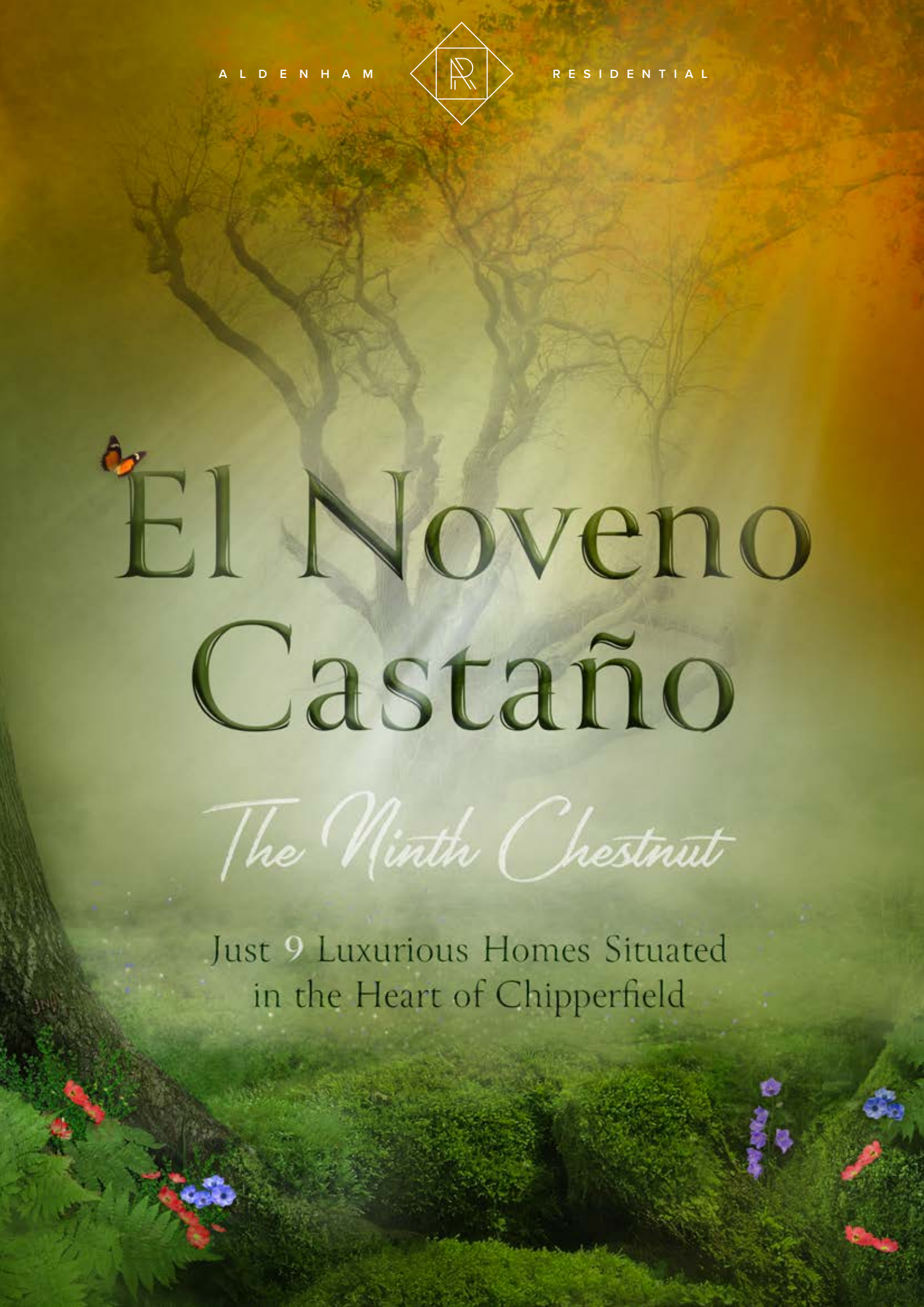


A L D E N H A M



R E S I D E N T I A L



El Noveno Castaño

The Ninth Chestnut

Just 9 Luxurious Homes Situated
in the Heart of Chipperfield

INTRODUCING



El Noveno Castaño

The Ninth Chestnut

Situated in the heart of Chipperfield, Hertfordshire,
El Noveno Castaño is an **Enchanted Collection** of
just **NINE** desirable 3 and 4 Bedroom Homes.

ONCE UPON A TIME - in the
1600s, 8 Spanish sweet chestnut
trees were planted in Chipperfield
for the delight of Isabel of Castile,
the first Duchess of York and wife of Edmund
Langley who lived in the nearby Royal Palace
of Kings Langley.

Hundreds of years later, these 8 majestic trees still
stand tall and proud today and have since become
a significant historical landscape feature, casting
beautiful shadows over peaceful woodland on
Chipperfield Common; the heart of Chipperfield village.

It is believed that **Aldenhams Residential** later named
their glorious development of just 9 Luxurious Houses
– ‘**El Noveno Castaño**’; establishing the site as the
9th Gem of Chipperfield, whilst honouring the Spanish
Heritage of the Trees....





