4	4.39m x 2.85m	14'4" x 9'4"
Bedroom 5	3.25m x 2.84m	10'7" x 9'3"

Ground floor



First floor



Floor plan showing Hawthorn House



QUALITY IN EVERY DETAIL

- Gold Plots - Willow House, Chestnut House & Mulberry House
- ◆ Diamond Plots - Hornbeam House & Hawthorn House

Kitchen

Four ring induction hob	●
Four ring venting cooktop induction hob	◆
Two single ovens	● ◆
Microwave	● ◆
Integrated fridge/freezer	● ◆
Under counter wine fridge	◆
Integrated washer/dryer (for plots with no utility)	●
Stainless steel under mounted sink	● ◆
Composite stone worktop with upstand	● ◆
Minoli tiling	◆
Amtico flooring	●
Under cabinet lighting	● ◆
Soft close joinery	● ◆

Utility

Space for plumbing for washing machine	● ◆
Space for tumble dryer	● ◆
Laminate worktop with upstand	● ◆
Sink with drainer	● ◆
Amtico flooring	●
Minoli tiling	◆

Bathrooms & En Suites

Villeroy & Boch sanitaryware	● ◆
Hansgrohe taps	● ◆
Amtico flooring	●
Minoli tiling	◆
Under sink vanity to family bathroom & en suite 1	● ◆
Under sink vanity to Downstairs WC & en suite 2	◆
Shaving points	● ◆
Ceiling-mounted extractor fans	● ◆
Chrome heated towel radiators	● ◆

Finishing Touches

Built in wardrobes to principle suite & bedroom 2	●
Walk in wardrobe to the principle suite and built in wardrobes to bed 2	◆
Painted solid core internal doors	● ◆
Staircase with solid oak handrail, oak newel capping & painted balustrades	● ◆

Heating, Lighting & Electrical

Air source heat pumps	● ◆
Underfloor heating to the ground floor	● ◆
Heated floors in the en suites and bathrooms	◆
USB sockets in kitchen and select bedrooms	● ◆
TV points with wiring for SKY Q	● ◆
BT Fibre	● ◆

Parking

Private block paved driveway	● ◆
Garage	● ◆
Spur fitted for automated garage door	●
Automated garage door	◆
Power socket and light to garage	● ◆

Outside

External tap	● ◆
External plug socket	● ◆
External wall lights to the front and rear	● ◆
Landscaped front gardens	● ◆
Patio to the rear garden	● ◆

Security

Mains powered smoke alarms, heat alarm & battery	● ◆
Spur point fitted for future wireless burglar alarm	● ◆
Ten year Premier Guarantee	● ◆





At Rectory Homes, we are passionate about creating new homes with character that are carefully designed around the needs of our customers. Our developments are purposely built to blend in with their unique surroundings whilst balancing practicality and timeless design.

With over twenty-five years of experience in identifying and selecting prime locations, designing, and delivering premium developments, Rectory Homes is committed to the highest standards of design, construction, specification and customer service.

The foundation of the Rectory Homes brand, and the hallmark of any Rectory home, is a completely bespoke approach to the design and build process, and unrivalled attention to detail throughout each development. As a privately owned and managed developer, Rectory Homes excels at creating stunning developments in highly desirable locations, with beautiful properties that are full of character that our customers are proud to call home.

From our headquarters in Haddenham, Buckinghamshire, Rectory Homes first made its mark on the discerning market of the Home Counties twenty-five years ago, and we have upheld our track record proudly ever since. We are committed to investing in our people, continually improving our

standards, and delivering the highest quality homes, whilst creating new communities which respect their surroundings and leave a legacy of lasting quality.

We are proud of our reputation for providing high standards of living, and a specification truly unrivalled by our competitors. Rectory Homes has built an industry-leading reputation on superior quality and design. Our high level of service is maintained from the build process, with an exceptional technical and build team, to the sales process, with dedicated sales and aftercare teams. We also recognise the benefits of integrating our new homes with existing towns and villages by supporting local facilities through sponsorship and support of community projects, arts and leisure organisations in addition to the contributions made through our planning obligations.

SUSTAINABILITY INSIDE AND OUT

These days many of us are concerned about the impact our lives are having on the planet, as well as the costs of running a family home. At the same time, steeply rising energy bills are having an effect on many households. The homes at Rectory Fields include many features to help address both issues.

At Rectory Fields, your running costs will be reduced by high performance wall insulation, double glazed windows and energy efficient white goods fitted within the houses.

Whenever possible, we choose suppliers with impeccable environmental credentials. For example, timber products are responsibly and sustainably sourced, their goods fully certified.

One of the companies we work with, Merronbrook, which makes our joists, is a carbon neutral business.

Through new native planting, wild flowers and soft landscaping, we will encourage a net gain in biodiversity across the site. We hope that wildlife will also choose Rectory Fields, with a whole range of habitats provided.

Initiatives include bat tubes, boxes for all kinds of birds with special ones for swifts and sparrow terraces. Log piles will also be a refuge for smaller creatures.





RECTORY FIELDS

WILSTONE

Land off Tring Road, Wilstone, HP23 4PD

for sales enquiries please contact sales@rectory.co.uk or call us on 01844 295100

PREMIER GUARANTEE

In addition to our quality inspection regime, all our homes are independently inspected by Premier Guarantee to ensure all technical and industry quality standards are met. On completion, a ten year warranty will be issued.

RESERVATIONS

Rectory Homes accepts reservations from purchasers who are proceedable and able to exchange contracts within six weeks from receipt of papers from our solicitors. At the time of reservation a deposit is payable, which forms part of the purchase price. On exchange of contracts a 10% deposit is payable (less the initial reservation deposit) if the property is complete then a fixed completion date will be agreed. If the property is under construction an indicative date for the anticipated completion will be given and updated as the build progresses.

CUSTOMER CARE

Rectory Homes does its utmost to ensure your new home is constructed to the highest possible standard.

Each home is thoroughly checked during the build by our construction team in order to achieve a high quality finish.

Prior to completion, Customer Care will take you through a home demonstration followed by a handover on the day of legal completion.

For your assurance, post completion there is also a 2 year defect warranty followed by a further 8 year structural warranty with Premier.

KEEP UP TO DATE

For the latest news on our developments, find us at rectory.co.uk or on Facebook and Instagram.

