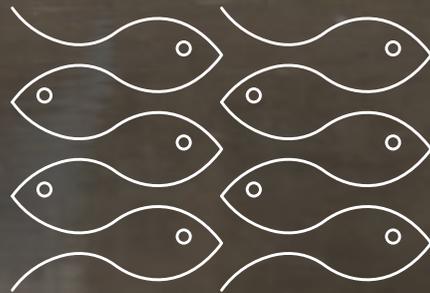


WELCOME TO



BULBOURNE MEWS

— BOXMOOR —



SITE PLAN

INTRODUCING YOUR NEW HOME

Nestled within the Hertfordshire countryside, close to the Grand Union Canal, the River Bulbourne and picturesque countryside, is the village of Boxmoor, the hand-picked location of this private development of town and mews dwellings by Gade Homes.

Harmonious with its setting, Bulbourne Mews is an attractive blend of modern and traditional

styles providing comfortable well-planned living space. The perfect combination of town and country.

With a real sense of community and close proximity to the conservation area of Box Moor Trust, it's hard to believe you're less than 30 minutes from London, with the station within easy walking distance.

KINGSLAND
ROAD

PLOT 1

DETACHED HOUSE

4 bed - 3 bath/shower

BULBOURNE
MEWS

PLOT 2

MEWS HOUSE

3 bed - 2 bath/shower

PLOT 3

MEWS HOUSE

3 bed - 2 bath/shower

PLOT 4

MEWS HOUSE

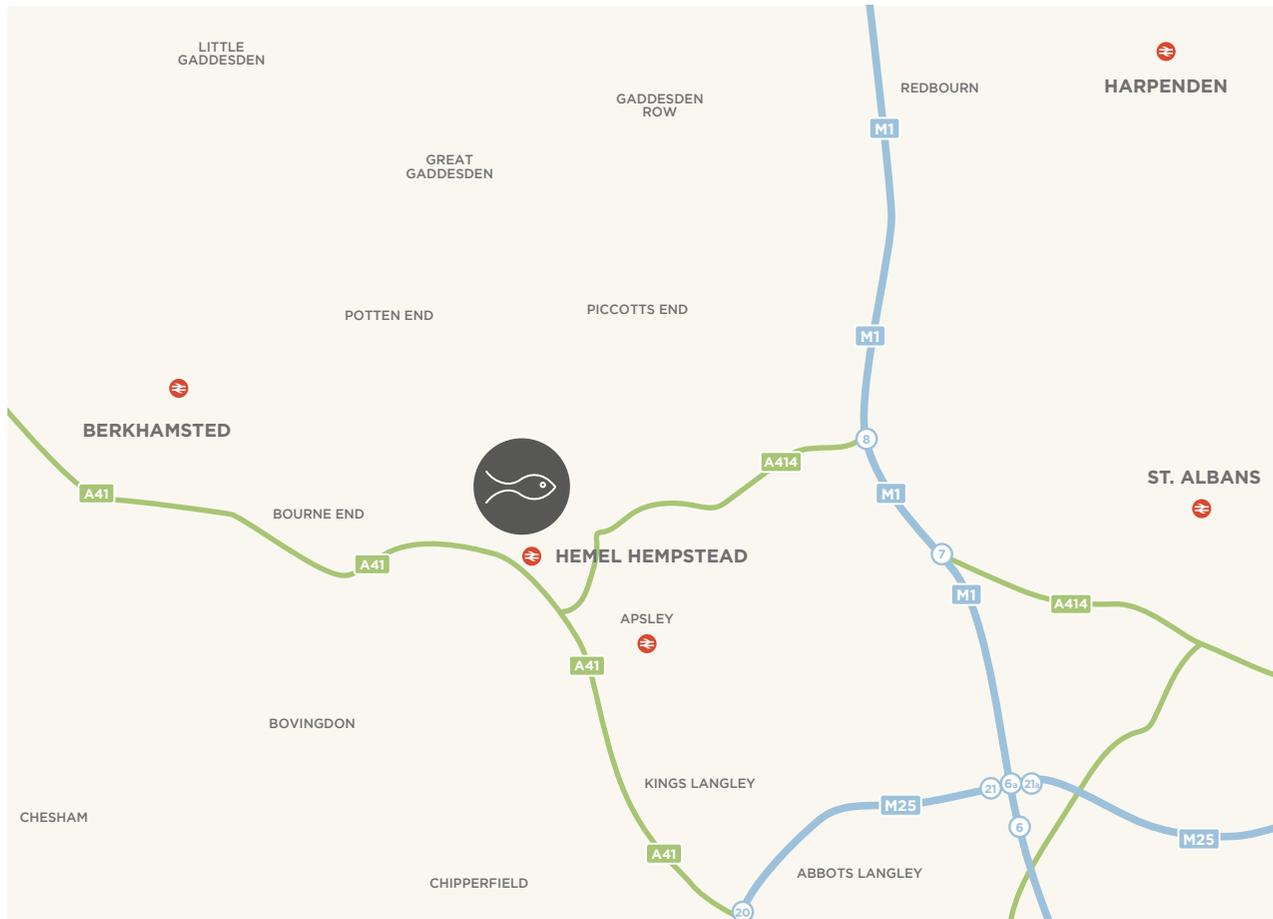
3 bed - 2 bath/shower

PLOT 5

MEWS HOUSE

3 bed - 2 bath/shower





LOCATION

BOXMOOR & BEYOND

Although situated in well-established countryside and areas of conservation, Boxmoor village boasts excellent transport links and convenience, just a mile to the west of Hemel Hempstead. It offers rail links to London Euston in under 30 minutes with Underground links to the Northern, Circle, Metropolitan, Piccadilly, Victoria and Hammersmith & City lines. Close proximity to the A41 means the M1 and M25 are both easily accessible. London Luton Airport is only a 20 minute drive away - serving over 50 destinations, it offers the ideal

gateway to European travel on the doorstep.