THE WOODMAN

PLOT 1 & PLOT 4

3 Bedroom, Semi-Detached

THE GROVE

PLOT 2 & PLOT 3

3 Bedroom, Semi-Detached

THE ROOKERY

PLOT 5

3 Bedroom, Semi-Detached + Study + Garage

THE CROFT

PLOT 6

3 Bedroom, Semi-Detached + Study + Garage

THE BADGERDELL

PLOT 7

4 Bedroom, Link Detached + Study + Garage

THE SCATTERDELL

PLOT 8

4 Bedroom, Link Detached + Study + Garage

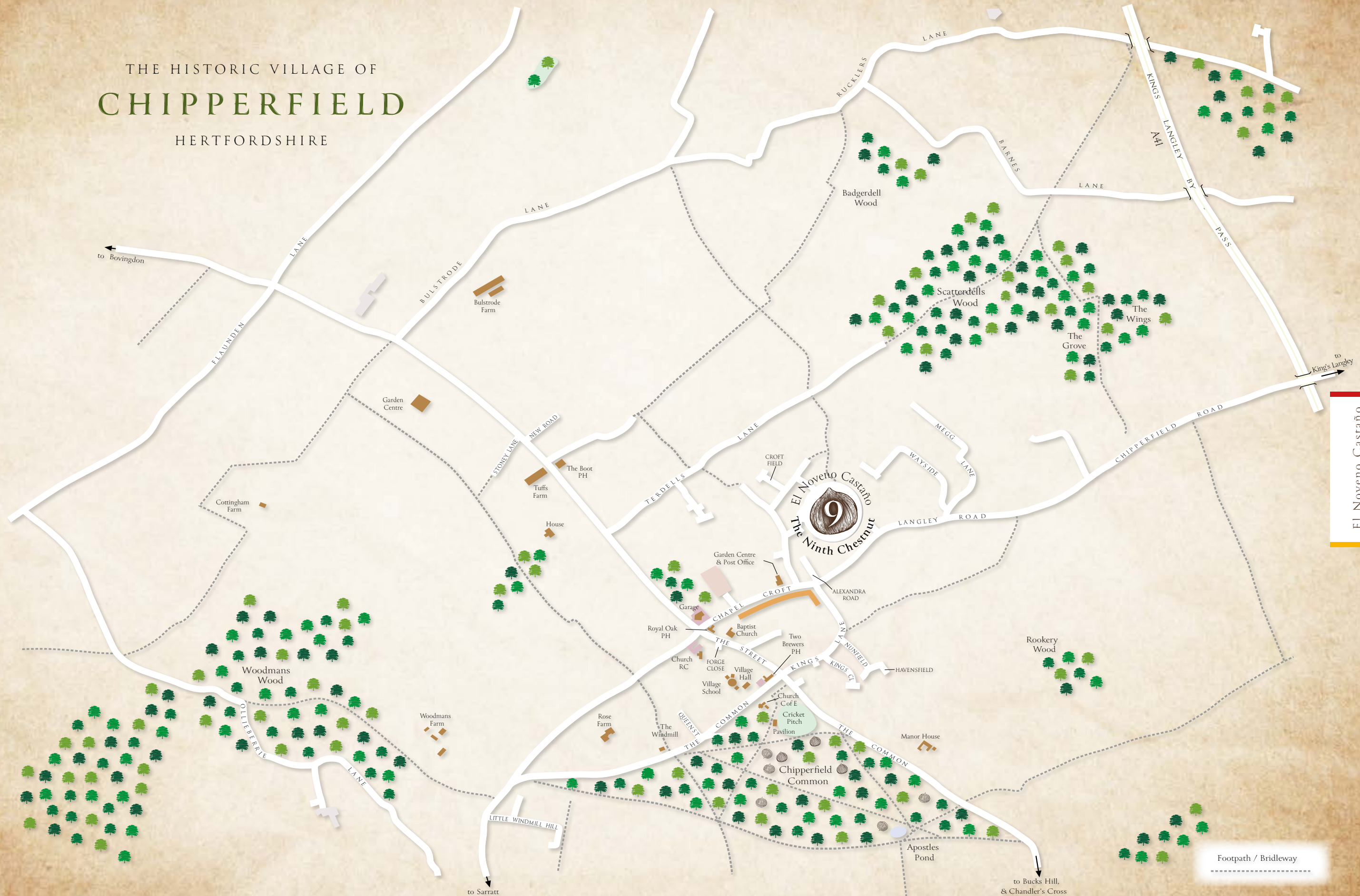
THE COTTINGHAM

PLOT 9

4 Bedroom, Detached + Study + Garage

Development names are marketing names only and may not be the designated postal address, which may be determined by The Post Office.

THE HISTORIC VILLAGE OF
CHIPPERFIELD
HERTFORDSHIRE



Map based on Chipperfield Parish version.





BACK TO NATURE

*Immerse yourself in
beautiful surroundings*

The beautiful village of Chipperfield is situated on the crossroads approximately 5 miles south-west of Hemel Hempstead and the same distance north-west of Watford. Despite its proximity to these busy towns, the village has maintained its rural character and surrounds, including open farmland, wooded areas and copes. It's the perfect place to start the day with a peaceful walk, somewhere that children can freely play and enjoy the remarkable landscape on your doorstep...



TASTY TREATS

*Tantalise your taste buds
at the local eateries*

For a traditional pub experience with local ales, fine wines and gastro grub, there are several places in Chipperfield that will hit the spot, including the local pub which has turned out to be a Celebrity Hotspot, that dates all the way back to 1799. You can also pay a visit to the café for a spot of lunch and the cake shop where you'll find a selection of delicious treats to satisfy your sweet tooth...

HIT THE TRAILS

Explore the Countryside

With its extensive network of footpaths, permissive bridleways and way marked woodland walking trails in the 117 acre common, Chipperfield is the ideal spot for a reviving walk. As well as eight magnificent veteran Spanish sweet chestnut trees that are over 21 metres high and have a basal area of 21 feet, the common is also home to two Bronze Age burial mounds and the Apostles Pond that is surrounded by beautiful willow trees. To extend your walk even further, you could pick up the Grand Union Canal towards Hemel Hempstead or Watford...

*All your retail needs
within easy reach*

You'll find everything you need for the ultimate retail experience from period shops in Kings Langley to the major shopping malls at nearby Hemel Hempstead, St. Albans and Watford all within a five miles. There you'll find high end designer boutiques, popular restaurants and leisure attractions including cinemas and bowling alley all under one roof, a great day out with family or friends is just a short drive away...



NEARBY SHOPPING
AT KINGS LANGLEY,
ST. ALBANS & WATFORD



SHOP
AROUND

For every stage of your learning journey

Chipperfield is an ideal location to raise a family and is supported by a number of highly regarded schools, including private and state options, as well as faith and grammar schools. (See selection below). You also have The University of Hertfordshire in Hatfield which is only a 25 minute drive away...

SCHOOL	RATING	TYPE	AGES
Bovingdon Primary Academy	Outstanding	Academy	3-11
Bovingdon Primary School	Outstanding	Primary	3-11
Two Waters Primary School	Outstanding	Primary	3-11
Chenies School	Good	Primary	4-11
Kings Langley School	Good	Academy	11-18
Sarratt CoFE Primary School	Good	Academy	4-11

INDEPENDENT SCHOOLS

Abbot's Hill for Girls, Beechwood Park - Mixed, St. Albans - Mixed, York House - Mixed.

