

POET'S  CHASE

46 - 48 CROSS WAY • HARPENDEN • HERTFORDSHIRE • AL5 4QU

## THE PERFECT LOCATION

Dating back to the early 13th century, Harpenden is a commuters dream. Located in central Hertfordshire, with a journey time of under half an hour into central London, its retention of historic buildings and a village ambience provides a much sought after environment.

Harpden is ideal for city workers. Rail journeys from the town station to London St Pancras take around 23 minutes whilst for air travellers Luton Airport is just one stop north. For road users, the M1 is 5.5 miles away, linking Britain's major road networks, with the M25 just 13 miles distant. There is also easy access to the A1 (M) at Hatfield.

Local education is of a high standard, with St George's School, Sir John Lawes School (both within walking distance) and Roundwood Park School all consistently gaining GCSE and A Level results significantly higher than the national average. Aldwickbury School, an independent all-boys prep school is located on the outskirts of the town.

The town has a good range of amenities; Waitrose, Sainsbury's and M&S Food, all centrally based, compete for custom and there are also a number of independent outlets. Coffee shops and pubs proliferate and restaurants from pizza parlours to more exotic fare are numerous. St Albans, just 6.5 miles away, offers further choices for both retail and recreational activities.

Harpden is home to a number of well-supported sporting facilities. Rothamsted Park, just off the town centre, has on its borders both the local swimming pool and sports centre and the Harpenden Lawn Tennis club. Golfers can avail themselves of a number of clubs within the area. Ramblers will enjoy exploring Harpenden Common, where the Town Council is active in protecting the natural habitat, from flora and fauna to birds and bats.



High Street



Harpden Common Golf Club



Harpden Common

# STYLISH FAMILY HOMES DESIGNED TO PROVIDE AN ENVIABLE FAMILY ENVIRONMENT

Set on a quiet residential street within the classification of central Harpenden, Poet's Chase is a selection of superior properties created to meet the requirements of discerning purchasers.

Consisting of four sizeable family homes spread over three floors, complete with private gardens and off-road parking, Poet's Chase reflects sophisticated design with an emphasis on character.

Built to a high specification using materials sourced wherever possible for their environmental credentials, these executive homes will provide superb accommodation rarely matched for quality.

These properties are built for Osprey Homes by Beechwood Homes, a company with a long record of building high specification quality houses throughout Hertfordshire.

## SITE PLAN



**DRYDEN HOUSE**

**BROOKE HOUSE**

**ALDINGTON HOUSE**

**SOUTHEY HOUSE**

# POET'S CHASE

An exclusive development of just four family homes, Poet's Chase offers a superb opportunity to become a part of the popular, much sought-after town of Harpenden.

These semi-detached properties are designed to inspire. Off-street parking for two vehicles at the front of each property is perfect for a mobile family, and paved paths and side gates lead to private back gardens, laid to turf and featuring attractive paved areas.

The homes themselves have accommodation spread over three floors with the top floor effectively providing a self-contained environment for those wanting their own space.

Poet's Chase has been created using a combination of traditional skills, a meticulous approach with great attention to detail and cutting-edge technology. Our environmental policy results in these properties being built using sustainable materials wherever possible and we continually review the use of renewable sources for heating and hot water to ensure high levels of energy efficiency at all times.

For additional peace of mind, all our homes are guaranteed for 10 years through the NHBC, the UK's leading new home warranty and insurance provider.