Explore the finest woodlands, bluebell woods and water meadows the Chilterns have to offer, including the beautiful Ashridge Estate, Berkhamsted and Grand Union Canal.

Boxmoor has an excellent selection of primary and secondary schools, with Hemel Hempstead School less than a five minute walk and Chesham Grammar school a short drive. Independent schools, Lockers Park and Westbrook Hay are close by, with Abbots Hill and Berkhamsted School within easy reach.



Grand Union Canal, Boxmoor



Old Town Hemel Hempstead



Old Town Hemel Hempstead

 J20 of M25 – Less than 5 miles drive

 London Luton Airport – 20 minutes drive

 Hemel Hempstead to London Euston – 26 minutes train

 Hemel Hempstead to Milton Keynes – 30 minutes train



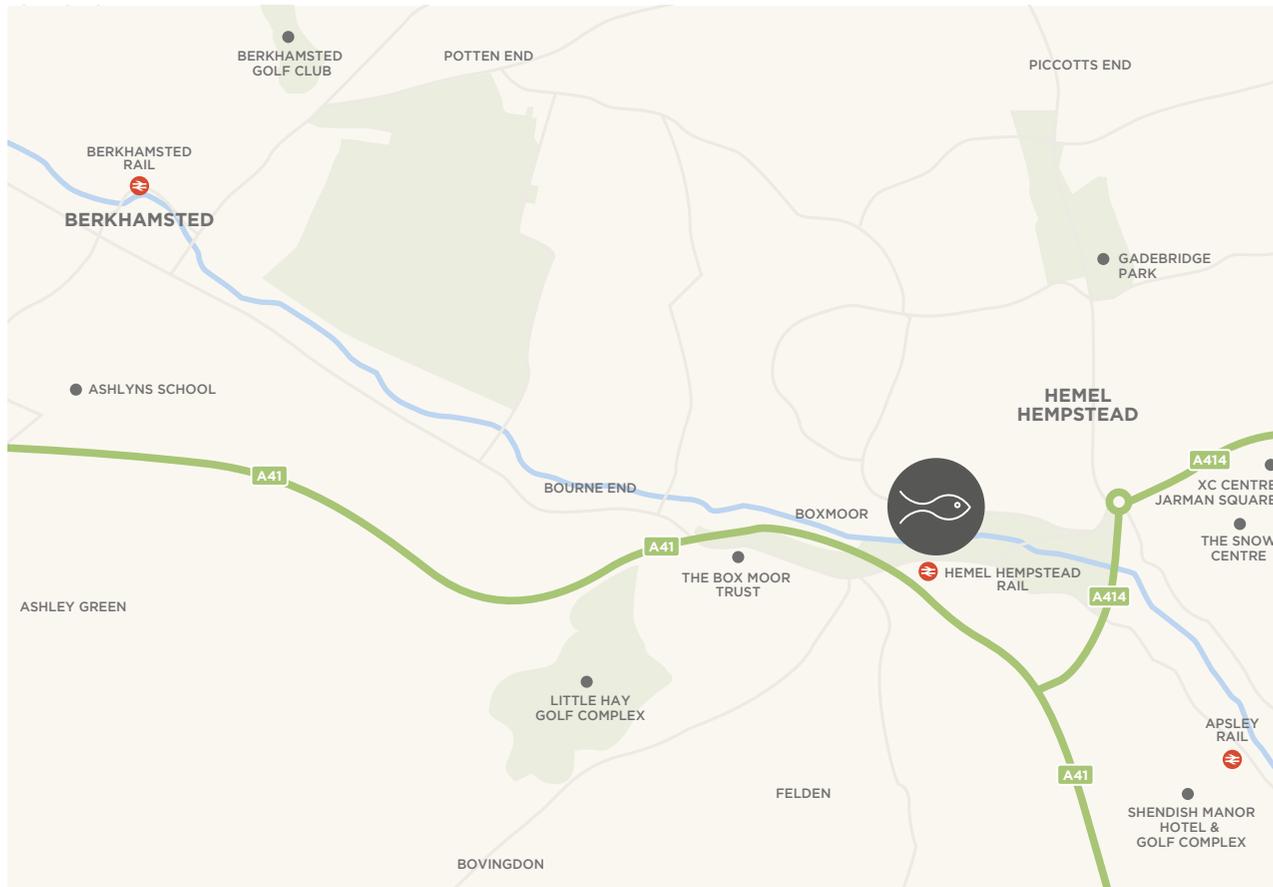
Box Moor Trust



The Fishery Inn, Boxmoor



Weekly markets



BOXMOOR

THE SURROUNDS

The popular village of Boxmoor, lined with Victorian properties, has a country town feel with three village pubs, independent coffee shop, wharfside café, florist, churches, village shop and post office – all are within walking distance of Bulbourne Mews.

