



101

BROOKMANS PARK



Six elegantly designed
detached houses on
Brookmans Park's most
desirable roads

101

A modern classic

Discover an exciting new collection of six, beautifully designed detached homes offering classic grandeur with a touch of contemporary flair, situated on the most desirable streets of Brookmans Park in Hertfordshire.



Golf Club Road - Computer generated image is indicative only.



Brookmans Avenue - Computer generated image is indicative only.

The elegant architectural design draws inspiration from the timeless, classic Georgian era, infused with thoroughly modern-day comforts, space for all the family and entertaining guests in style.

Stylish rural living

Ideally placed for the vibrant local shopping, food and drink scene, with village favourites on your doorstep and the best of Hertfordshire close by.

Brookmans Park village has all the everyday essentials covered, including a butcher, baker, independent cafés, gastro pubs and restaurants, to name a few.

For something a little different, head into nearby St. Albans or High Barnet for a choice of well-known shops, chic boutiques, all-day dining and bars, while Welwyn Garden City's Howard Centre shopping mall is closeby. Whatever you're looking for, it's all within easy reach.



Savour the great outdoors



- 1. Morven Park**
Peaceful National Trust parkland close to Potters Bar.
- 2. St Albans**
Cathedral city with parks, shopping and Roman history
- 3. Brookmans Park Golf Club**
This highly regarded local course is just feet from the gates of 101.
- 4. Hatfield House**
Enjoy the gardens, park and woodland walks of this 17th century estate.

Make the move to this leafy, incredibly picturesque corner of Hertfordshire and you'll never look back.

Whether you're seeking escapism or adventure, you'll find it all close to home. There are miles of green spaces, country pursuits and sporting activities to explore nearby, including the area's unspoilt woodlands, manicured parks and leisurely walking trails.

It's a golfer's paradise too, with Brookmans Park Golf Club adjacent to your new home and a further seven courses nearby including The Grove with its championship course and spa. And for the kids there's Go Ape at Trent Park and stables offering riding through the picturesque countryside.

The perfect start

With a variety of good primary and secondary schools close by, state and independent, it's small wonder that families are so drawn to the area.

Brookmans Park
Primary School

Ages 4-11
Ofsted / Good
0.8 miles

Chancellors
School

Ages 11-18
Ofsted / Good
0.8 miles

Little Heath
Primary School

Ages 3-11
Ofsted / Good
1.6 miles

Queenswood
School

Ages 11-18 (Girls)
Independent Prep School
1.6 miles

Lochinver House
School

Ages 4-13 (Boys)
Independent Prep School
2.0 miles

Stormont
School

Ages 4-11 (Girls)
Independent Prep School
2.2 miles

Dame Alice
Owens School

Ages 11-18
Ofsted / Outstanding
3.9 miles

St Albans
School

Ages 11-18 (Boys)
Independent School
8.5 miles

Haileybury
School

Ages 11-18
Independent School
11.5 miles





Local highlights

There's plenty going on for all the family, from eating out to the great outdoors, everyday essentials to weekend entertainment.



Shopping

- 1 Brookmans Park Local Shops
- 2 Sainsbury's
- 3 Tesco Superstore
- 4 Waitrose
- 5 Colney Fields Retail Park



Leisure & Entertainment

- 6 Go Ape
- 7 The Odyssey Cinema
- 8 Odeon Hatfield
- 9 Everyman Cinema
- 10 Dinosaur Adventure Golf
- 11 David Lloyd Gym



Parks & Green Spaces

- 12 Gobions Woods
- 13 Morven Park (National Trust)
- 14 North Mymms Woods
- 15 Hatfield House
- 16 Aldenham Country Park
- 17 Trent Park



Cafés, Bars & Restaurants

- 18 Brookmans
- 19 Cock o' the North
- 20 Miller & Carter
- 21 Judges Bar & Restaurant
- 22 The Duke of York
- 23 Sopwell House Hotel
- 24 The Ivy Brassiere
- 25 Lussmans



Connected living

With a choice of well-connected train stations and roads nearby, a home at 101 Brookmans Park ensures that you're perfectly positioned for central London and beyond.

The local station at Brookmans Park is within walking distance, while Potters Bar station to the south offers even faster train services into central London. What's more, with access to both the A1 and M25 close by, venturing further afield by car is easy too.

| | | | |
|-----------------------------------|-------------------------------------|--------------------------------------|---|
| Finsbury Park 22 mins 🚶 | London King's Cross 31 mins 🚶 | Old Street 35 mins 🚶 | Moorgate 38 mins 🚶 |
| M25 (Potters Bar) 10 mins 🚗 | St Albans City 20 mins 🚗 | London Luton Airport 25 mins 🚗 | Brent Cross Shopping Centre 33 mins 🚗 |

Source: Journey times taken from Google Maps and National Rail.

Amazing space

Step inside and you'll discover that the timeless elegance of the architectural design continues.

Each of the homes boasts generously proportioned living areas, five bedrooms and luxurious bathrooms, offering an abundance of space for family and guests.

The grand formal living room is the perfect spot for relaxing in the evening or hosting pre-dinner drinks, while the large open-plan, living-dining kitchen presents the ultimate in flexibility; a space where you can get together, cook, relax, watch TV and eat - all in one place. Whilst the large sliding/folding glass doors allow you to enjoy the wonderful landscaped gardens.

The finer details make an impact too, with the interior design palette including feature white and dark porcelain tiles, dark-stained timber, elegant chrome fixtures and opulent textured wallpapers, combining to create inviting spaces of truly timeless appeal.