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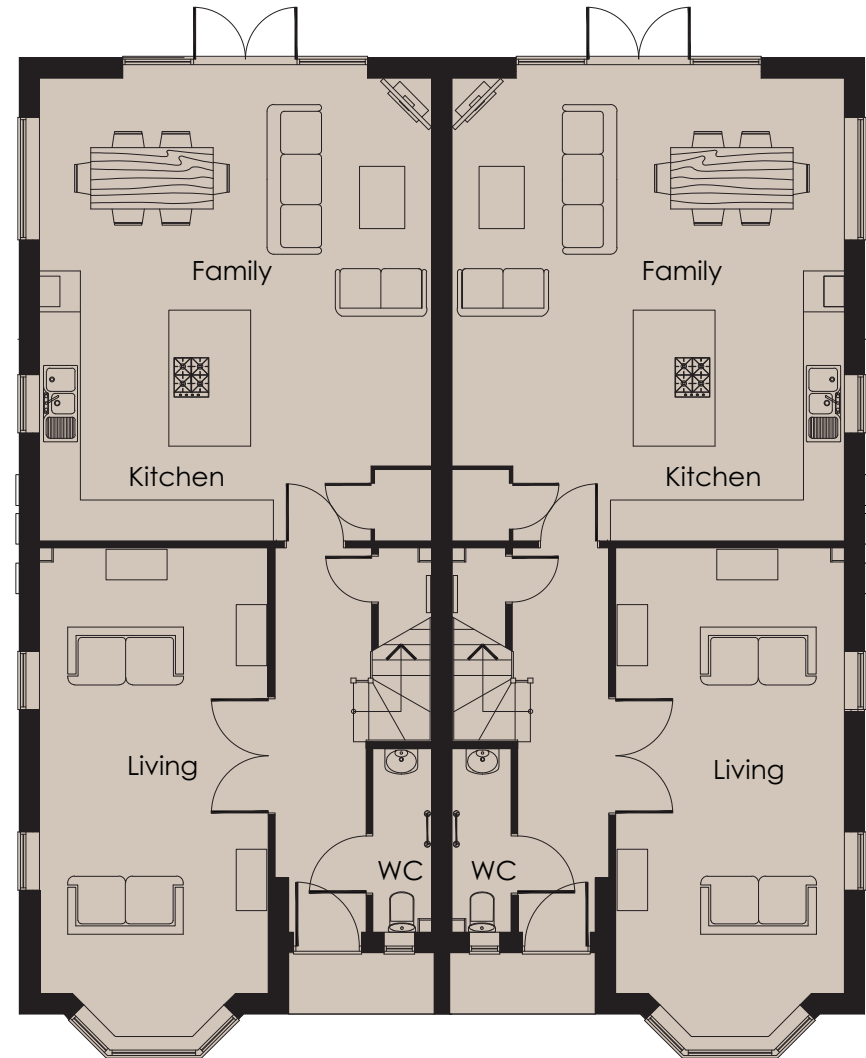
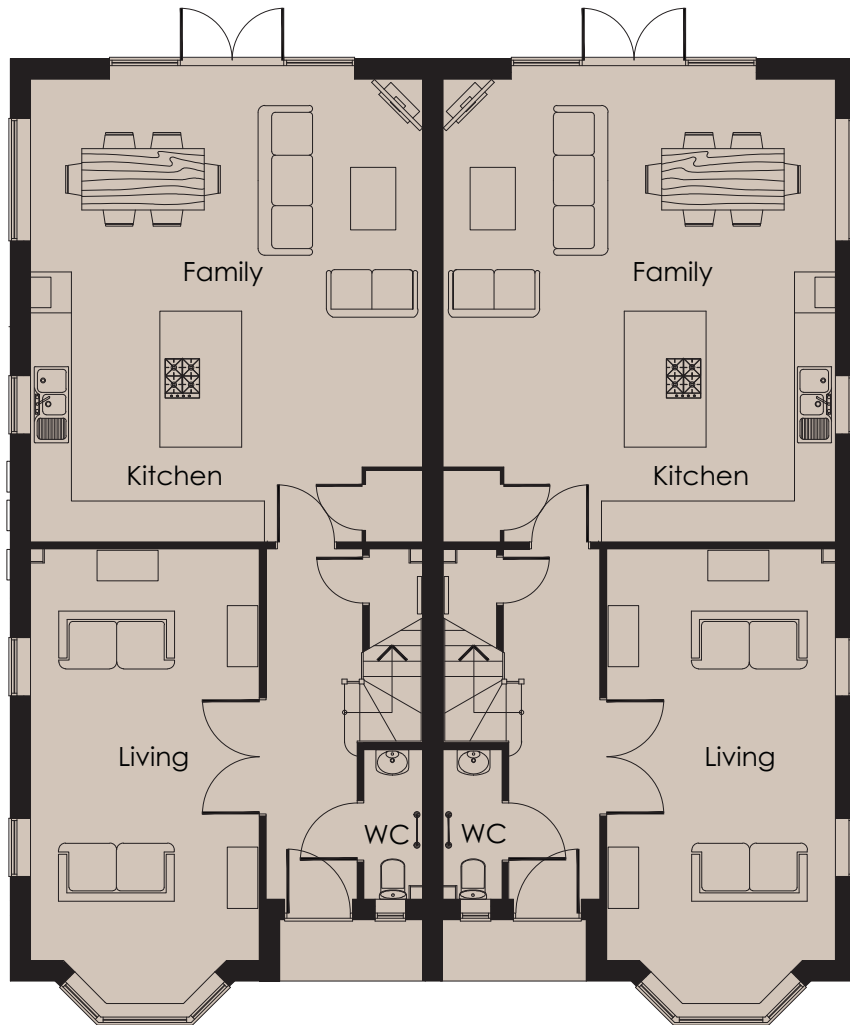
# GROUND FLOOR