Berkhamsted, Old Town Hemel and St Albans provide excellent amenities, each with an abundance of independent shops, cafés, restaurants, pubs and bars, Art Deco cinemas plus thriving markets selling local wares. Waitrose, Sainsbury's and Tesco are all within a 15 minute drive away for grocery shopping. The surrounding countryside offer fabulous

gastropubs such as The Alford Arms and Bricklayers Arms, perfect after a long walk.

Old Town Hemel and the Water Gardens have been part of a recent regeneration project, restoring charm and elegance to the area. Close by, Hemel Hempstead boasts numerous leisure facilities including a number of gyms, the Snow Centre and XC for adrenalin junkies, IMAX multiplex cinema, yoga studio, private health clinic and nearby Apsley Marina and Champneys Spa. You'll be spoilt for choice with golf courses such as Little Hay, Berkhamsted, Ashridge, and Shendish Manor.



Berkhamsted Castle ruins



The Old Bell
Old Town
Hemel Hempstead



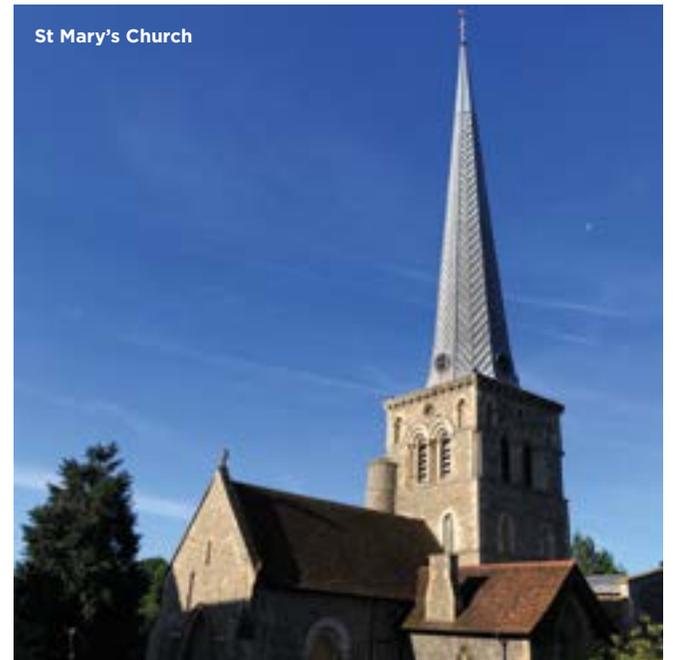
Shendish Manor Golf Course



Grand Union Canal, Boxmoor



Box Moor Trust



St Mary's Church