OTHER

Watford Grammar for Girls, Watford Grammar for Boys.

TOP SCHOOLING



Local and international transport on your doorstep

Conveniently located less than 4 miles away from the M25, Chipperfield offers excellent access to the motorway, and is approximately 19 miles away from Heathrow and Luton airports. The nearby towns of Chorleywood, Kings Langley and Rickmansworth have mainline stations where you can find regular services to London Euston, Milton Keynes and Birmingham. Just south of Chipperfield village are Croxley Green and Rickmansworth, both of which are on the Metropolitan line and will take you straight into Baker Street in less than 45 minutes...

WELL CONNECTED

KINGS LANGLEY - 1839

M25
JUNCTION 20LONDON
EUSTONHEATHROW
& LUTON
AIRPORT7
MINS27
MINS30
MINS

M25 & M1

Kings Langley

LOCAL STATION

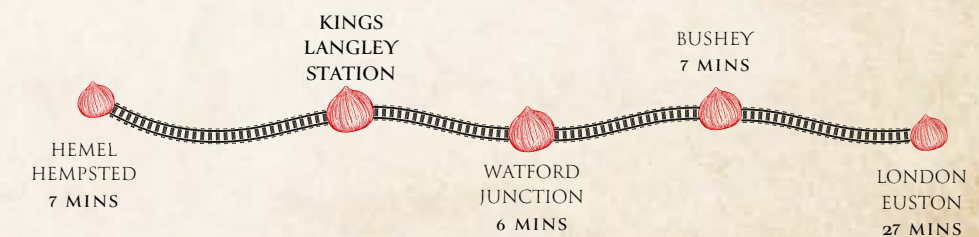
LONDON
& EUROPE

Euston

AIRPORTS



TRAIN



DRIVE



WALK





Each of the Houses will be designed and built to exacting standards and will include

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

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

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

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



SPECIFICATION & FEATURES

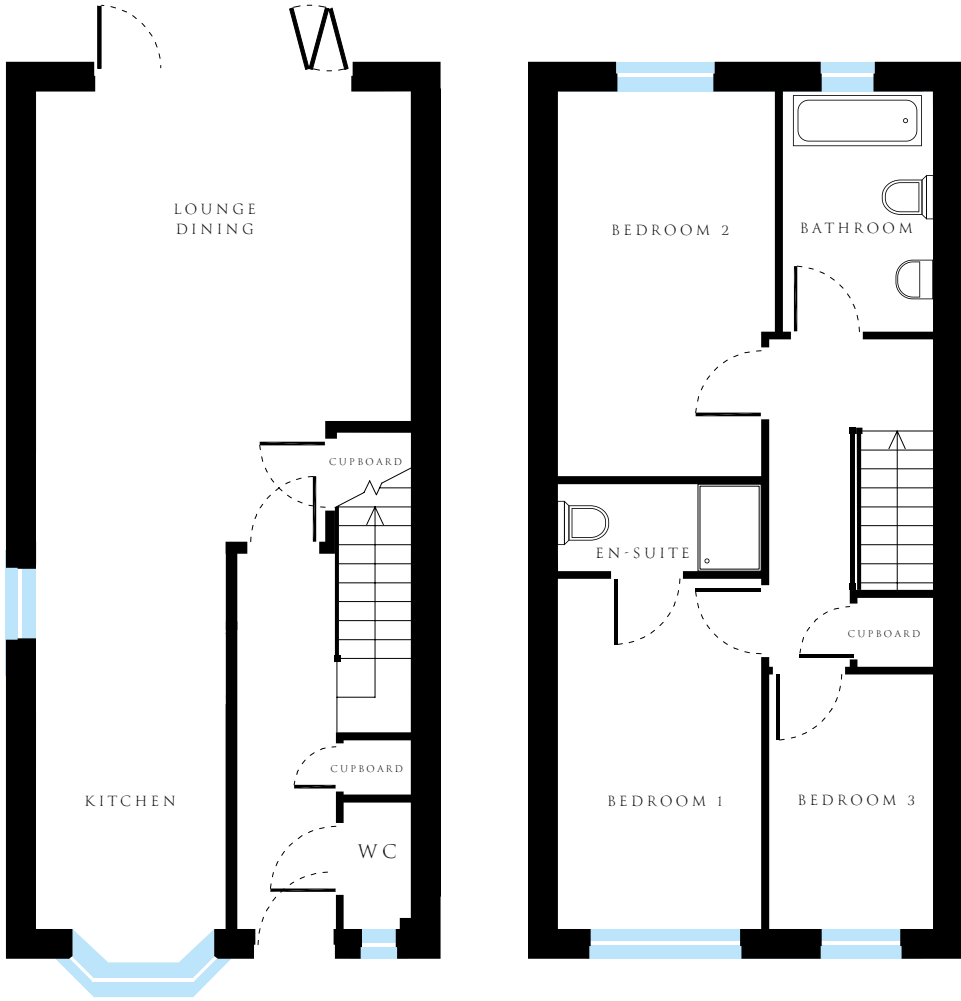


El Noveno Castaño

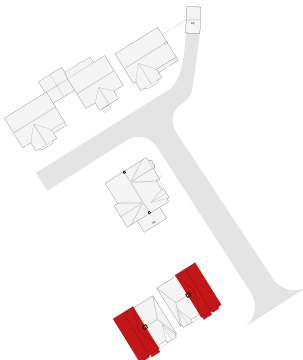


An outstanding 3 Bedroom semi-detached home, complete with private garden and parking.

THE WOODMAN
PLOT 1 & PLOT 4



PLOT 1 & 4



GROUND FLOOR		FIRST FLOOR	
LOUNGE/DINING	4.7 x 5.7m	BEDROOM 1	2.6 x 4.4m
KITCHEN	2.4 x 4.7m	EN-SUITE	2.6 x 1.1m
		BEDROOM 2	2.7 x 4.9m
		BEDROOM 3	2.1 x 3.2m
		BATHROOM	1.9 x 3m

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.