DRYDEN HOUSE

BROOKE HOUSE

ALDINGTON HOUSE

SOUTHEY HOUSE



**Ground floor - Dryden House and Brooke House**

Kitchen/Family	6750mm x 5713mm	22'1" x 18'7"
Living room	6000mm x 3310mm	19'6" x 10'8"

**Ground floor - Aldington House and Southey House**

Kitchen/Family	6750mm x 5713mm	22'1" x 18'7"
Living room	6500mm x 3310mm	21'3" x 10'8"

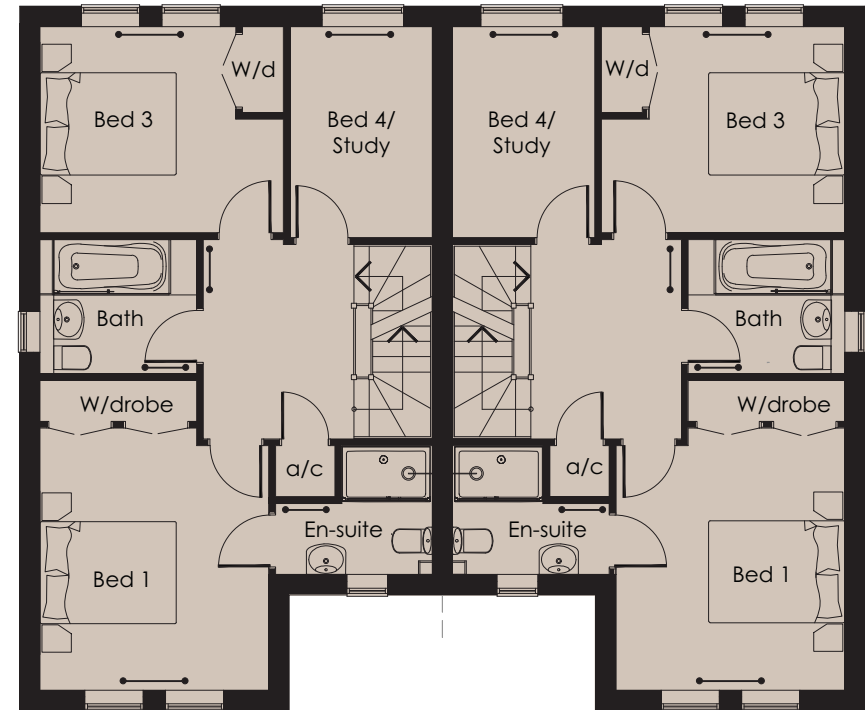
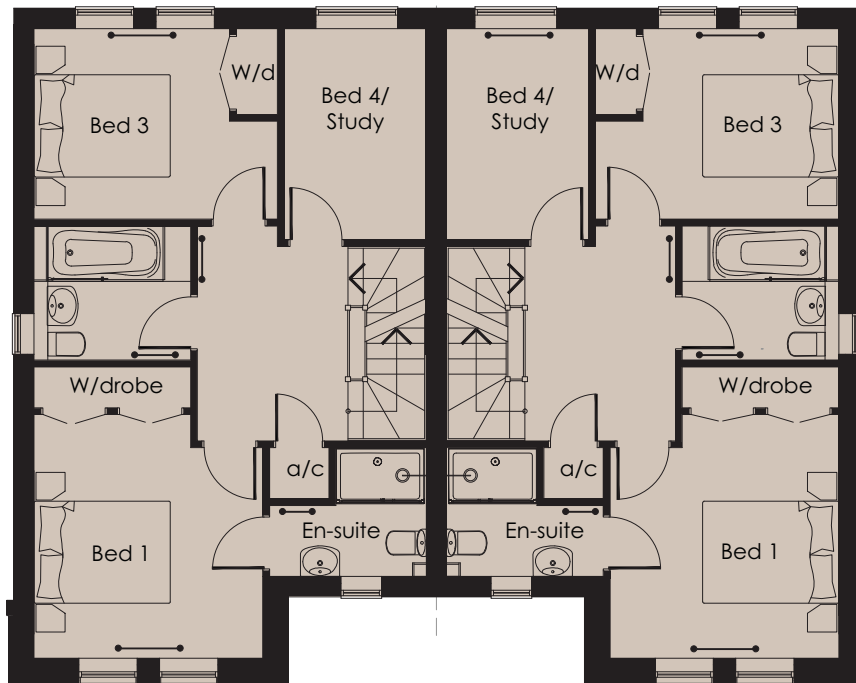
# FIRST FLOOR