Berkhamsted Town



Old Town, Hemel Hempstead

PLOT 1

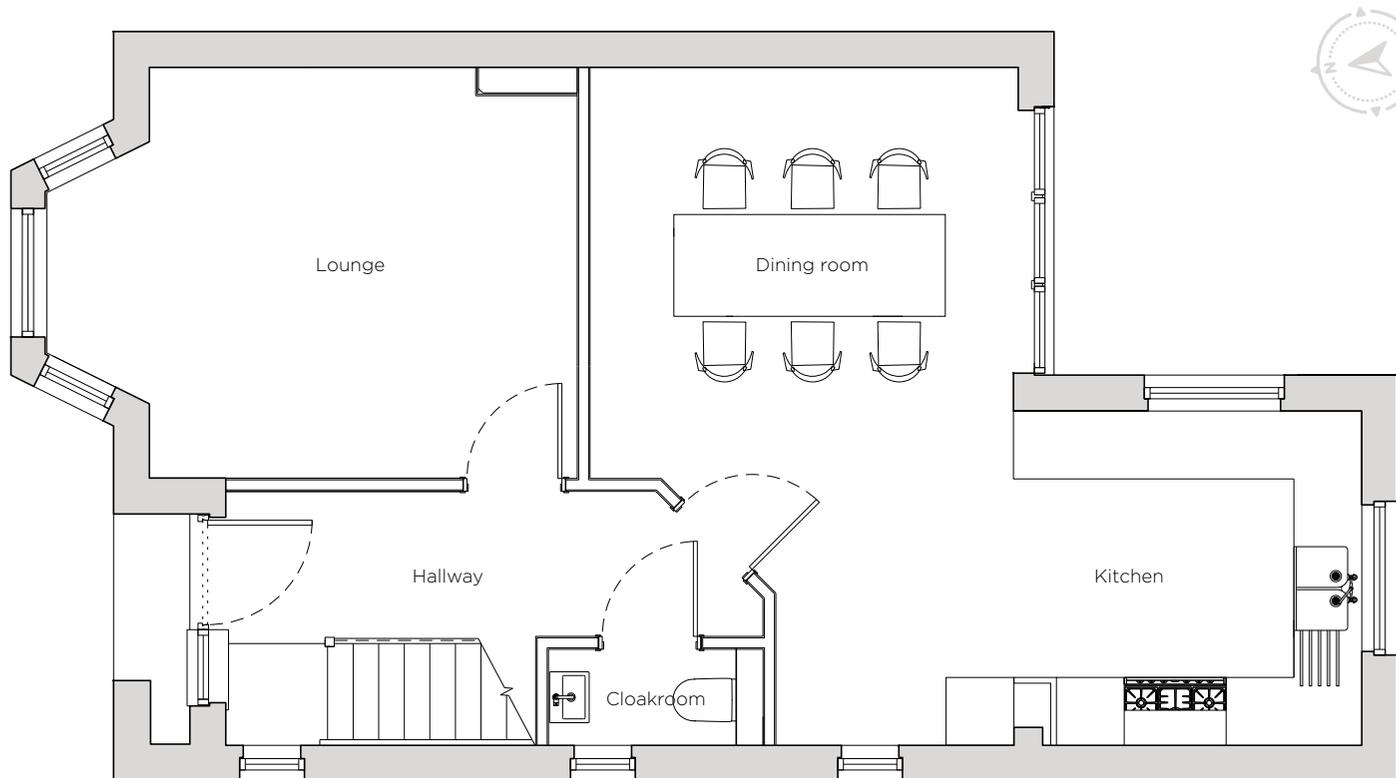
DETACHED HOUSE

This four bedroom detached town house sits at the entrance of Bulbourne Mews, with off road parking for two cars on the Kingsland Road. It offers bright and spacious living across three floors, with open plan kitchen diner, plus separate lounge with bay window. The first floor offers three double bedrooms plus built in storage, with an en-suite and family bathroom. Nestled in the eaves on the top floor of the house is the master suite. Light floods through the dormer and velux windows, into this characterful, spacious bedroom complete with en-suite shower room. The perfect dwelling for modern family living.



GROUND FLOOR

Hallway 4.7m x 1.3m (15' 5" x 4' 3") | **Kitchen** 5.2m x 3.0m (17' 7" x 9' 10")
Dining room 3.8m x 3.6m (12' 6" x 11' 10") | **Lounge** 4.7m x 3.6m (15' 5" x 11' 10")
Cloakroom 1.9m x 0.85m (6' 3" x 2' 9")

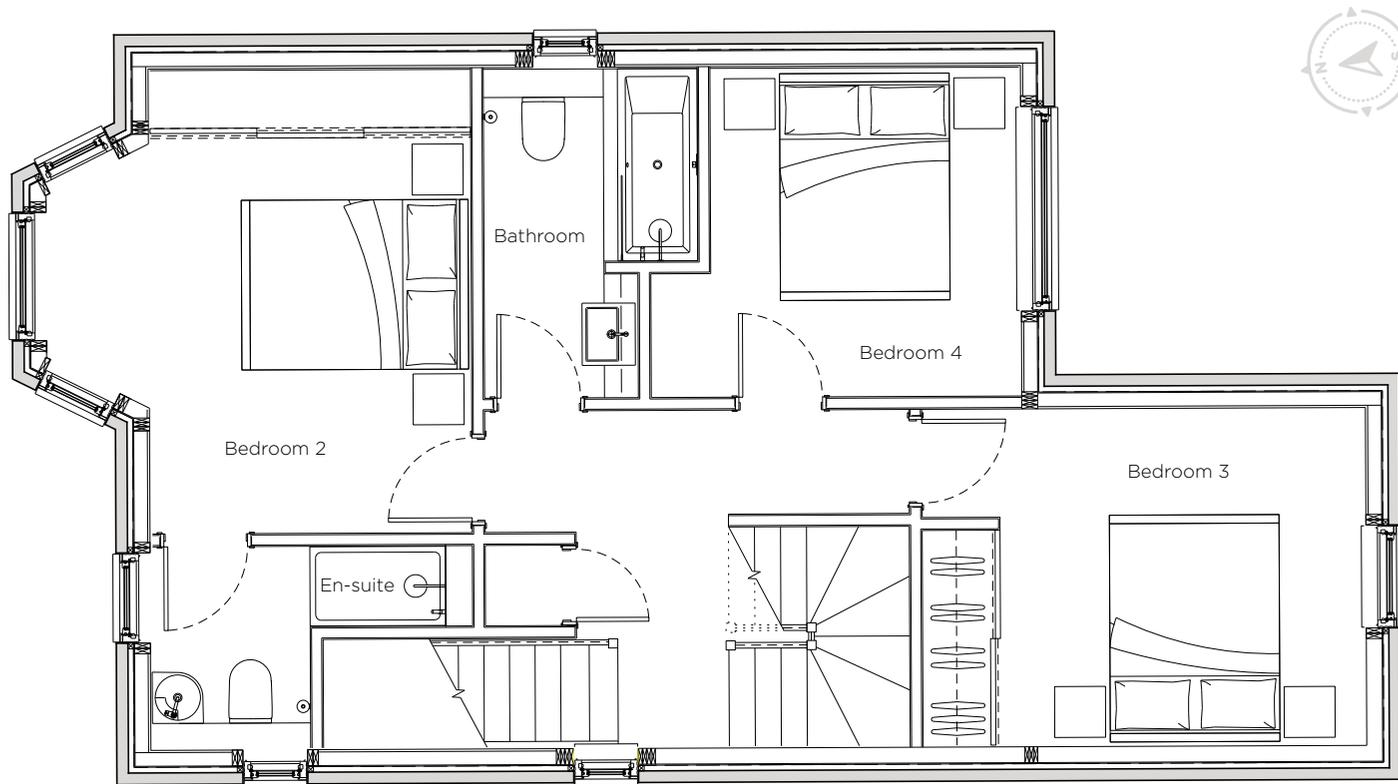


FIRST FLOOR

Bedroom 2 4.1m x 3.7m (13' 5" x 12' 2") | **Bedroom 2 en-suite** 2.8m x 1.8m (9' 2" x 5' 11")