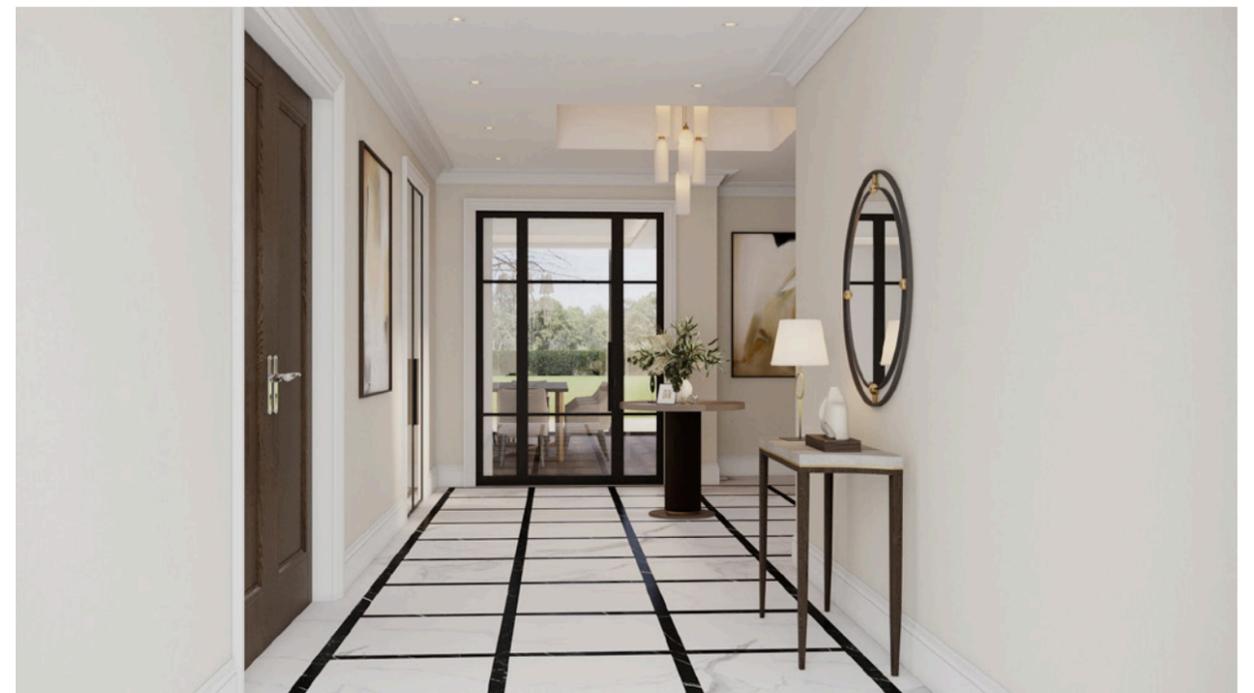
Computer generated imagery is indicative only.



Formal Living Room



Master Dressing Room



Entrance Hall



Entrance Hall

Computer generated image is indicative only.



Living Area & Dining

Computer generated image is indicative only.



Family / Dining / Kitchen

Computer generated image is indicative only.



Family / Dining / Kitchen

Computer generated image is indicative only.



Master Bedroom

Computer generated image is indicative only.



Bathroom

Computer generated image is indicative only.

Specification

Interior finishes

- Dark stained extra height oak veneer timber doors, frames and architraves
- Calcatta Oro large format porcelain floor tiles with feature trim to Hallway with two story feature chandelier
- Dark stained Oak staircase with blackend steel spindles with chrome beads
- Light stained fluted oak veneer bespoke joinery with Calcatta Oro marble counter top with floating lacquered cupboards to family room
- Polished chrome door and window ironmongery throughout
- Wide plank dark stained brushed and fumed European oak flooring to formal reception and master bedroom
- Dark stained oak effect thin strip porcelain floor tiles to kitchen/family/dining room
- Feature marble fireplace to formal reception with antique mirror chimney breast
- Cornicing to select rooms
- Fabric wallpapers to select rooms

Kitchen

- Bespoke German designer Rotpunkt kitchens, with a blend of matt lacquer and light-stained oak veneer cupboards with a sleek handle-less design.
- Miele fully integrated appliances including:
 - Extra wide induction hob
 - Two oven's
 - Warming drawer
 - Microwave
 - Dish washer
 - Fridge
 - Freezer
 - Extractor fan
- Quooker tap with instant boiling water
- Polished natural Quartzite counter tops with stain proof Dekton surface additive
- Dark stained oak effect thin strip porcelain floor tiles

Bedrooms

- Wool carpets to all bedrooms.
- Bespoke designer matt lacquered wardrobes with internal led lighting to all bedrooms

Bathrooms

Master Ensuite

- Vado Altitude wall mounted his & her chrome basin taps
- Italian Puntotre - Art bespoke vanity with Macassar Ebony timber, black glass counter top with his & her basins
- Victoria & Albert Warndon free standing feature bath, with Vado origins floor mounted bath filler with hand spray (or wall mounted waterfall spout & thermostatic mixer)
- Recessed vanity mirrored cupboards
- Wet room shower enclosure with over head extra wide shower head, and wall mounted hand held shower
- Vado thermostatic shower mixer
- Large format Calcatta Oro porcelain tiles to floor and walls, with inset feature Nero Atlante porcelain floor trim
- Wall mounted toilet in separate enclosure
- Heated towel rails

Secondary Bathrooms

Mixture of shower rooms and bathrooms

- Walk in wet room showers with framed glass screens
- Harrogate contemporary freestanding bath with wall mounted Vado waterfall spout & thermostatic mixer
- Vado thermostatic shower mixers, with wall mounted showers
- Vado wall mounted and deck mounted basin taps
- Italian Puntotre vanity units with composite stone countertop and undermounted basins with draws under
- Feature porcelain large format floor and wall tiles
- Soft close WC's by Catalano with pneumatic dual flush buttons
- Heated towel rails

Electrical

- Control 4 lighting installed to principal rooms. Wiring and infrastructure provided for future additional installation.**
- Polished chrome face plates throughout secondary rooms
- Recessed low energy LED lighting throughout with complementary discreet feature coffered ceiling lighting
- 5 amp lighting circuits to principle rooms
- Telephone and Cat 6 data and video distribution points throughout
- Satellite and aerial installed for terrestrial and satellite provision
- Wired for 1No electric car charger point
- Wired for electric curtains and blinds to principle rooms
- Photo voltaic cells mounted on roof