DRYDEN HOUSE

BROOKE HOUSE

ALDINGTON HOUSE

SOUTHEY HOUSE



**First floor - Dryden House and Brooke House**

Bedroom 1	3542mm x 3310mm	11'6" x 10'8"
Bedroom 3	3538mm x 2762mm	11'6" x 9'0"
Bedroom 4/Study	2762mm x 2050mm	9'0" x 6'7"

**First floor - Aldington House and Southey House**

Bedroom 1	3800mm x 3360mm	12'4" x 11'0"
Bedroom 3	3538mm x 2992mm	11'6" x 9'8"
Bedroom 4/Study	2992mm x 2050mm	9'8" x 6'7"

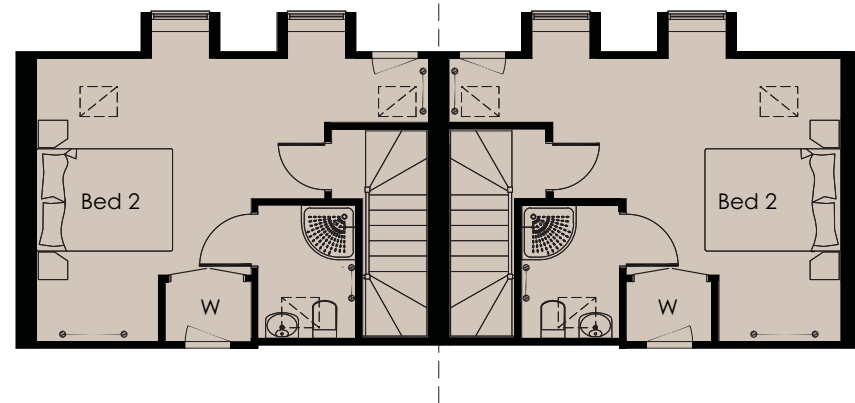
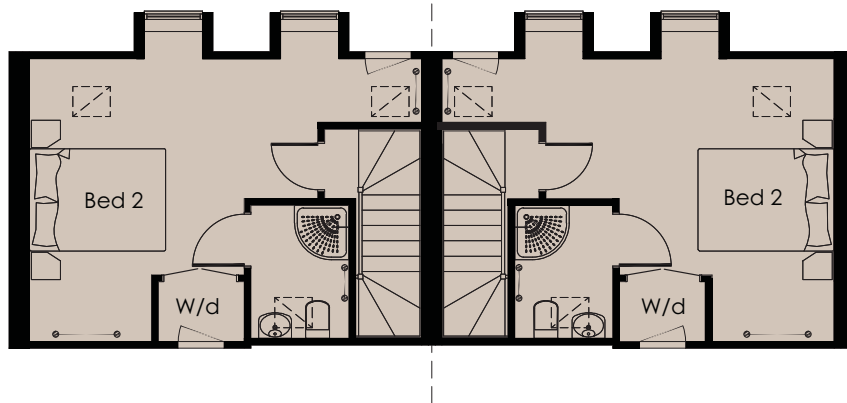
# SECOND FLOOR