Bedroom 3 3.9m x 3.0m (12' 9" x 9' 10") | **Bedroom 4** 3.3m x 2.9m (10' 10" x 9' 6")

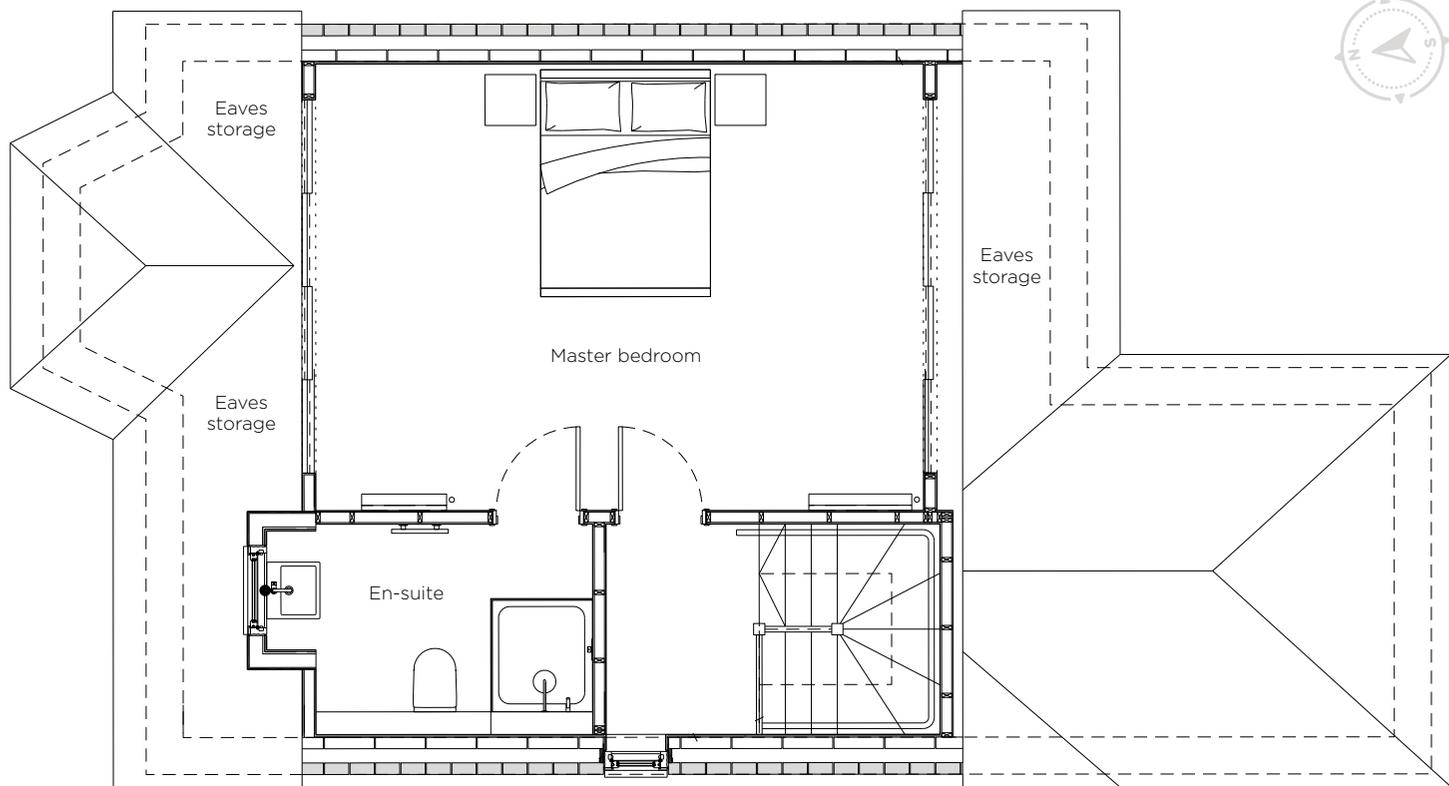
Bathroom 3.0m x 1.9m (9' 10" x 6' 3")



SECOND FLOOR

Master bedroom 5.2m x 3.8m (17' 1" x 12' 6") | **Master shower room en-suite** 2.8m x 1.6m (9' 2" x 5' 3")

Landing 1.9m x 1.3m (6' 3" x 4' 3")