Heating, Hot Water, Cooling & Ventilation

- Vaillant Ecotec gas boiler providing heating and hot water
- High pressure hot water Megaflo tank supplying all bathrooms
- Under floor heating throughout ground and 1st floor, controlled via Heatmiser thermostats, iPad, phones and the internet
- Wall mounted radiators to 2nd floor
- Air conditioning provided to kitchen/family room and master bedroom including Bluetooth connectivity. Infrastructure provided to secondary rooms.**
- Remote bathroom ventilation fans providing extra quiet ventilation

Audio Visual

- Multi-room audio to principal rooms via a Control 4 system with ceiling mounted speakers. Controlled via Ipad, phone and wall panels.**
- Integrated Cat 6 cabling wired for video and data distribution to all rooms
- Surround sound system to family room, including sound bar, sub-woofer and ceiling mounted speakers
- Secure AV rack for all equipment

Security & Fire

- Wired alarms ready to receive full police monitored alarm system
- Insurance approved front door locks, high security night latch with a second low-level mortice deadlock
- Patio door locks: 5 lever locks PAS24 certified (high security)
- CCTV provision for whole house cover and remote monitoring
- Integrated mains smoke/heat detectors throughout.
- Video intercom to security gates and pedestrian access
- Window restrictors (removable) on all windows

Rear & Front Gardens

- Landscaped with new planting, hedgerow and trees
- Rear terrace paved with a large format porcelain tile
- Resin bonded gravel driveways
- Remote operated automatic gates to driveways with pedestrian access

General

- 10yr Structural Warranty provided by International Construction Warranties (ICW) underwritten by Lloyds of London
- All windows are double glazed timber sash with chrome chain pull cords and ironmongery with 10yr warranty
- All properties are freehold

Options Available

The following options are available for all houses: *(additional cost applicable)*

- Convert integral garage to a habitable room with front facing windows/s. Under floor heating and lighting circuits already installed.
- Expand multiroom audio system to all rooms
- Expand air-conditioning coverage (current coverage kitchen/family room and master bedroom)
- Expand control 4 controls, including additional wall panels to first and second floor (currently installed on ground floor and light switches to principal rooms)

**The specification is preliminary and subject to change up until the point of purchase.*

*** Option available to expand provision.*

Site Plan

- Brookmans Avenue
- Silverwood
- Oakview
- Beechside

- Golf Club Road
- Somersgrove
- Sambrooke
- Fairways

All houses have 5 bedrooms and a study.



Silverwood/Beechside

Brookmans Avenue

4.196 SQ FT (389.8 SQ M)

incl. ~1.5m restricted height



SILVERWOOD / BEECHSIDE FLOOR PLAN

*Note Beechside is handed: garage on right bay.
 Planning permission has been granted for the option to have the garage converted to an extra room.
 As displayed on the CGI on page 4-7. Computer generated image is indicative only.*

Ground Floor

1.564 SQ FT (145.3 SQ M)

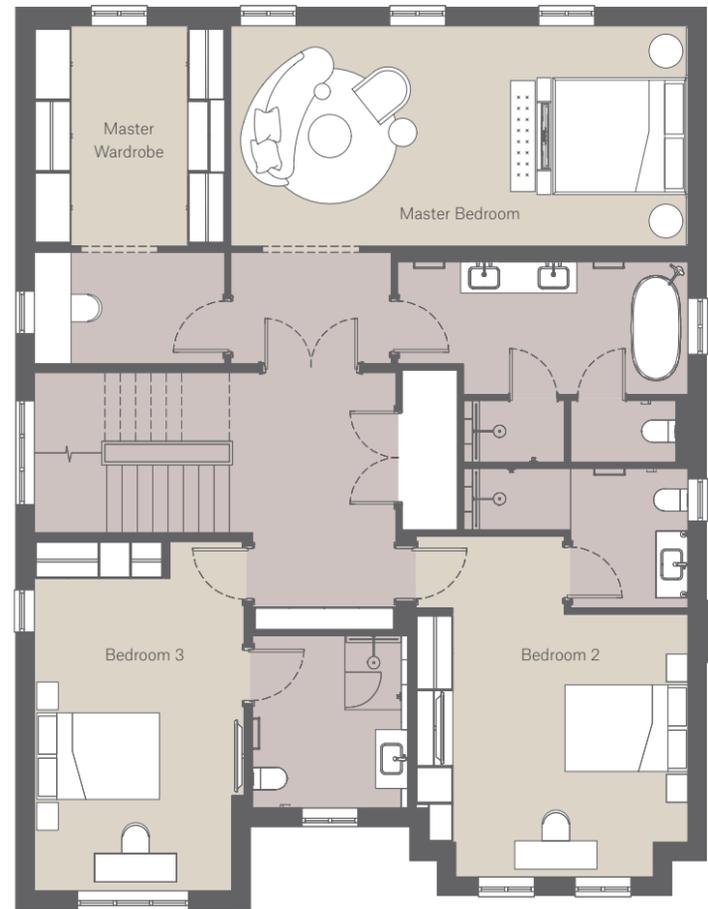


SILVERWOOD / BEECHSIDE FLOOR PLAN

| | | |
|---------------------------|----------------|----------------|
| Family / Dining / Kitchen | 10.64m x 5.48m | 34'11" x 18'0" |
| Living Room | 6.07m x 4.42m | 19'11" x 14'6" |
| Utility Room | 2.38m x 2.00m | 7'10" x 6'7" |
| Garage | 5.46m x 3.22m | 17'11" x 10'7" |

