

ROSECROFT
— CLOSE —

B O V I N G D O N



Computer generated image, indicative only.



ROSECROFT CLOSE

LIFE IN PERFECT HARMONY

At Rosecroft Close, every home has been beautifully crafted inside and out to present the finest in contemporary living.

Designed to blend seamlessly with Hertfordshire's famously attractive architecture, Rosecroft Close combines charming, traditional exteriors with a luxurious high-specification finish.





THE AREA

CONVENIENTLY LOCATED

Dating back to medieval times, the picturesque heritage village of Bovingdon is nestled in and surrounded by rolling countryside.

Conveniently located just 4 miles southwest of the popular town of Hemel Hempstead.

The vibrant centre is the heart of the village and the attractive High Street offers an array of independent shops, services and a spacious nearby green.

Bovingdon also has two pubs, including an 18th century country pub and restaurant.

ON YOUR DOORSTEP

Living here, you feel that the countryside is never very far away.

Just a short walk from the town centre, runs the Grand Union Canal where you can explore a picturesque walk along the footpaths into neighbouring Berkhamsted and journey into its historic past, including the stunning English heritage site 'Berkhamsted Castle'.

The former Bovingdon brickworks is now a wildlife conservation site that boasts 36 acres of walks for the family and hosts a popular weekly market.

GOING PLACES

Further afield, tucked in a wooded fold in the Chiltern Hills, you will find the historic market town of Berkhamsted, a place where William actually became the conqueror. The town offers a variety of independent bistros, pubs and shops.

For more extensive shopping, Hemel Hempstead and Watford provide excellent opportunities.





THE AREA

RECREATION

All the family's energetic sides are well catered for. Less than a mile away, Little Hay Golf Complex offers adult and junior courses, along with a bar, restaurant and function facilities.

Close by, the well-equipped leisure centres of Berkhamsted and Hemel Hempstead offer a range of activities including gym, group fitness studio, squash and a swimming pool.

SCHOOLS

There are a number of impressive schools both State and Independent in close proximity and easily accessed from Bovingdon, these include:

Chaulden Infants School - (3-7)

Bovingdon Primary Academy - (3-11)

Two Waters Primary School - (3-11)

Chenies School Primary - (4-11)

Kings Langley School Academy - (11-18)

Sarratt CofE Primary School - (4-11)

INDEPENDENT SCHOOLS

Abbot's Hill for Girls - (4-16)

Beechwood Park - (3-13)

St. Albans - (11-19)

Westbrook Hay Prep School - (3-13)

Berkhamsted School - (3-18)

OTHER

Watford Grammar for Girls - (11-18), Watford Grammar for Boys - (11-18).

DEVELOPMENT PLAN

● LILLIANA

Plots 1 and 2

3 bedroom houses



Computer generated image, indicative only. The development layout is indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specification at anytime without notice.