DRYDEN HOUSE

BROOKE HOUSE

ALDINGTON HOUSE

SOUTHEY HOUSE



## Second floor - Dryden House and Brooke House

Bedroom 2

4100mm x 5450mm

13'4" x 17'8"

## Second floor - Aldington House and Southey House

Bedroom 2

4100mm x 5450mm

13'4" x 17'8"

## HIGH QUALITY, HIGH SPECIFICATION INTERIORS

With the increasing range of options available in today's marketplace offering purchasers ever more choices, Osprey Homes are focusing on developing an "Osprey Bespoke" scheme, which offers many variations for personalisation for those buying at an early stage of construction.

Reflecting the aspirations of purchasers, integrated social environments are provided through the combining of kitchens and family/dining rooms and high specification kitchen units; built-in appliances add to the appeal. Drawing rooms provide a spacious, comfortable location for entertaining, or simply relaxing in style at the end of a busy day.

Master bedrooms include en-suite facilities and all bedrooms are of generous proportions, with bedrooms 1, 2 & 3 benefitting from fitted wardrobes. Second bedrooms with en-suites are to be found on the top floor, providing ideal quarters for teenagers seeking a measure of independence. Opulence abounds, notably in our bathrooms, part-tiled and fitted with Duravit sanitaryware complete with vanity units to provide storage which are available in a number of finishes. Ceramic floor tiles and elegant high grade fixtures and fittings complete the design.

Environmental issues, always at the forefront of our thinking, have brought about significant technological advances in construction methods and we have utilised these in our housebuilding, resulting in homes that are highly energy-efficient and easy to maintain.



Interiors from previous development

# SPECIFICATION

## KITCHEN

- Luxury Schmidt bespoke fitted kitchen
- Quartz work surface with upstand
- Stainless steel NEFF appliances including single oven, combination microwave, fridge/freezer, induction hob, extractor hood, dishwasher and washer/dryer
- Contemporary stainless steel, temperature controlled wine cooler with shelving and glass door
- LED under-cupboard lights
- Ceramic floor tiling from Porcelanosa range to kitchen and family area

## BATHROOMS & CLOAKROOM

- White sanitaryware by Duravit
- Vado showers finished in polished chrome powered by pressurised water system
- Polished chrome Vado taps
- Soft closing vanity unit with choice of wood or white finish
- Chrome heated towel rail to cloakroom, family bathroom and en-suites 1 & 2



- Full height ceramic wall tiling to shower areas, half height elsewhere, complete with ceramic floor tiles, all from Porcelanosa range
- Half height wall tiling to cloakroom