PLOTS 2-5

MEWS HOUSE

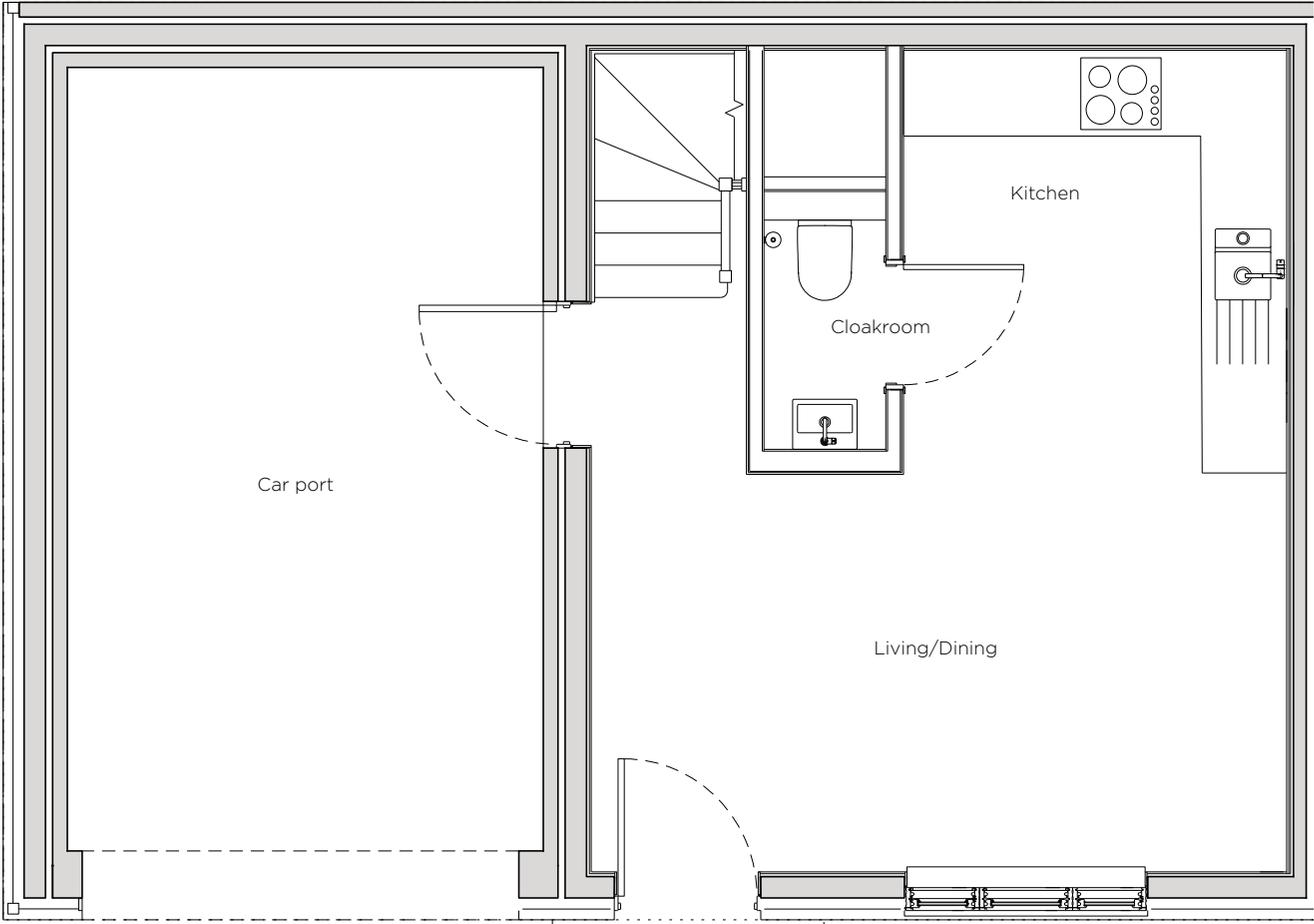
Each of the four timber clad mews houses are accessed via a private no-through road, offering residents peaceful seclusion and parking in generous car ports with bin storage and room for cycles. Pretty pitched porches invite you in through a timber door into modern open plan living space, complete with sophisticated shaker-style kitchens. Upstairs, natural light floods into the three bedrooms through velux windows. The master bedroom sits at the front of the property, complete with wardrobe and en-suite shower room. The mews features a further two bedrooms, plus separate bathroom.



GROUND FLOOR

Kitchen 3.0m x 2.7m (9' 10" x 8' 10") | **Living/Dining** 4.9m x 2.7m (16' 1" x 8' 10")

Cloakroom 2.0m x 0.9m (6' 7" x 2' 11") | **Car port** 5.5m x 3.3m (18' 0" x 10' 10")