● GLORIANA

Plots 5, 6, 7 and 8

4 bedroom houses

● ELINA

Plots 3 and 4

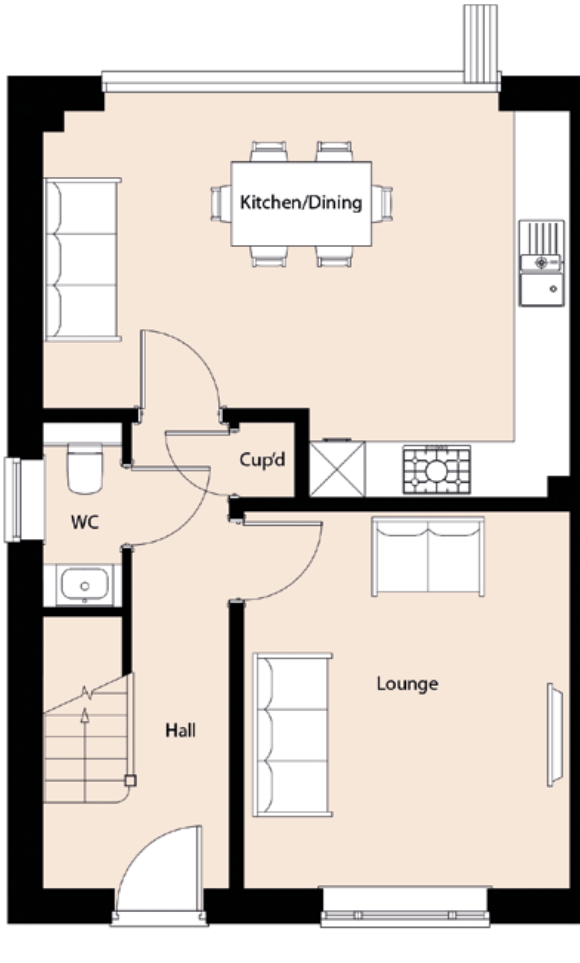
2 bedroom houses

LILLIANA

- Plots 1 and 2
- Three bedroom houses
- Total area: 115.71 sq m
1,245 sq ft

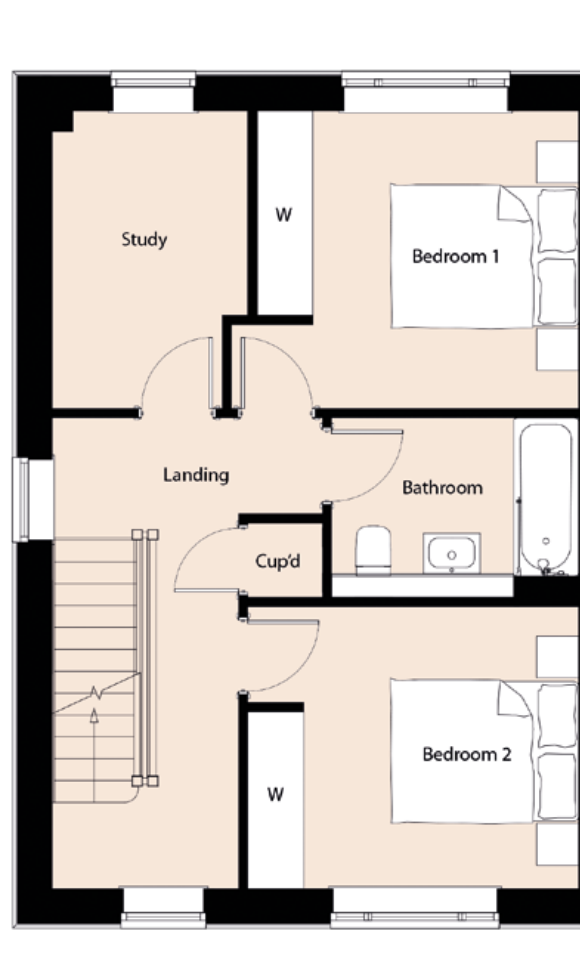