First Floor

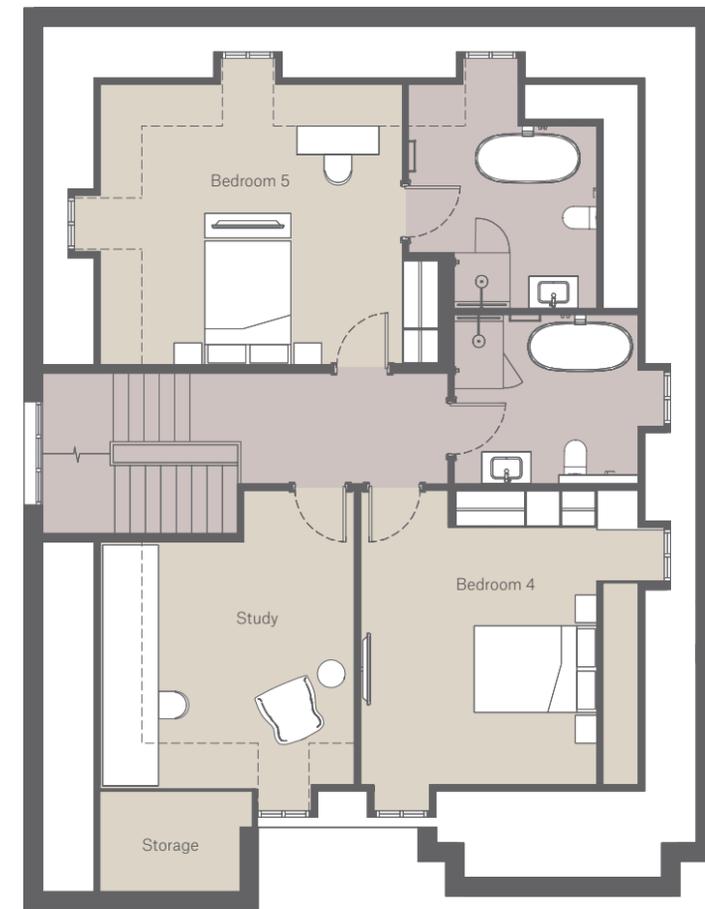
1,523 SQ FT (141.5 SQ M)



| | | |
|-----------------|---------------|---------------|
| Master Bedroom | 7.44m x 3.57m | 24'5" x 11'9" |
| Master Wardrobe | 5.48m x 3.10m | 18'0" x 10'2" |
| Bedroom 2 | 5.52m x 4.42m | 18'1" x 14'6" |
| Bedroom 3 | 5.66m x 3.42m | 18'7" x 11'3" |

Second Floor

922 SQ FT (85.7 SQ M) *excl. restricted height*
 1,109 SQ FT (103.0 SQ M) *incl. <1.5m restricted height*



| | | |
|-----------|---------------|----------------|
| Bedroom 4 | 4.52m x 5.52m | 14'11" x 18'1" |
| Bedroom 5 | 4.53m x 4.78m | 14'10" x 15'8" |
| Study | 4.14m x 4.78m | 13'7" x 15'8" |

Oakview

Brookmans Avenue

4.573 SQ FT (429.9 SQ M)

incl. ~1.5m restricted height

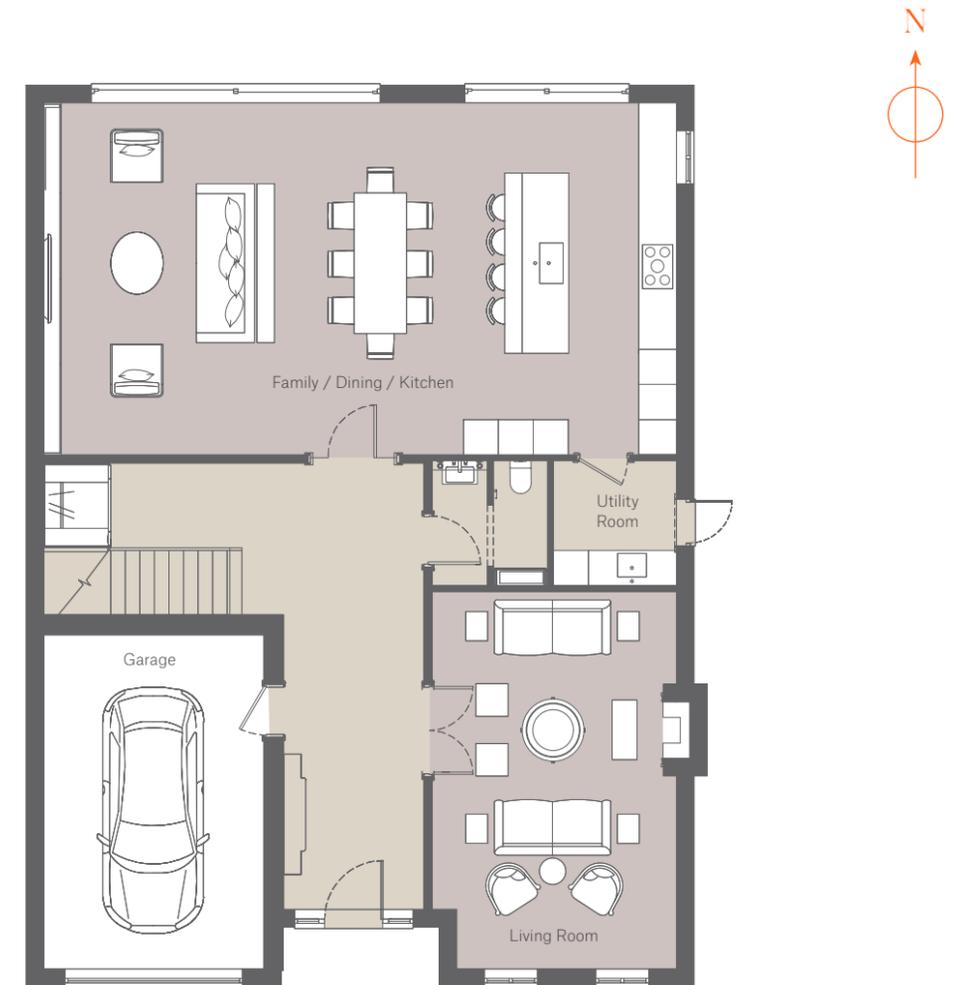


OAKVIEW FLOOR PLAN

*Planning permission has been granted for the option to have the garage converted to an extra room.
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Ground Floor