## ELECTRICS & LIGHTING

- White energy efficient downlights to kitchen and family area
- Chrome energy efficient downlights to cloakroom, family bathroom and en-suites
- Electric shaver points to all bathrooms
- Polished and brushed chrome switches and sockets to ground floor
- Chrome grid switch for main appliances
- Concealed bank of electric switches on kitchen island
- Mains powered smoke detectors on all floors
- BT sockets and TV points to all rooms except wet rooms
- TV points – Sky TV & HD ready
- Generous provision of powerpoints throughout
- Up/Down outside lighting



## HEATING & HOT WATER

- Gas fired central heating & hot water
- Underfloor heating to ground floor with thermostatically controlled radiators to first and second floors
- Pressurised hot water system

## GENERAL

- Traditionally constructed in red brick with plain roof tiles
- High performance upvc windows & doors
- Insulation to walls, floors & loft
- Oak handrail to staircase
- Contemporary stepped cornice to hall, landing and living room
- Contemporary stepped design architrave & skirtings
- White panelled doors with polished and brushed chrome door furniture
- Ceramic tiled floors to hallway and hall cupboards from Porcelanosa range.
- Fitted wardrobe to bedrooms 1, 2 & 3
- Plastered smooth white painted ceilings, decoration of walls from Dulux pre-selected trade range
- Security multi-point locking on doors
- Window locks to ground floor windows

## EXTERNAL

- Chrome door bell
- Outside tap
- Landscaped front gardens
- Turf to rear gardens
- Paved patio area
- Tegula block paving to driveway
- Wired for external lighting to rear

# OSPREY BESPOKE

(all choices subject to stage of construction)



## KITCHEN

- Choice of German designed Schmidt kitchens\*
- Choice of quartz worktop and upstand\*
- Choice of floor tiling from Porcelanosa\*
- Choice of paint colour on walls from Dulux trade range

## DOWNSTAIRS CLOAKROOM

- Choice of paint colour from Dulux trade range
- Choice of floor tile from Porcelanosa\*
- Choice of wall tile (half height) from Porcelanosa\*

## BATHROOMS AND EN-SUITE

- Choice of paint colours on walls from Dulux trade range
- Vanity unit in wood or white finishes
- Choice of wall tiling from Porcelanosa\*. Full-height around showers, half-height thereafter  
*An allowance has been made should the purchaser require a feature wall of the same tile but of a contrasting colour*
- Choice of floor tile from Porcelanosa\*