LILLIANA



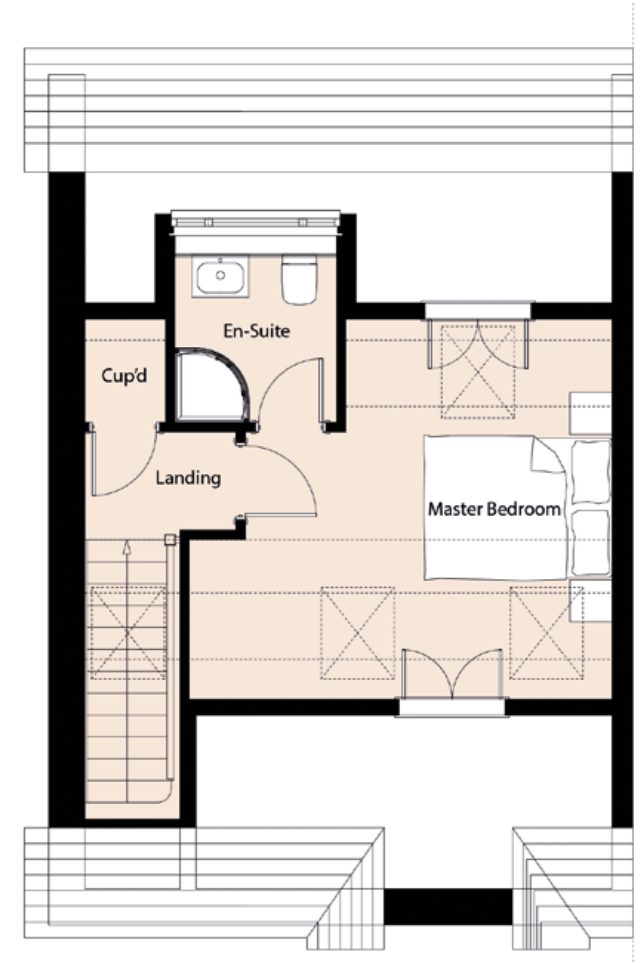
GROUND FLOOR

Lounge	3.50m x 4.05m	11'5" x 13'3"
Kitchen/Dining	5.65m x 4.15m	18'5" x 13'6"



FIRST FLOOR

Study	2.10m x 3.19m	6'9" x 10'5"
Bedroom 1	3.45m x 3.19m	11'3" x 10'5"
Bedroom 2	3.55m x 3.03m	11'6" x 9'9"