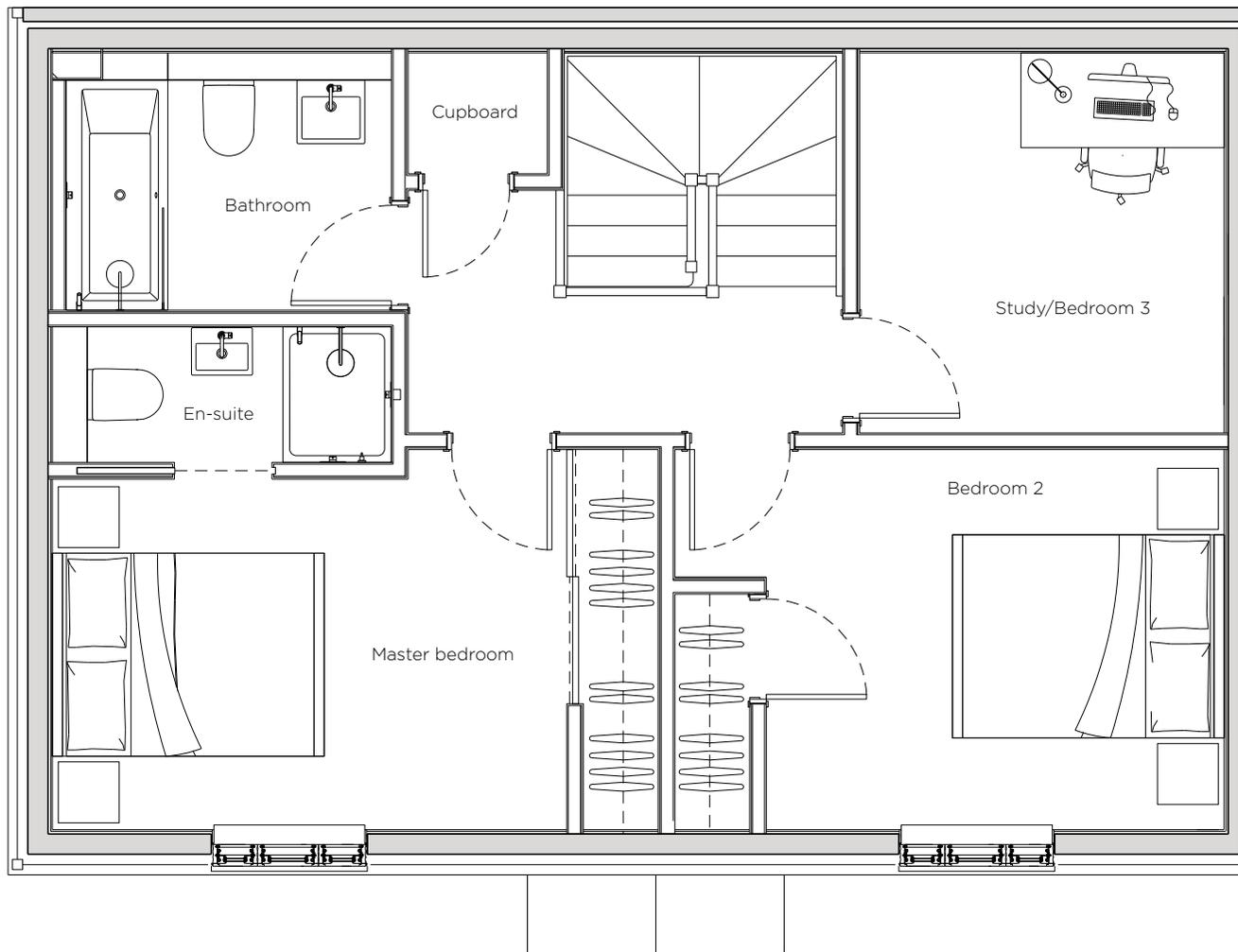


FIRST FLOOR

Master bedroom 4.5m x 2.6m (14' 9" x 8' 6") | **Master en-suite** 2.4m x 1.0m (7' 10" x 3' 3")

Bedroom 2 4.1m x 2.8m (13' 5" x 9' 2") | **Bathroom** 2.4m x 1.9m (7' 10" x 6' 3")

Study/Bedroom 3 2.8m x 2.7m (9' 2" x 8' 10") | **Cupboard** 1.3m x 1.3m (4' 3" x 4' 3")







BUILT BY US

SPECIFICATION

Built by Gade Homes to a high quality specification, Bulborne Mews has been designed and constructed using quality materials and finishes with sustainability in mind.

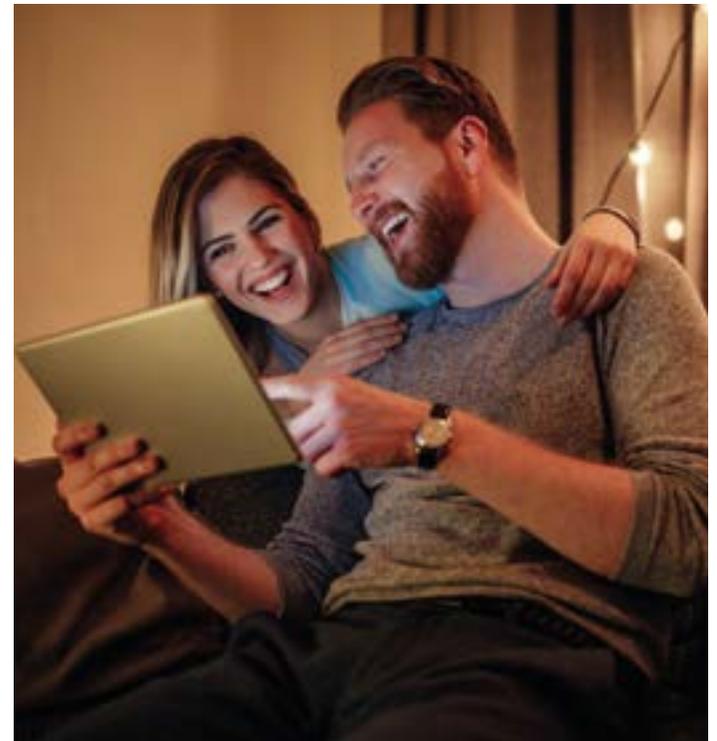


FLOOR COVERINGS

- Amtico planked wood effect tiles to kitchen and dining areas
- A range of carpet choices to living and bedrooms

BATHROOM

- Roca sanitary ware
- Roca taps with single lever basin mixer
 - Roca rainsense and handheld shower fixtures
 - Ceramic floor tiles



HEATING

- Underfloor heating to the ground floor of the detached house
- Radiators to mews houses and first and second floor of the detached house
- Gas central heating



HOME TECHNOLOGY

- CAT 6 cabling throughout to connect to the latest technology
- Phone points in master bedroom and living rooms
- TV points in all rooms



DECORATION & FINISH

- Internal walls and ceilings finished with a smooth plaster, painted with a white emulsion throughout
- Doors, timber skirtings and architraves finished in satin wood throughout
- Painted hardwood timber front door
- Fitted wardrobes to master bedrooms and optional fitting to remaining bedrooms
 - Double glazed UPVC windows
 - External water taps
 - Storage for bikes