## HALL

- Choice of floor tiles from Porcelanosa\*

## OPTIONAL EXTRAS

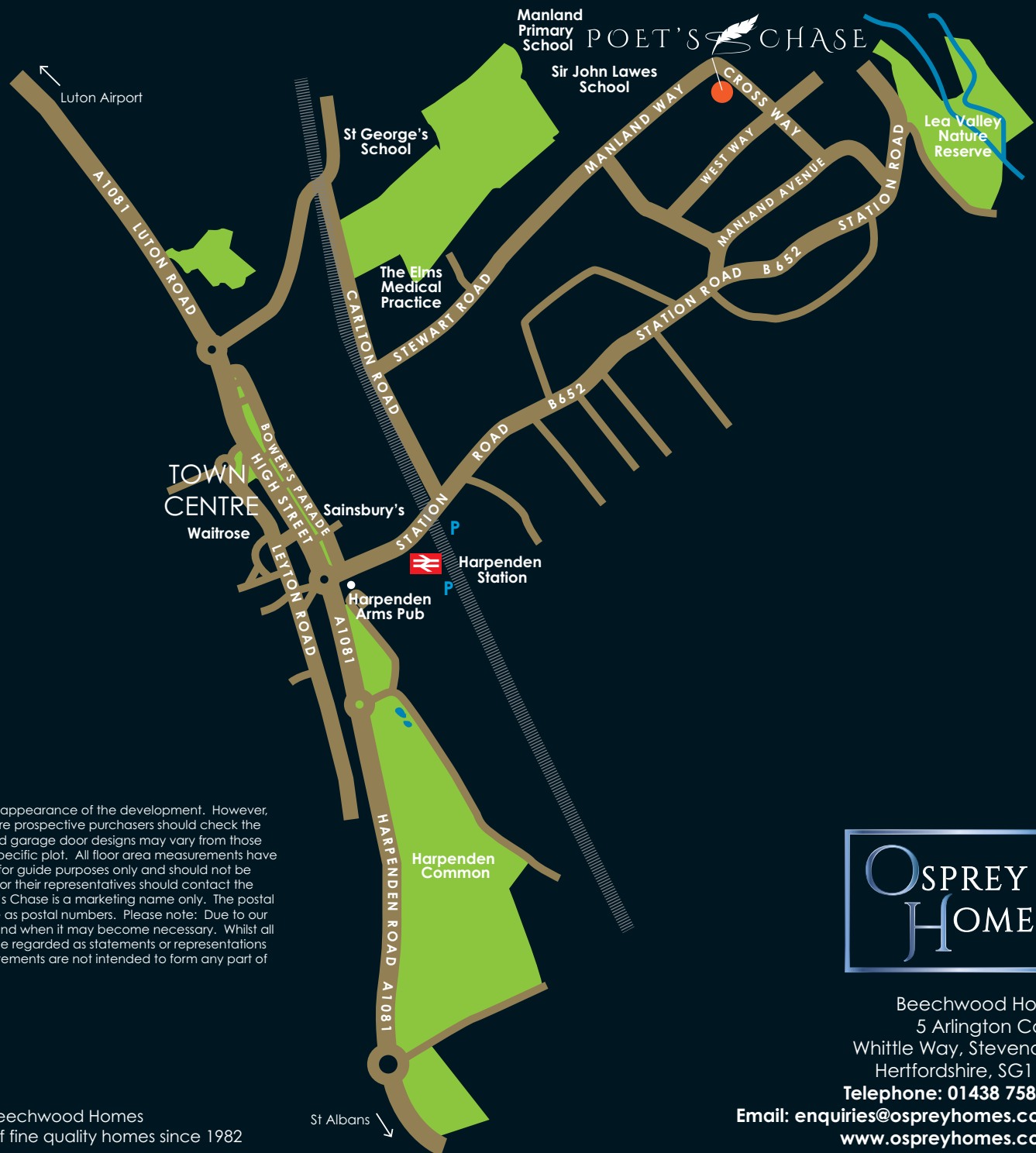
- Carpets can be arranged for the purchaser at additional cost

\* from specified range

## DISTANCES/TIMES FROM POET'S CHASE

### SAT NAV REFERENCE: AL5 4QU

Harpenden railway station	0.7 mile
<b>Harpenden to London St Pancras</b>	<b>23 minutes</b>
Harpenden town centre	1 mile
St Albans town centre	6½ miles
M1 Junction 9	5½ miles
M25 Junction 20	13 miles
Luton Airport	7 miles
Heathrow Airport	33 miles



## TERMS AND CONDITIONS

Computer generated artists impressions are intended to be a general guide to the appearance of the development. However, from time to time it is necessary for us to make minor architectural changes therefore prospective purchasers should check the latest plans with our sales office. Elevations, roof styles, brick and render colours and garage door designs may vary from those illustrated. Landscaping is not intended to be an accurate representation of any specific plot. All floor area measurements have been scaled from architects' plans and may differ from built dimensions. They are for guide purposes only and should not be used for total accuracy or for fitted carpeting/floor covering purposes. Purchasers or their representatives should contact the sales office for full details. Please see sales advisor for detailed kitchen plans. Poet's Chase is a marketing name only. The postal name and address may be different. Plot numbers will not necessarily be the same as postal numbers. Please note: Due to our policy of continual improvement, we reserve the right to vary the specification as and when it may become necessary. Whilst all statements contained in this brochure are believed to be correct, they are not to be regarded as statements or representations of fact and neither the Agents nor their clients guarantee their accuracy. The statements are not intended to form any part of an offer or contract.

Selling Agents:

**BIDWELLS**

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Builders of fine quality homes since 1982

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