SECOND FLOOR

Bedroom 3	4.53m x 3.42m	14'8" x 11'2"
En suite to all master bedrooms		

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

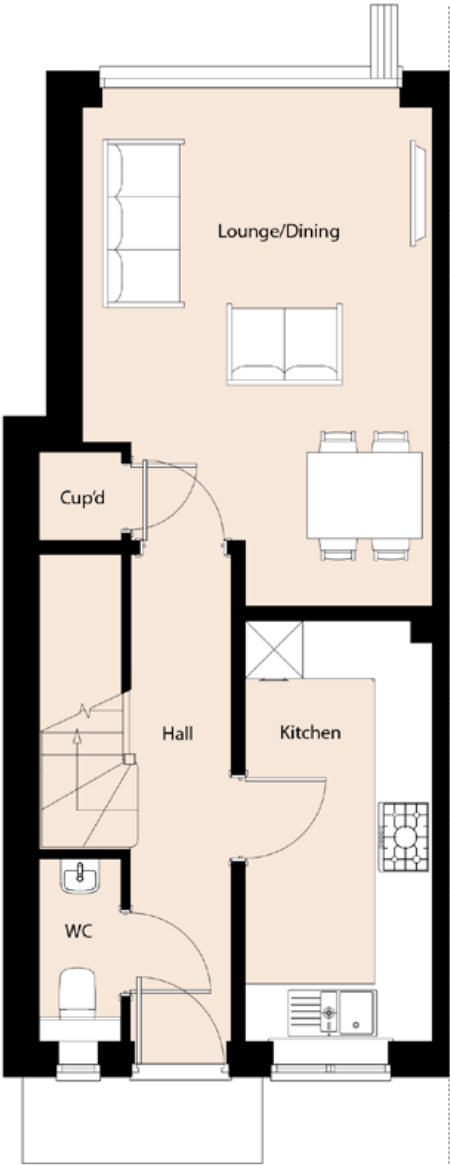
ELINA

- Plots 3 and 4
- Two bedroom houses
- Total area: 76.72 sq m
825 sq ft



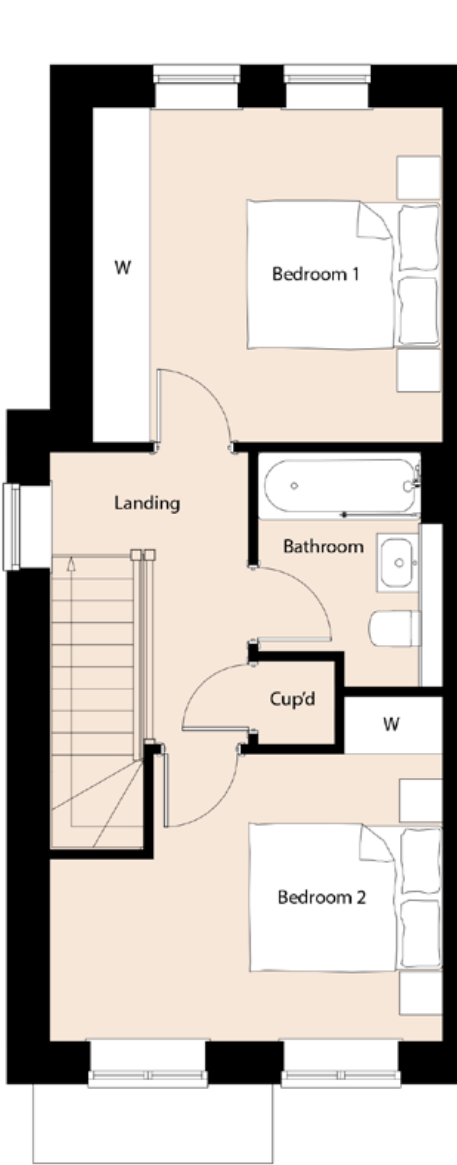
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ELINA



GROUND FLOOR

Lounge/Dining	3.65m x 5.26m	11'10" x 17'3"
Kitchen	1.95m x 4.39m	6'4" x 14'4"



FIRST FLOOR

Bedroom 1	3.65m x 3.50m	11'10" x 11'5"
Bedroom 2	4.10m x 3.60m	13'5" x 11'8"

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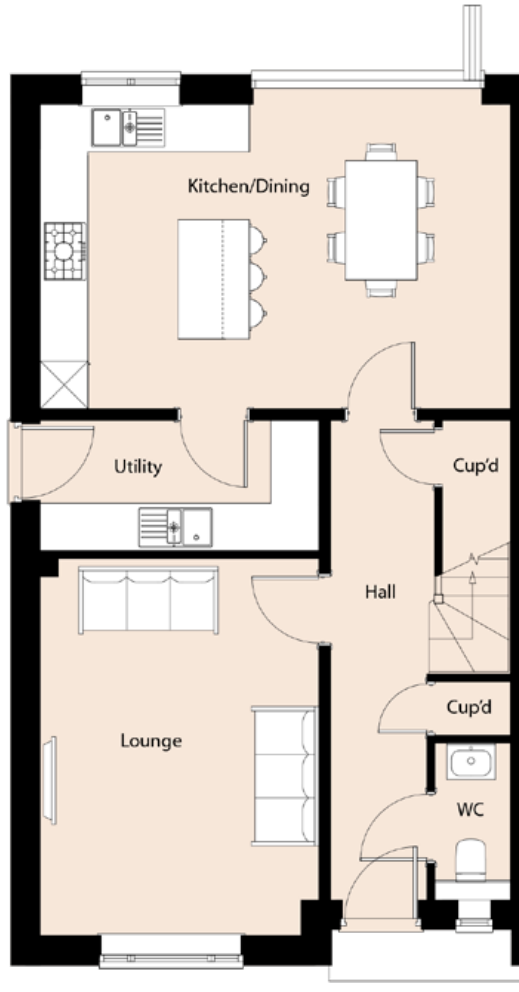
GLORIANA

- Plots 5 and 7, Plots 6 and 8
- Four bedroom houses
- Total area: 153.22 sq m
1,649 sq ft