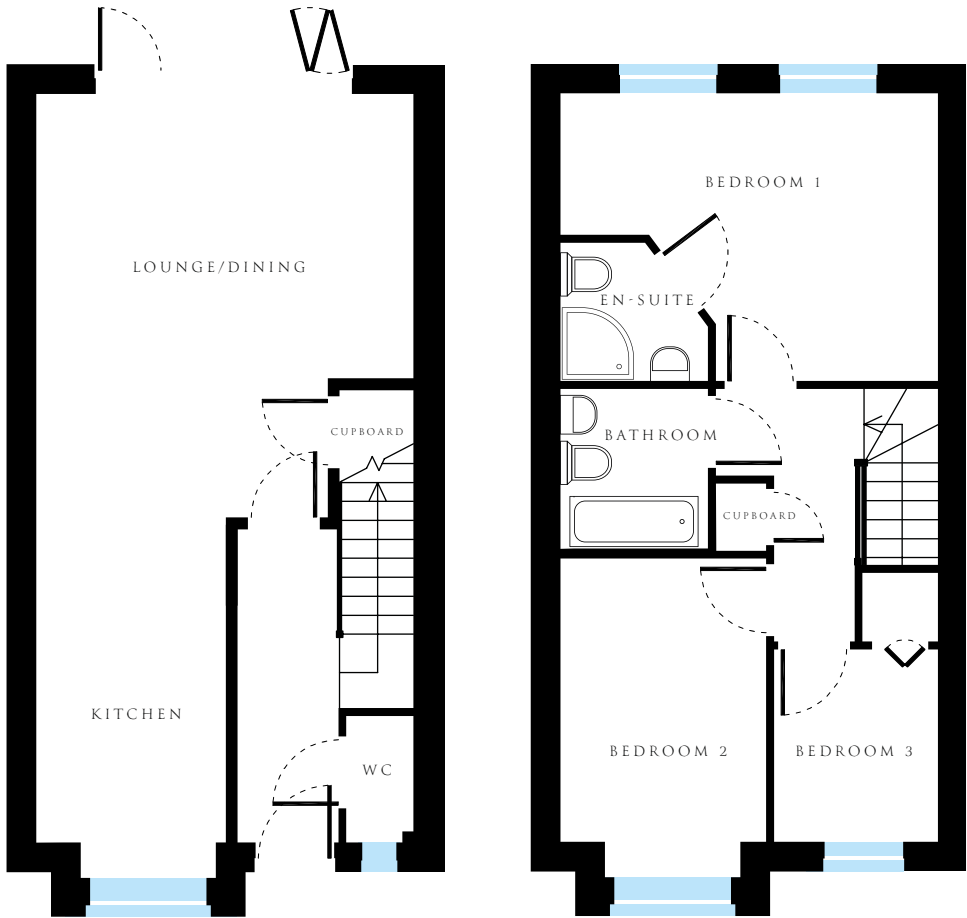
El Noveno Castaño

El Noveno Castaño



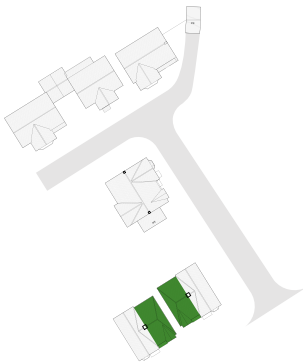
Beautiful 3 Bedroom semi-detached home, complete with private garden and parking.

THE GROVE
PLOT 2 & PLOT 3



El Noveno Castaño

PLOT 2 & 3



GROUND FLOOR		FIRST FLOOR	
LOUNGE/DINING	4.9 x 5.4m	BEDROOM 1	4.8 x 3.6m
KITCHEN	2.4 x 4.4m	EN-SUITE	1.9 x 1.7m
		BEDROOM 2	2.6 x 4m
		BEDROOM 3	2.1 x 2.4m
		BATHROOM	1.9 x 2m

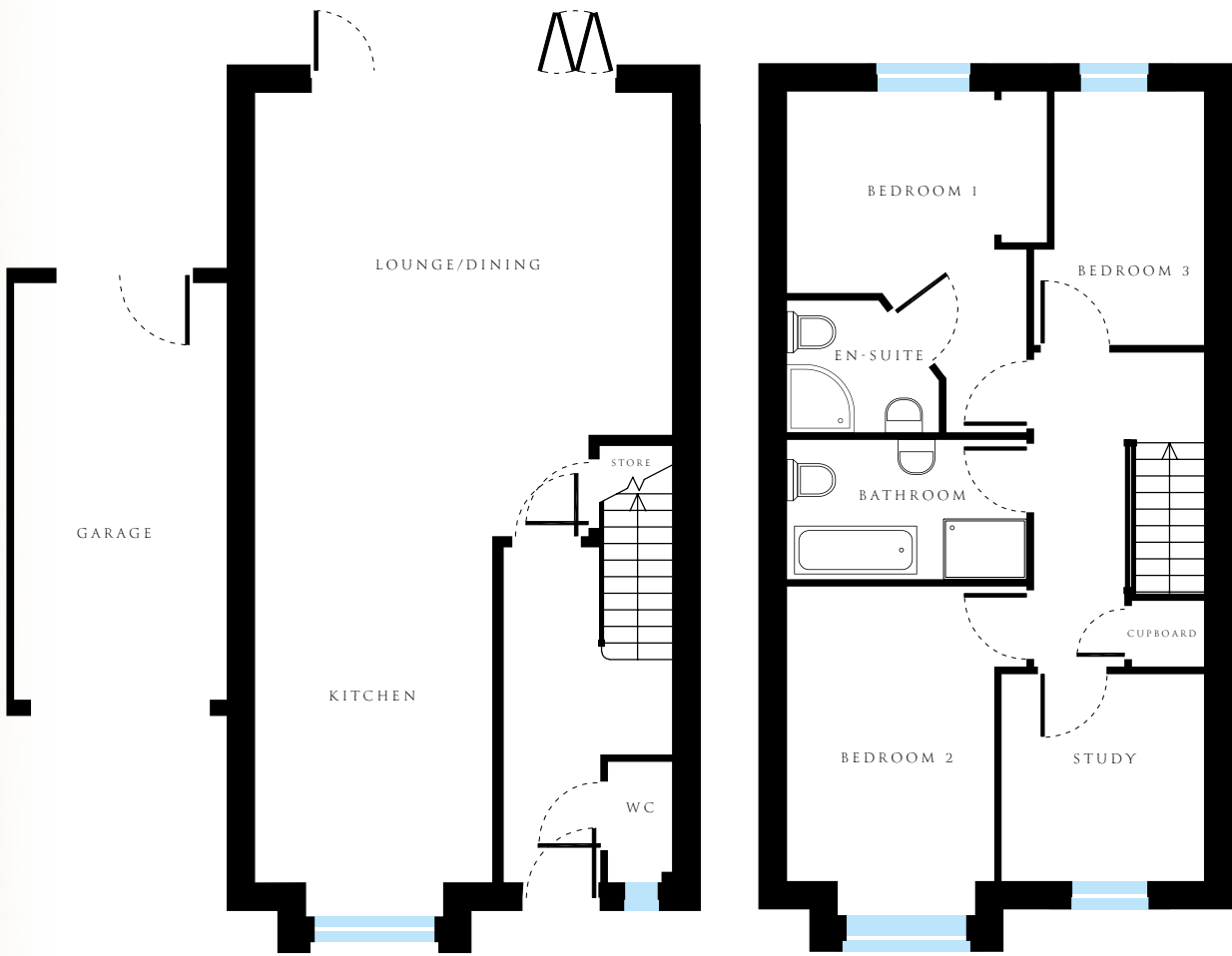
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THE ROOKERY
PLOT 5