1.705 SQ FT (158.4 SQ M)

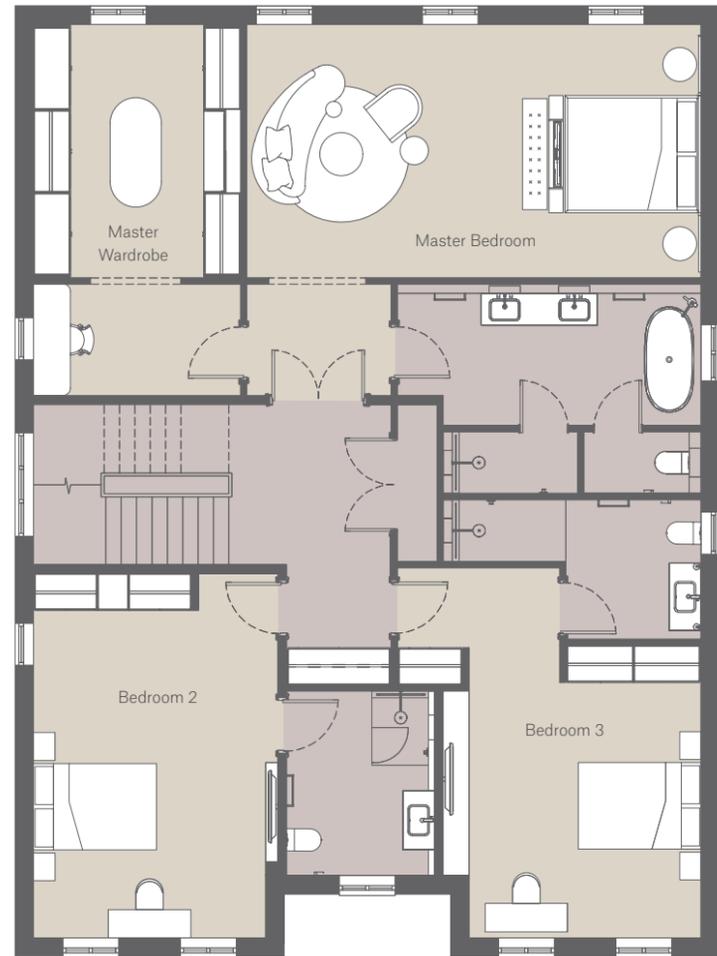


OAKVIEW FLOOR PLAN

| | | |
|---------------------------|----------------|---------------|
| Family / Dining / Kitchen | 10.87m x 6.02m | 35'8" x 19'9" |
| Utility Room | 2.10m x 2.12m | 6'11" x 6'11" |
| Living Room | 6.45m x 4.20m | 21'2" x 13'9" |
| Garage | 5.71m x 3.78m | 18'9" x 12'5" |

First Floor

1,675 SQ FT (155.6 SQ M)

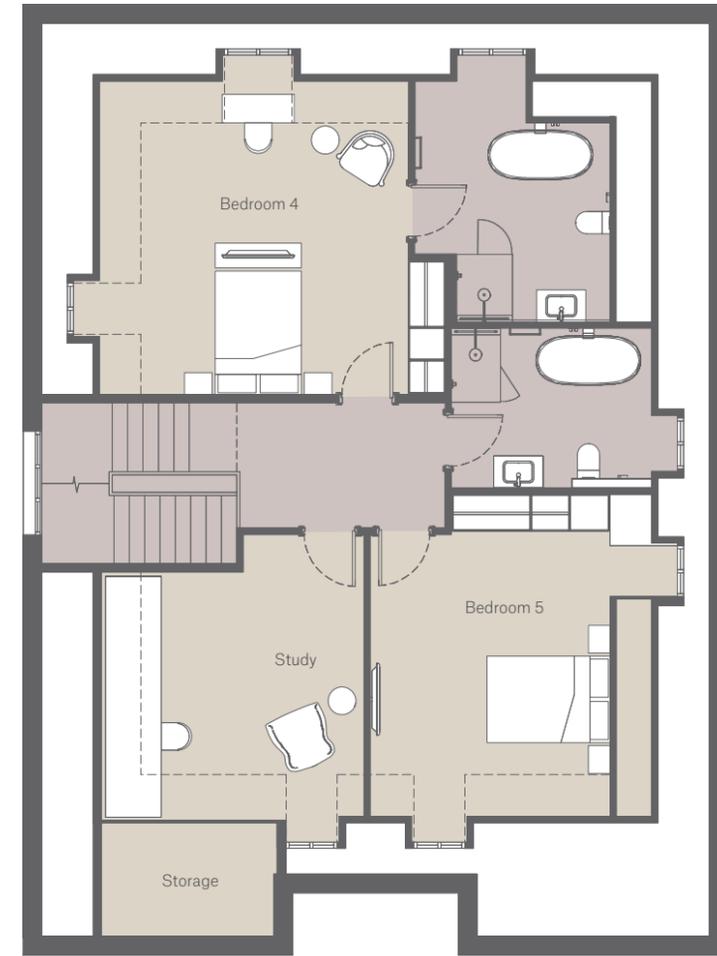


| | | |
|-----------------|---------------|---------------|
| Master Bedroom | 7.39m x 4.11m | 24'3" x 13'6" |
| Master Wardrobe | 6.02m x 3.37m | 19'9" x 11'1" |
| Bedroom 2 | 5.90m x 4.20m | 19'4" x 13'9" |
| Bedroom 3 | 5.91m x 3.98m | 19'5" x 13'1" |

OAKVIEW FLOOR PLAN

Second Floor

989 SQ FT (91.9 SQ M) *excl. restricted height*
 1,193 SQ FT (110.9 SQ M) *incl. <15m restricted height*



| | | |
|-----------|---------------|----------------|
| Bedroom 4 | 5.08m x 5.63m | 16'8" x 18'6" |
| Bedroom 5 | 4.22m x 4.58m | 13'10" x 15'0" |
| Study | 4.31m x 4.57m | 14'2" x 15'0" |