KITCHEN

- High quality modern fitted kitchens
 - Quartz work surfaces
- Franke stainless steel undermount bowl and a half sink
 - Bristan pull hose tap
 - AEG oven and microwave
 - AEG induction hob and hood
 - Integrated fridge freezer
 - Integrated dishwasher
 - Integrated washer/dryer



ELECTRICAL

- Downlighters installed in kitchens and bathrooms
- External PIR and switch to front of properties
 - Mains operated smoke detectors with battery backup
- Provision for wiring to connect to burglar alarm system
 - CO² detectors fitted





BUYING FROM GADE

Checkmate 10 year guarantee and our guarantee to you:

Your new home comes with a Checkmate 10 year Guarantee which stays with the property until the period expires. This warranty is transferred whenever the property is sold and the Checkmate Guide confirms the process that must be followed for the warranty to be completed correctly upon sale.

Your policy documentation and Guarantee will be issued directly from Checkmate upon completion of your purchase.

During the first two years of the warranty period the responsibility for responding to any warranty issues rests with us and would be handled by our

customer care team. During this period any defects should be notified to **01442 264488** and **customercare@gadehomes.co.uk**

Our defects period does not cover:

- Damage caused by accidents, negligence, abuse, normal wear and tear or items relating to poor property maintenance, such as blockage's in drains relating to inappropriate disposal of waste.
- Minor shrinkage (up to 2mm) and cosmetic defects to decorations, tiling, ceilings, floor coverings, kitchen units, appliances, fitted wardrobes, bathroom sanitary ware and furniture, glass or other items that are not reported as part of the Handover Process.

Gade Property Developments Limited and their agents give notice that: (i) the particulars are set out as a general outline only, for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition, necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gade Property Developments Limited or their agents has any authority to make or give any representation or warranty whatever in relation to the property. Gade Homes is part of Gade Property Developments Limited. January 2018.

HANDOVER PROCESS

Prior to completion of contracts on your new home, you will have had the opportunity to inspect the property in detail and we will arrange to meet with you for a formal schedule to be agreed in relation to any issues caused by faulty workmanship or materials. This allows complete peace of mind and transparency from the day of purchase, so that any items you need addressing have been rectified.

Where a schedule has not been agreed prior to completion, arrangements will be made as soon as possible after purchase of your home.



MANUFACTURER LITERATURE & APPLIANCE WARRANTIES

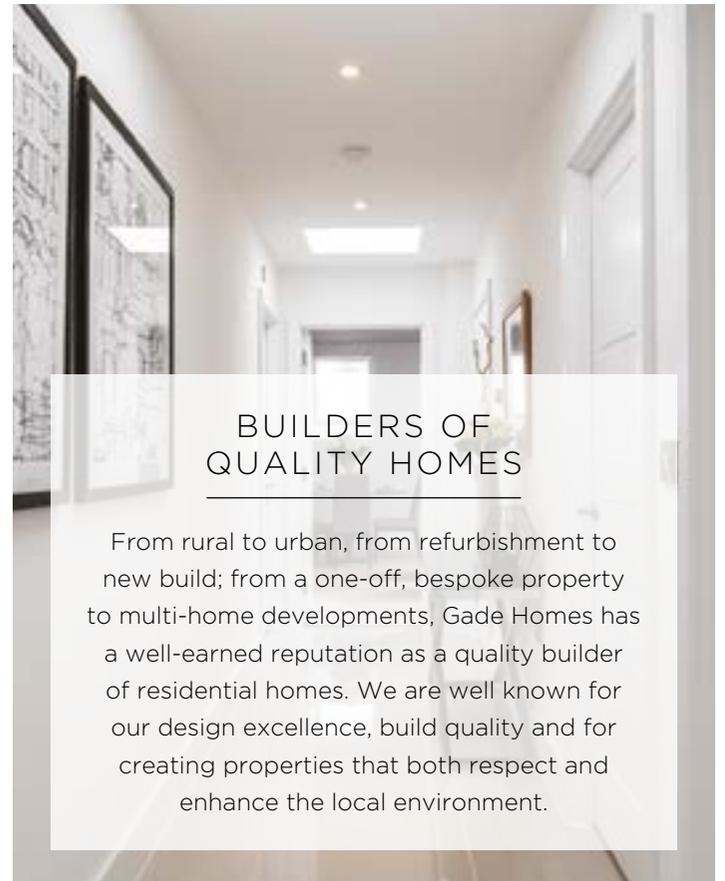
On completion of the development, literature (warranties and use and care guides) will be provided by the manufacturers of consumer products and other items in your home.

All appliances, including kitchen appliances, other white goods, hot water cylinder and boilers are covered by manufacturer's warranty.



WE HAVE BEEN HERE A LONG TIME

Gade Homes, part of Gade Group have been developing residential properties for over 50 years. Independent and entrepreneurial, we have established an excellent reputation built through honesty and integrity over many years.



BUILDERS OF QUALITY HOMES

From rural to urban, from refurbishment to new build; from a one-off, bespoke property to multi-home developments, Gade Homes has a well-earned reputation as a quality builder of residential homes. We are well known for our design excellence, build quality and for creating properties that both respect and enhance the local environment.

For all enquiries, please contact sole selling agent Savills

1 Rowland Place, Green Lane, Northwood, HA6 1AA
Telephone: 01923 740094 | Email: northwoodnewhomes@savills.com