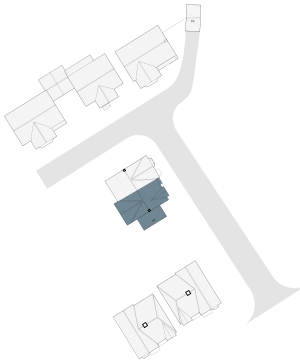


El Noveno Castaño

El Noveno Castaño



PLOT 5



GROUND FLOOR		FIRST FLOOR	
LOUNGE/DINING	5.5 x 5.9m	BEDROOM 1	3.2 x 4.5m
KITCHEN	3.1 x 5m	EN-SUITE	1.9 x 1.8m
GARAGE	2.8 x 5.5m	BEDROOM 2	3.2 x 4.4m
		BEDROOM 3	2.3 x 3.4m
		BATHROOM	3.2 x 1.8m
		STUDY	2.7 x 2.8m

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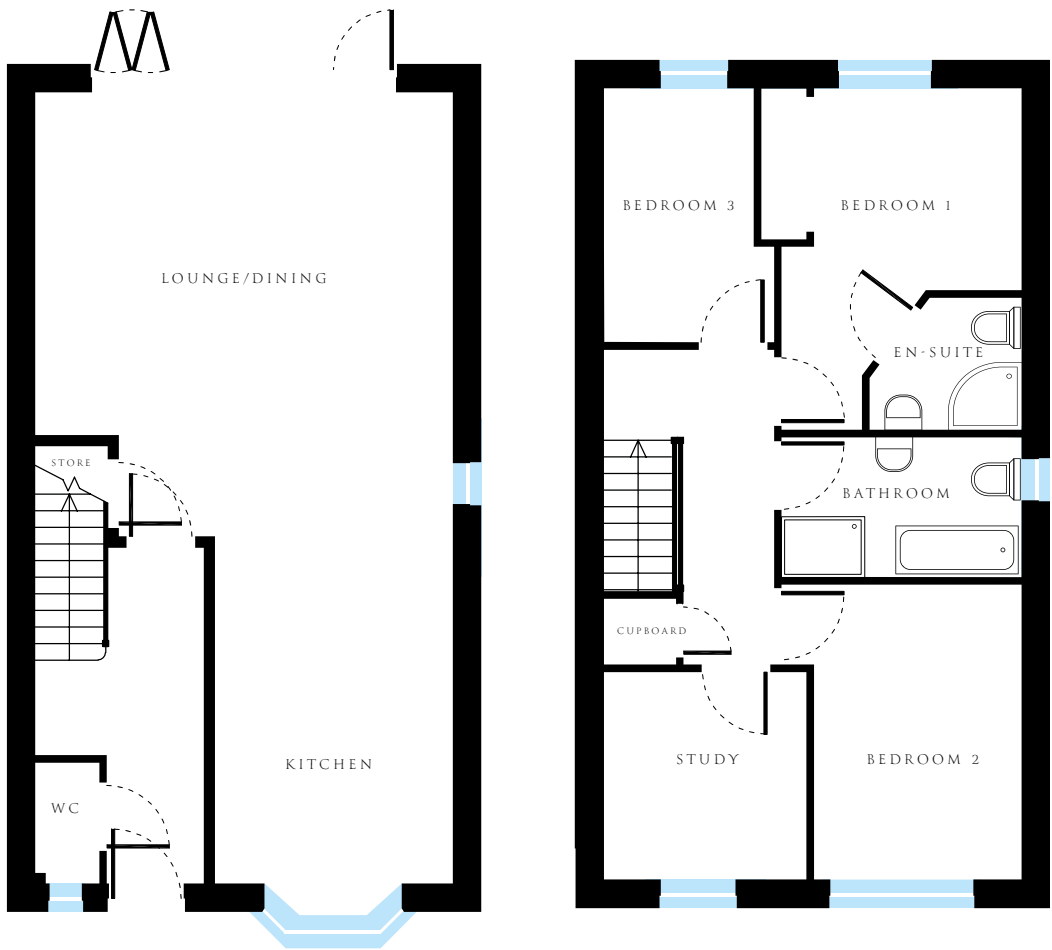
*Delightful 3 Bedroom semi-detached home,
complete with study, private garden and garage.*



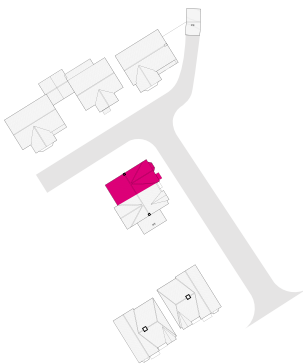
THE CROFT
PLOT 6



*Character 3 Bedroom semi-detached home,
complete with study, private garden and parking.*