OAKVIEW FLOOR PLAN

Somersgrove

Golf Club Road

3,768 SQ FT (350.1 SQ M)

incl. ~1.5m restricted height

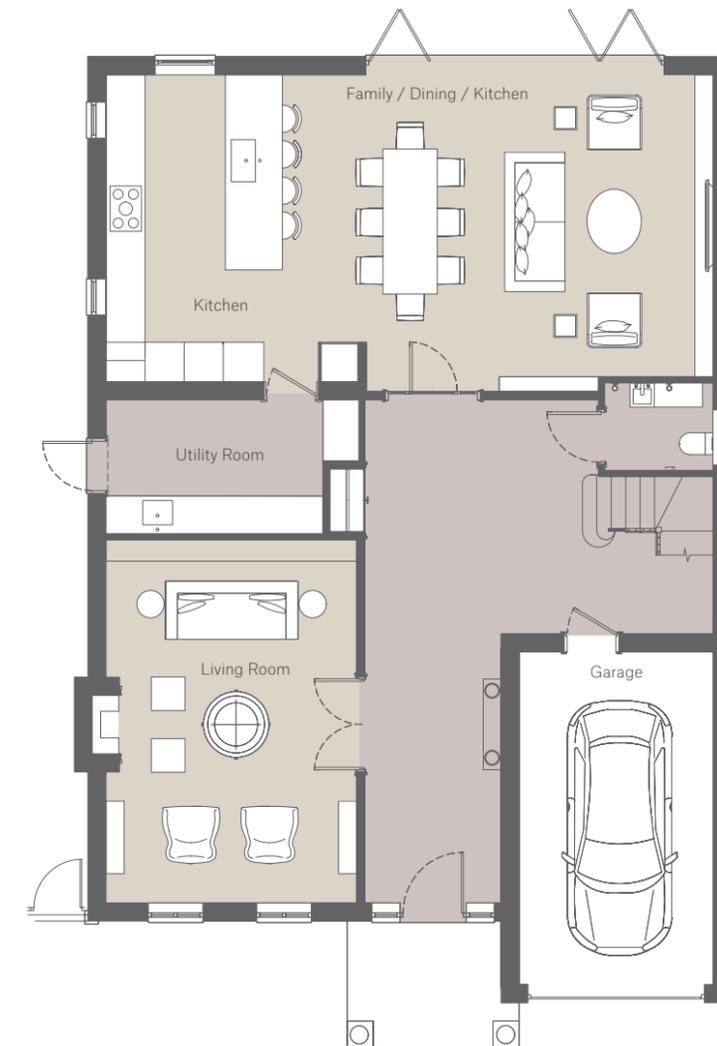


SOMERSGROVE FLOOR PLAN

*Planning permission has been granted for the option to have the garage converted to an extra room.
As displayed on the CGI on page 4-7. Computer generated image is indicative only.*

Ground Floor

1,537 SQ FT (142.8 SQ M)

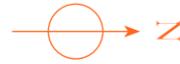
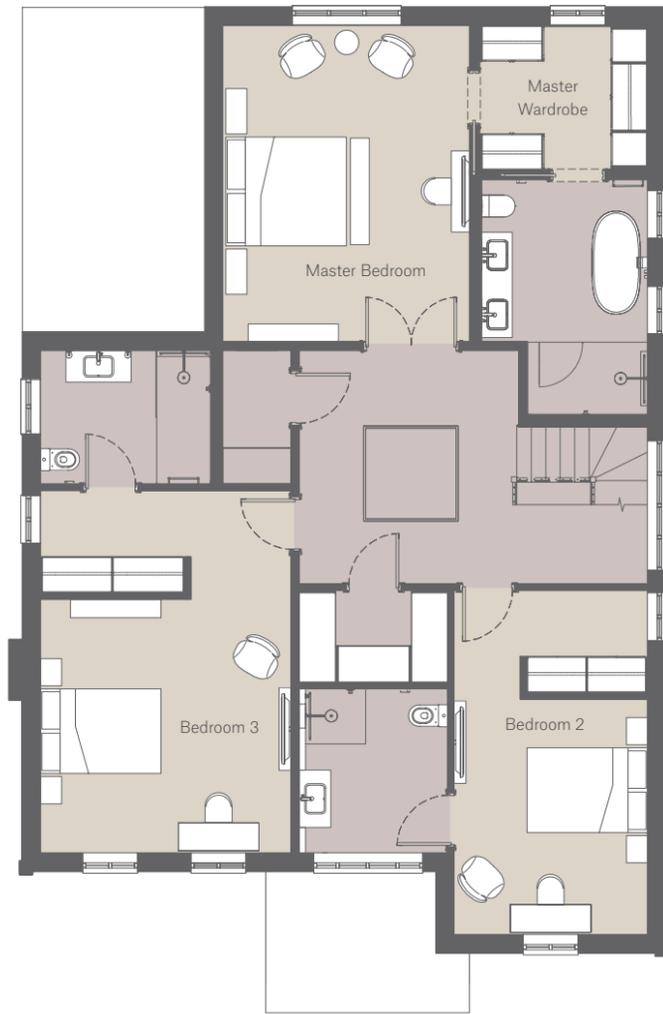


SOMERSGROVE FLOOR PLAN

| | | |
|---------------------------|----------------|----------------|
| Family / Dining / Kitchen | 10.08m x 5.23m | 33'1" x 17'2" |
| Utility Room | 4.20m x 2.22m | 13'9" x 7'3" |
| Living Room | 6.00m x 4.16m | 19'8" x 13'8" |
| Garage | 5.50m x 3.22m | 18' 1" x 10'7" |