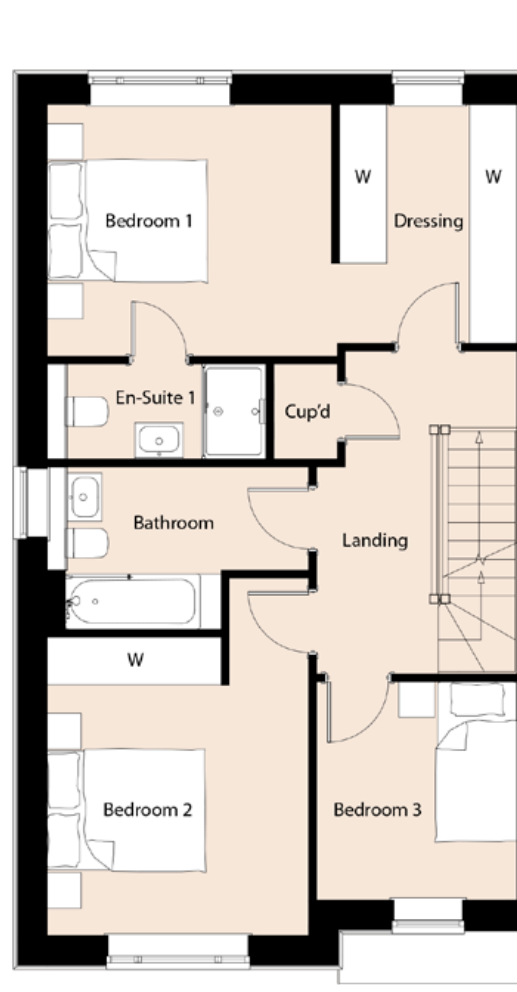
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GLORIANA



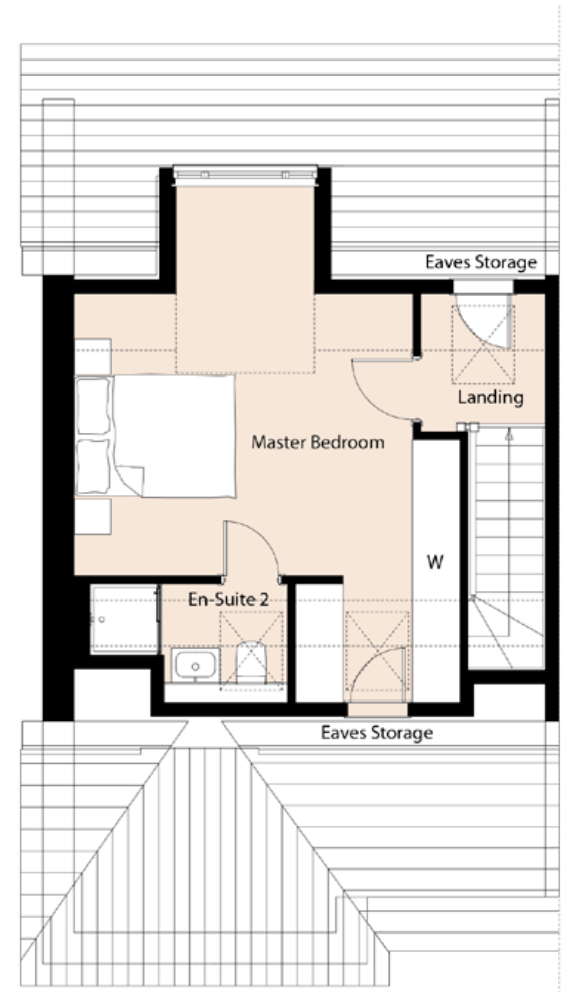
GROUND FLOOR

Lounge	3.50m x 4.75m	11'5" x 15'7"
Kitchen/Dining	5.91m x 3.83m	19'4" x 12'6"



FIRST FLOOR

Bedroom 1	3.57m x 3.17m	11'7" x 10'4"
Bedroom 2	3.29m x 3.72m	10'8" x 12'2"
Bedroom 3	2.52m x 2.75m	8'3" x 9'0"