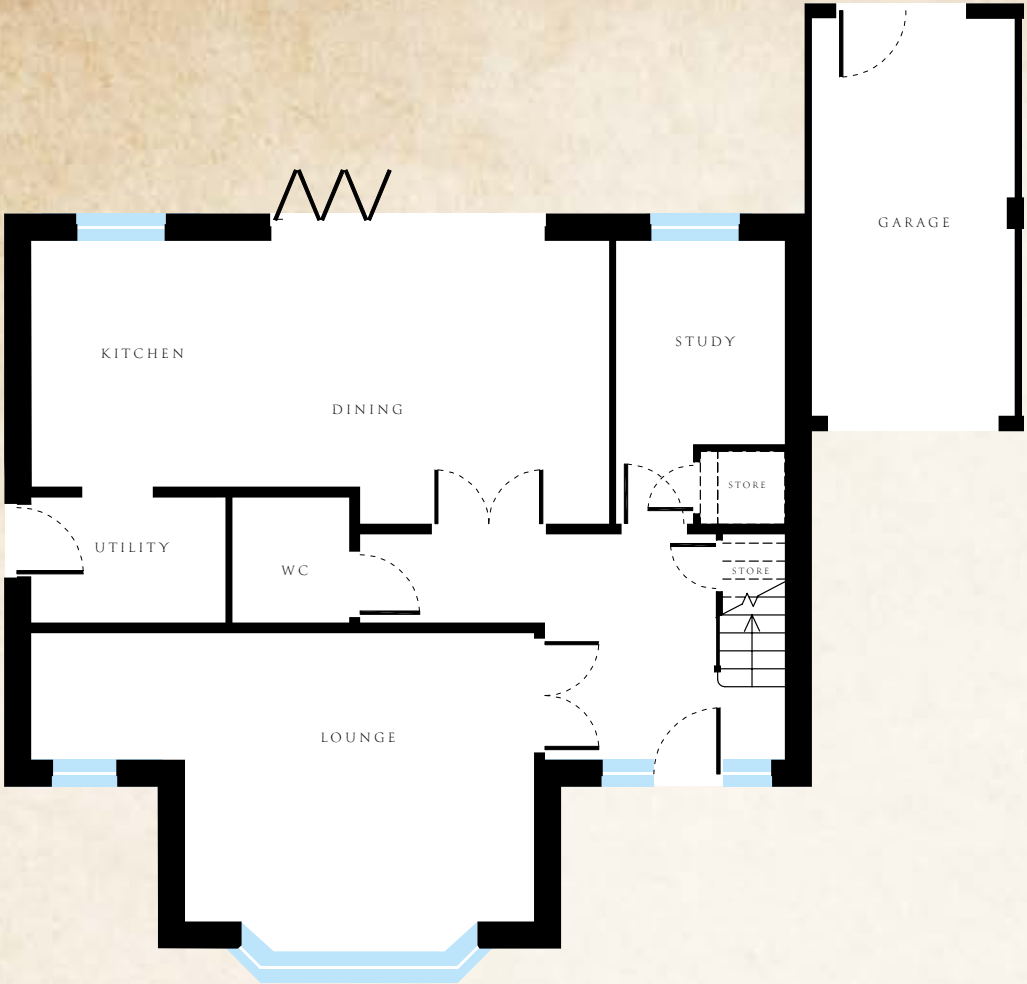
PLOT 6



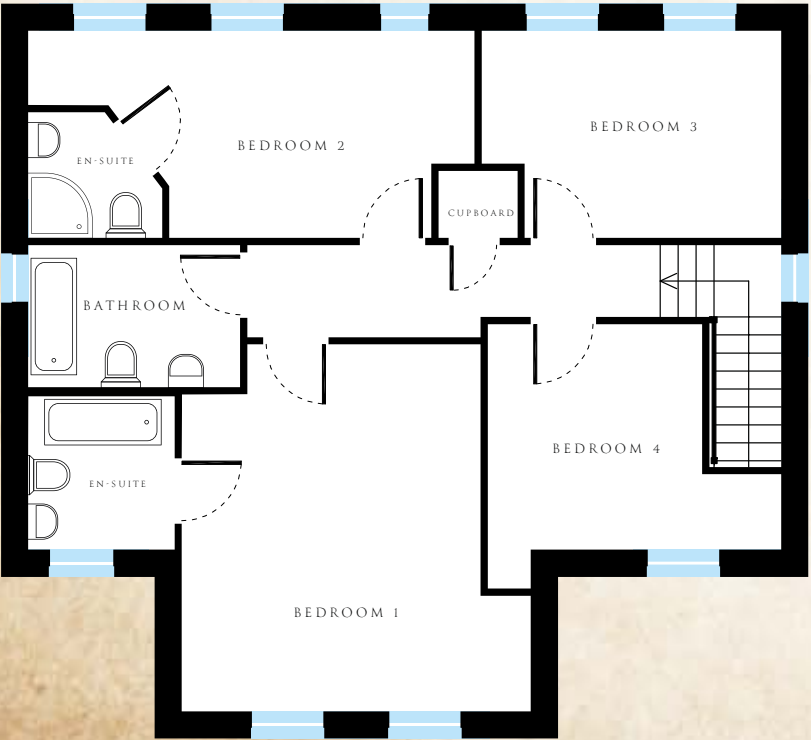
GROUND FLOOR		FIRST FLOOR	
LOUNGE/DINING	5.5 x 5.9m	BEDROOM 1	3.2 x 4.5m
KITCHEN	3.1 x 4.6m	EN-SUITE	1.9 x 1.8m
		BEDROOM 2	3.2 x 3.9m
		BEDROOM 3	2.3 x 3.4m
		BATHROOM	3.2 x 1.8m
		STUDY	2.7 x 2.8m

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GROUND FLOOR



FIRST FLOOR



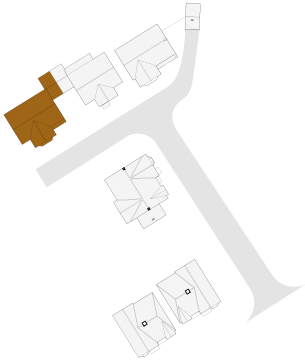
THE BADGERDELL

PLOT 7

Private 4 Bedroom Detached family home, complete with study, private garden and a linked garage.