First Floor

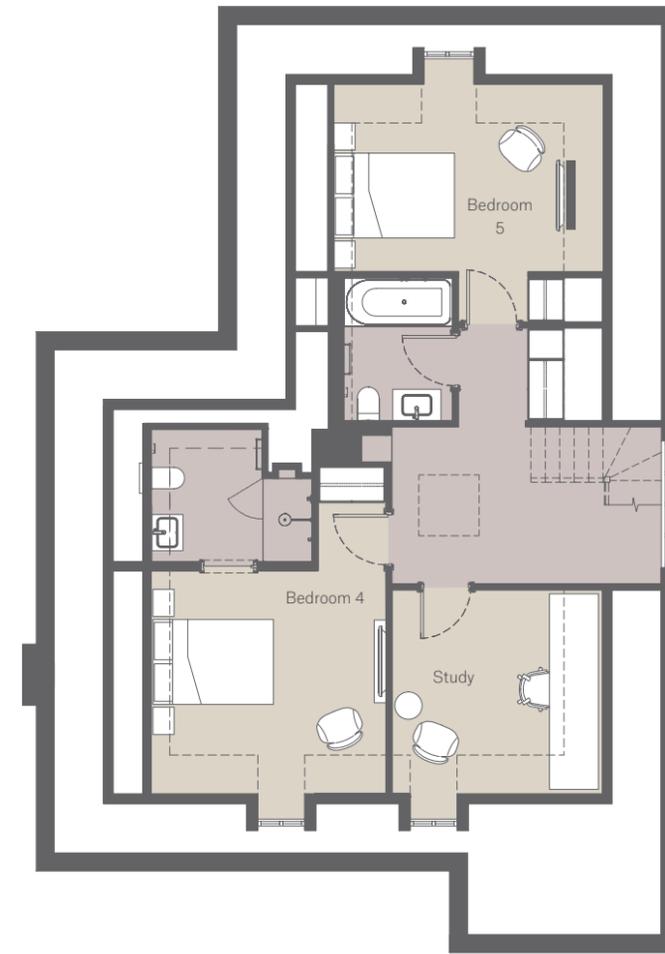
1,338 SQ FT (124.3 SQ M)



| | | |
|-----------------|---------------|---------------|
| Master Bedroom | 5.23m x 4.10m | 17'2" x 13'5" |
| Master Wardrobe | 2.86m x 2.45m | 9'5" x 8'0" |
| Bedroom 2 | 5.70m x 3.22m | 18'8" x 10'7" |
| Bedroom 3 | 6.00m x 4.16m | 19'8" x 13'8" |

Second Floor

665 SQ FT (61.8 SQ M) *excl. restricted height*
 893 SQ FT (83.0 SQ M) *incl. <15m restricted height*



| | | |
|-----------|---------------|----------------|
| Bedroom 4 | 4.57m x 3.73m | 15'0" x 12'3" |
| Bedroom 5 | 5.18m x 3.93m | 17'0" x 12'11" |
| Study | 3.54m x 3.41m | 11'7" x 11'2" |

Sambrooke/Fairways

Golf Club Road

4.113 SQ FT (382.1 SQ M)

incl. ~1.5m restricted height

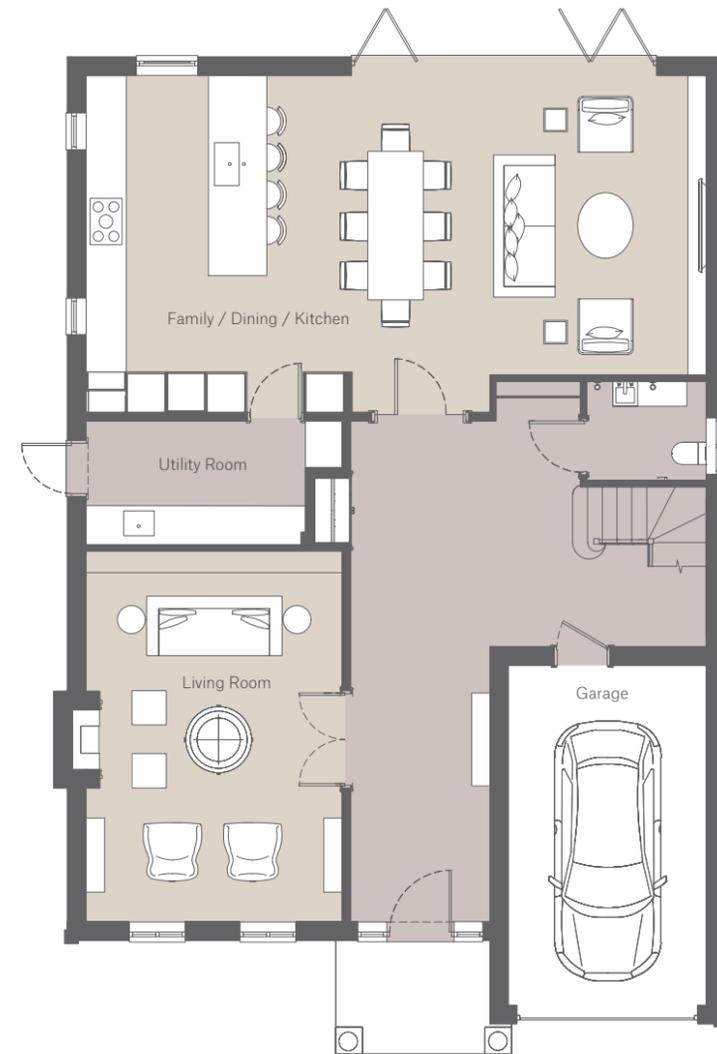


SAMBROOKE / FAIRWAYS FLOOR PLAN

*Note: Fairways has same front appearance as Somersgrove (see page 40).
 Planning permission has been granted for the option to have the garage converted to an extra room.
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Ground Floor

1,535 SQ FT (142.6 SQ M)