SECOND FLOOR

Master Bedroom	4.84m x 3.55m	15'9" x 11'6"
En suite to all master bedrooms		

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SPECIFICATIONS

KITCHEN

- Premium designed fitted kitchen with soft self closing devices
- Quartz stone worktops with upstands
- Stainless steel 1 bowl sink
- Brushed steel kitchen mixer tap with under mounted sink
- Siemens integrated fan assisted electric oven, electric hob, and microwave
- Siemens brushed steel extractor hood
- Siemens Integrated dishwasher
- Siemens Integrated fridge/freezer
- Siemens washer/dryer
- LED lighting

LIVING / DINING

- Recessed LED ceiling downlighters
- Oak timber engineered wide flooring
- Wall mounted speakers ready for Sonos Wifi System

BEDROOM

- Recessed LED ceiling down lighters
- Built-in wardrobes to selected bedrooms
- Carpets

BATHROOMS & EN-SUITES

- White sanitary ware Duravit hanging toilet
- Dansani vanity cupboard below basin with slide out drawer, matt finish and feature light
- Mirror wall mounted over basin with light
- Hansgrohe shower select mixer unit with feature push buttons
- Hansgrohe handheld shower with wall bar and shower screen provided above baths
- Grohe concealed cistern housing, toilet finished with marble mantle
- Chrome towel radiators in bathrooms and en-suites
- Contemporary porcelain floor and wall tiles in all bathrooms and en-suites

SECURITY & ENERGY EFFICIENCY

- Alarmed houses
- Multi-point locking and spy-hole to all property entrance doors
- Smoke detectors in each property (mains operated with battery backup)

GENERAL SPECIFICATIONS

- Flush faced doors finished in white satin wood
- Brushed stainless steel ironmongery on all doors
- CAT 5 Cabling
- Wired for satellite
- Door Frames, skirtings, architraves finished in white satin wood paint
- Gas underfloor heating system thermostatically controlled to ground floor
- Central heating on first and second floor
- Wired for satellite and internet

GUARANTEE & TENURE

- All properties come with 10 year ICW Warranty

ROSECROFT CLOSE

BY ROAD

- Bovingdon to Hemel Hempstead - 4 miles
- Bovingdon to Watford - 8 miles
- Bovingdon to M25 - 10 miles

BY RAIL

- Hemel Hempstead to London Euston - From 31 minutes
- Berkhamsted to London Euston - From 38 minutes