PLOT 7



GROUND FLOOR		FIRST FLOOR	
LOUNGE	7 x 4m	BEDROOM 1	4.9 x 5.1m
KITCHEN	4.6 x 3.4m	EN-SUITE 1	2 x 2.1m
DINING	3.5 x 3.9m	BEDROOM 2	6.2 x 2.9m
STUDY	2.3 x 2.9m	EN-SUITE 2	1.9 x 1.8m
GARAGE	2.8 x 5.5m	BEDROOM 3	4.2 x 2.9m
		BEDROOM 4	4.1 x 3.1m
		BATHROOM	2.9 x 2m

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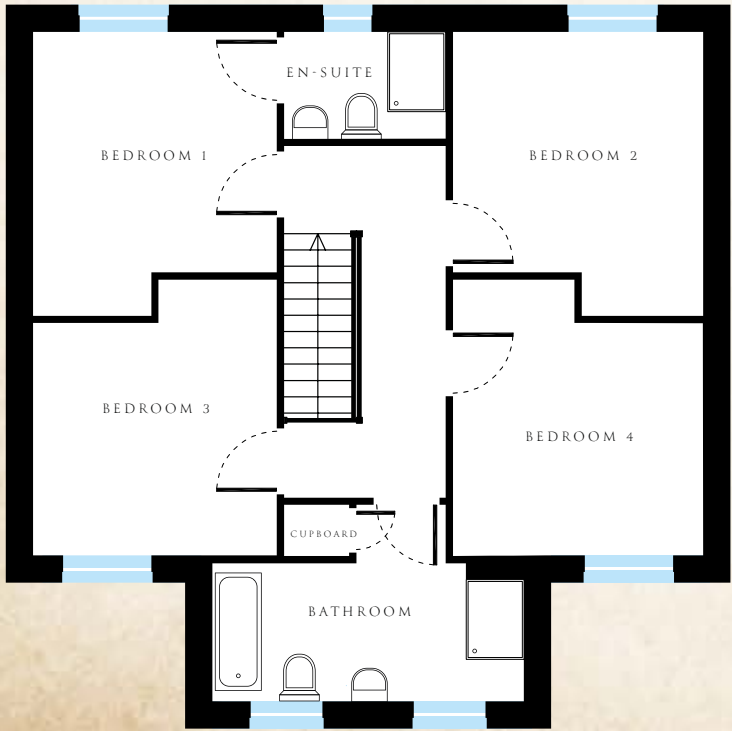
El Noveno Castaño

El Noveno Castaño

GROUND FLOOR



FIRST FLOOR



THE SCATTERDELL
PLOT 8

*A stunning 4 Bedroom Detached family home,
complete with study, private garden and a linked garage.*



PLOT 8



GROUND FLOOR

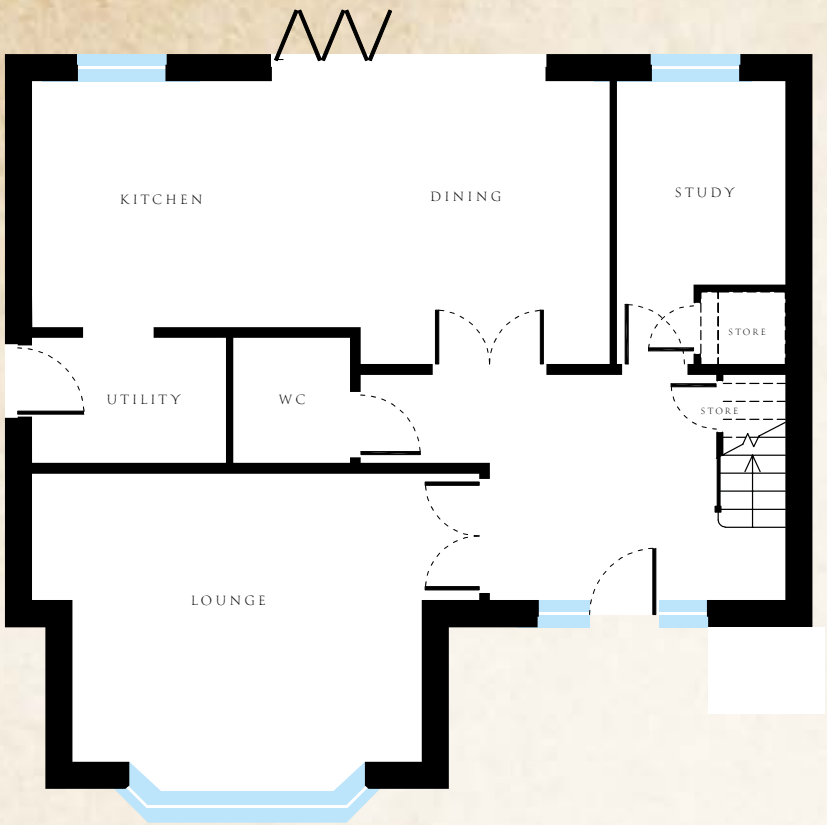
LOUNGE	3.3 x 4.6m
KITCHEN/FAMILY ROOM	6.2 x 4m
DINING	3 x 3.2m
STUDY	3.5 x 2.1m
UTILITY	3.5 x 1.6m
GARAGE	2.8 x 5.5m