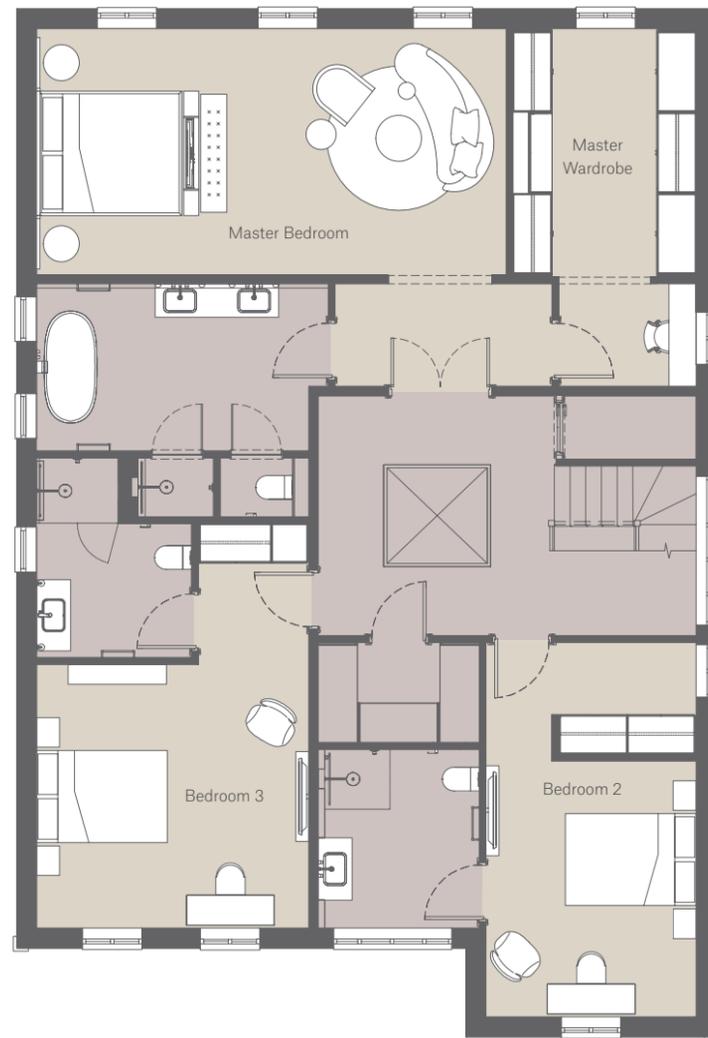


SAMBROOKE / FAIRWAYS FLOOR PLAN

| | | |
|---------------------------|----------------|----------------|
| Family / Dining / Kitchen | 10.08m x 5.45m | 33'1" x 17'11" |
| Utility Room | 4.16m x 2.00m | 13'8" x 6'7" |
| Living Room | 6.00m x 4.16m | 19'8" x 13'8" |
| Garage | 5.50m x 3.22m | 18'1" x 10'7" |

First Floor

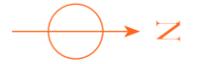
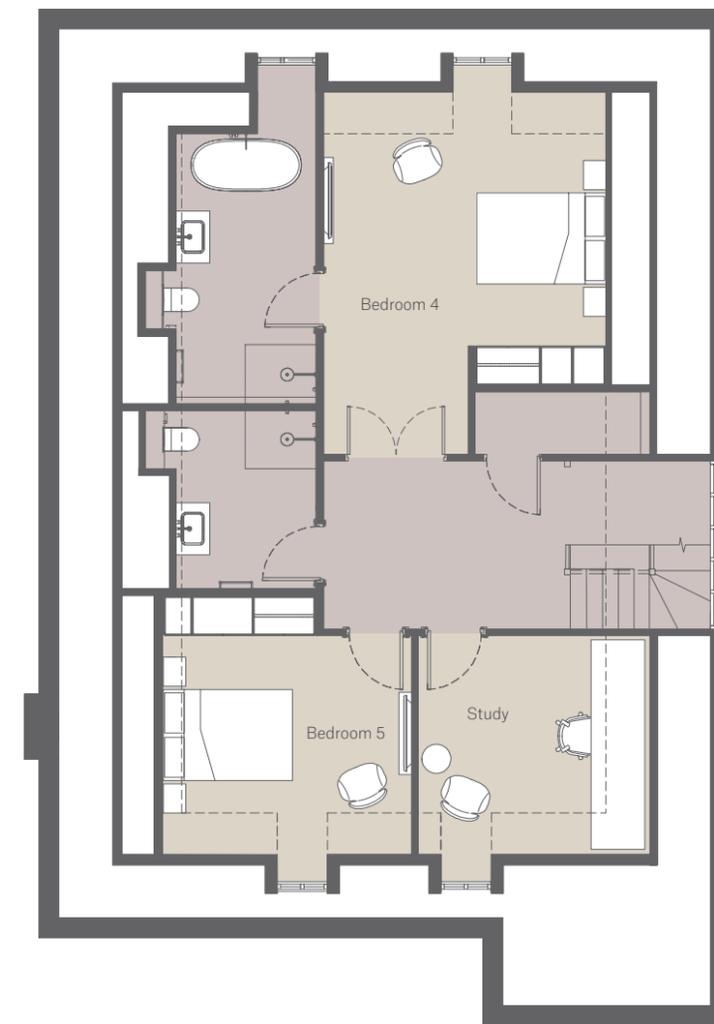
1,512 SQ FT (140.5 SQ M)



| | | |
|-----------------|---------------|---------------|
| Master Bedroom | 7.18m x 3.78m | 23'7" x 12'5" |
| Master Wardrobe | 5.44m x 2.80m | 17'10" x 9'2" |
| Bedroom 2 | 5.70m x 3.22m | 18'8" x 10'7" |
| Bedroom 3 | 6.16m x 4.16m | 20'3" x 13'8" |

Second Floor

854 SQ FT (79.3 SQ M) *excl. restricted height*
 1,066 SQ FT (99.0 SQ M) *incl. >1.5m restricted height*



| | | |
|-----------|---------------|----------------|
| Bedroom 4 | 5.56m x 5.05m | 18'3" x 16'7" |
| Bedroom 5 | 4.52m x 4.03m | 14'10" x 13'3" |
| Study | 3.57m x 3.58m | 11'1" x 11'9" |

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