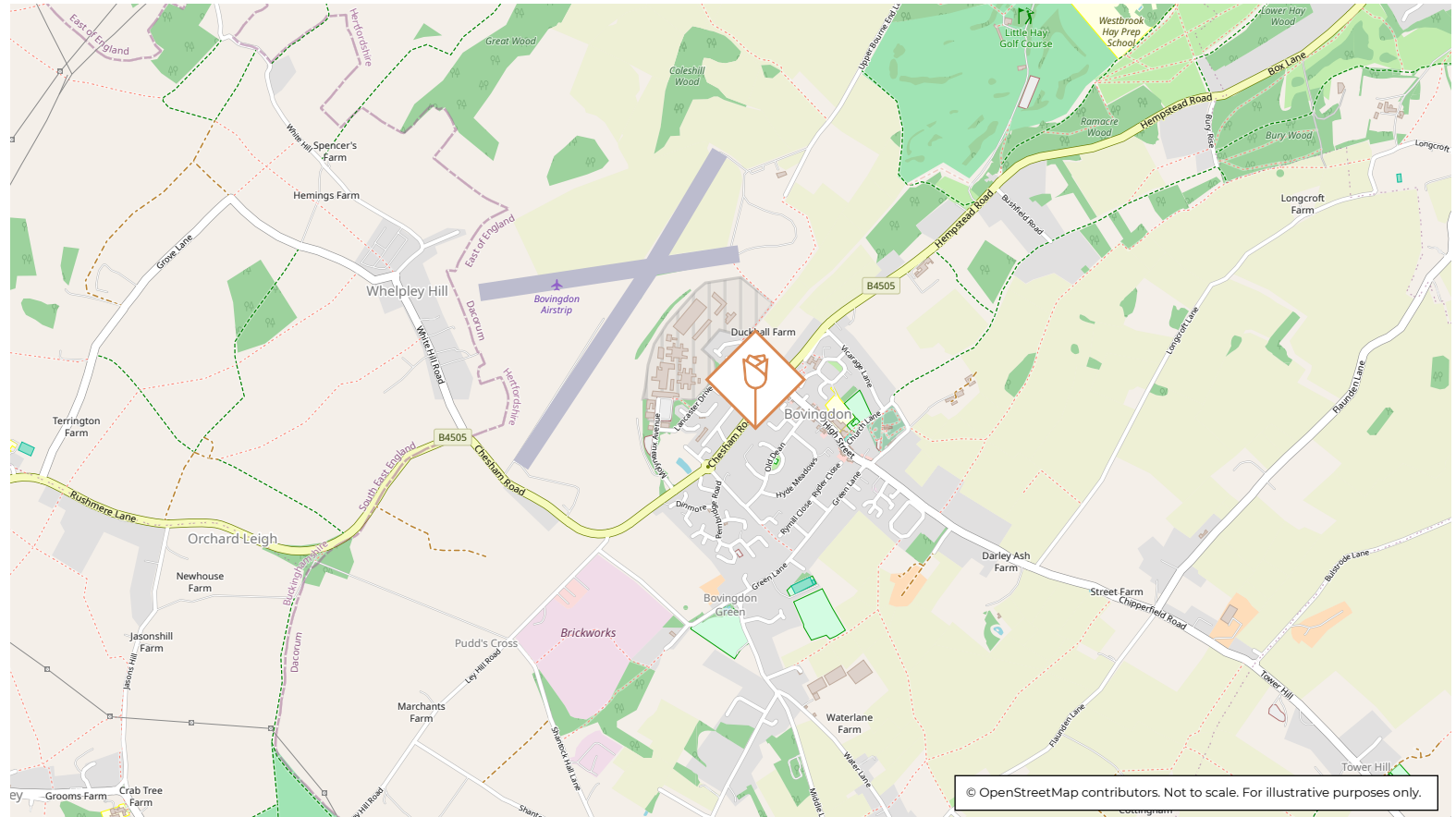
BY AIR

- Bovingdon to Luton airport - 17 miles
- Bovingdon to Heathrow airport - 27 miles

(Distances and times are approximate)

SAT NAV

HP3 0EA



Selling Agent

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Developer

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OUR DEVELOPMENTS



DREY HOUSE, LETCHWORTH

A development of one and two bedroom apartments each finished to an impressive, contemporary standard in the popular area of Letchworth Garden City.



LEASIDE CLOSE, WELWYN GARDEN CITY

A collection of four bedroom homes located in Welwyn Garden City, making it a fantastic choice for young couples or families alike.



CHESTNUT CLOSE, CHIPPERFIELD

Our Chipperfield development is located in a green belt area and so offers a unique opportunity to buy a high-end property in a traditional, rural village with good transport links close by. This boutique development of 9 houses offers three bedroom and four bedroom properties with allocated parking.



VARDON PLACE, CAMBERLEY

A stylish development of eleven homes situated close to the thriving, Camberly Town Centre, which offers quality high street shopping and restaurants.



BUTLERS YARD, ST ALBANS

A luxurious new build development of fourteen one and two bedroom apartments located in the heart of St Albans. Situated moments from the city centre, you really couldn't wish for a more convenient location.



CLEMENTS CLOSE, CODICOTE

A unique development of three, four bedroom houses, that back onto greenbelt and offering unimpaired views of the countryside. The properties are finished to a high standard and each has a garage and ample additional parking.



ALDENHAM
RESIDENTIAL

PROPERTY DEVELOPMENT