FIRST FLOOR

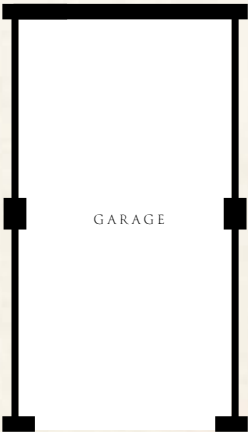
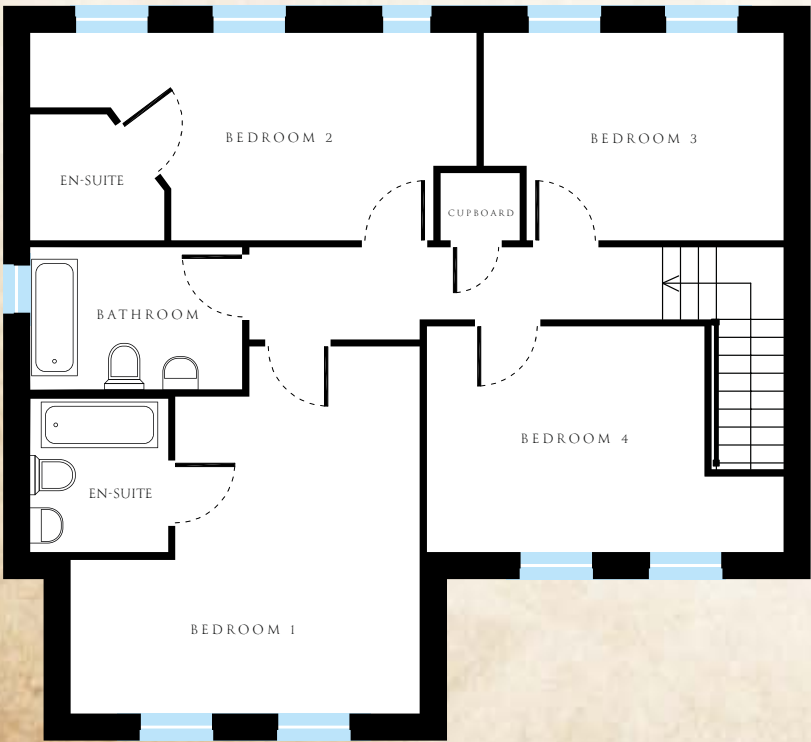
BEDROOM 1	3.3 x 3.9m
EN-SUITE	2.2 x 1.5m
BEDROOM 2	3.5 x 3.9m
BEDROOM 3	3.3 x 3.8m
BEDROOM 4	3.5 x 3.8m
BATHROOM	4.3 x 2.7m

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GROUND FLOOR



FIRST FLOOR

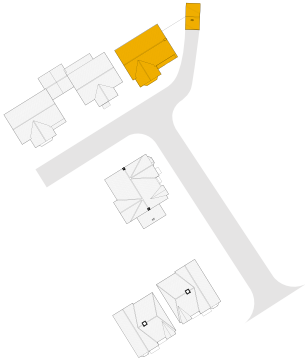


THE COTTINGHAM
PLOT 9

A desirable 4 Bedroom Detached family home, complete with study, private garden and a detached garage.



PLOT 9



GROUND FLOOR

LOUNGE	6.2 x 4m
KITCHEN	4.6 x 3.4m
DINING	3.5 x 3.9m
STUDY	2.3 x 3.9m
UTILITY	2.7 x 1.7m

FIRST FLOOR

BEDROOM 1	4.9 x 5.1m
EN-SUITE 1	2 x 2.1m
BEDROOM 2	6.2 x 2.9m
EN-SUITE 2	1.9 x 1.8m
BEDROOM 3	4.2 x 2.9m
BEDROOM 4	4.9 x 3.1m
BATHROOM 2	9 x 2m

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PERFECTLY SITUATED

There's so much to see and do...

Chippierfield offers the best of both worlds; An abundance of rural charm, independent shops selling fresh produce, family-friendly pubs and the village cricket pavilion on the common are just some of the reasons why the locals love it. Head slightly further afield and you'll find popular attractions for a great day out, including Warner Bros. Studio Tour, Vicarage Road Stadium, The Grove Golf Club and Spa in Watford and The Snow Centre in Hemel Hempstead.



STUNNING VILLAGE LOCATION



LOCAL STORE - A STONES THROW AWAY



WARNER BROS STUDIO TOUR



THE SNOW CENTRE



VICARAGE ROAD



VILLAGE CRICKET PAVILION



THE GROVE GOLF CLUB & SPA



ENCHANTED STICK HOUSE



DREY HOUSE
LETCWORTH

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

VARDEN PLACE
CAMBERLEY

A stylish development of eleven homes situated close the thriving Camberley Town Centre offering quality high street shops and restaurants.

P R E V I O U S



D E V E L O P M E N T S

LEASIDE CLOSE
WELWYN GARDEN CITY

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

BUTLERS YARD
ST ALBANS

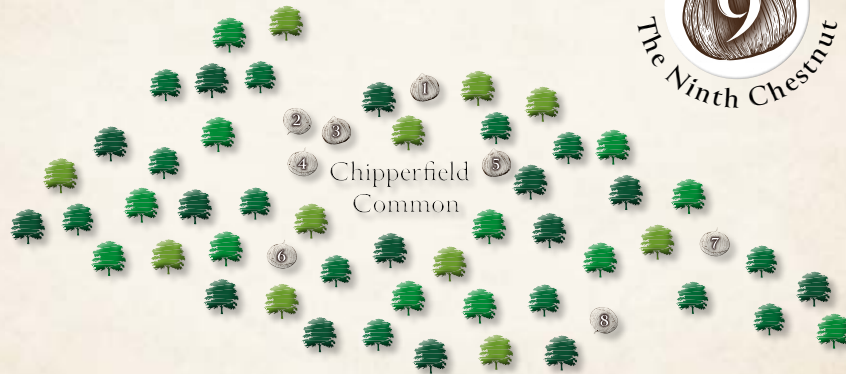
A luxurious new build development of fourteen one and two bedroom apartments located in the heart of St Albans. Situated moments from the city centre, you really couldn't wish for a more convenient location.



...and they all lived happily ever after

THE END

The Ninth Gem



El Noveno Castaño - The Ninth Chestnut,
LANGLEY ROAD, CHIPPERFIELD, HERTS WD4 9JS



ALDENHAM
RESIDENTIAL
PROPERTY DEVELOPMENT

For all enquiries please contact

01992 845 699

JUSTNEWHOMES.CO.UK/CHESTNUT
INFO@JUSTNEW.CO.UK



JUST NEW HOMES