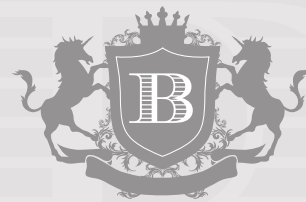


BURNHAM GRANGE

BURNHAM GREEN • HERTFORDSHIRE • AL6 0HA





## BURNHAM GRANGE

An exclusive collection of just four luxury detached homes in an outstanding location in the highly sought-after Burnham Green.

Nestled within the picturesque Hertfordshire countryside, yet close to modern amenities and just 20 minutes to London, this exquisite development offers an unrivalled quality of living.



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## BURNHAM GREEN, HERTFORDSHIRE

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Occupying an enviable position at an altitude of 125 metres above sea level at the top of a hill overlooking the surrounding villages, Burnham Green is said to be the highest point looking due East until you encounter the Ural mountains in Russia.

# A vibrant village in the heart of the County

Situated between the villages of Datchworth, Tewin and Digswell, Burnham Green enjoys an idyllic location in the heart of the beautiful Hertfordshire countryside. A thriving village with a fantastic community spirit, there is plenty going on here if you want to get involved in village life. The village is a lively centre for local events and activities, including an annual summer festival which attracts visitors from miles around.

Just across the green, the White Horse, a traditional village pub and restaurant with a delightful garden and duck pond, is perfect for catching up with friends on a summer's evening, or for a cosy Sunday roast after a long country walk.



*The White Horse pub and restaurant, Burnham Green*



*The village green*



*Bluebell woods at Bramfield*

## Hertfordshire living at its finest

The surrounding area is peppered with other picturesque villages and acres of rolling countryside to explore and enjoy. From the nearby Knebworth House and gardens to the north, to the delightful bluebell woods at Bramfield to the east, or the patchwork of open fields and scenic public footpaths at Rabley Heath to the west - it's a perfect location to enjoy walking, running or cycling. Every direction offers a different adventure, with plenty of country pubs along the way.

The beauty of the surrounding countryside makes the area a truly wonderful setting for special events. The delightful Coltsfoot Country Retreat at nearby Bulls Green offers a sought-after boutique venue - with stunning views that provide a magical backdrop for weddings and parties.





*Shopping in Welwyn Garden City*

## Fantastic amenities within easy reach

You may feel as though you are miles from anywhere in this peaceful village, but the fantastic amenities of nearby Knebworth, Welwyn village, Welwyn Garden City and Hertford are all within easy reach.

For shopping, you won't need to travel far, with John Lewis and Debenhams department stores in nearby Welwyn Garden City, along with the indoor Howard Centre offering a range of high street brands including Marks and Spencer, Next, H & M, Topshop, Boots and WH Smith. There are also plenty of cafes and restaurants in the town, whether you want to grab a delicious fresh coffee, or to linger over a leisurely lunch. Welwyn village and Knebworth also have a great selection of local shops to cater for everyday needs, whilst supermarkets close by include Waitrose, Sainsbury's and Morrisons in Welwyn Garden City.

## First class educational facilities

For families, the educational facilities in the area are excellent, with a superb selection of state and independent schools to choose from. Ofsted 'Good' rated primary schools nearby include All Saints at Datchworth, Knebworth Primary and Nursery School, St Michael's School at Woolmer Green and Oaklands Primary School in Welwyn. Secondary schools locally include Monk's Walk and Sir Frederic Osborne Schools in Welwyn Garden City, along with Richard Hale School and The Sele School in Hertford.

Independent schools in the area include the renowned Sherrardwood in Welwyn, Haileybury and Duncombe in Hertford, Queenswood in Hatfield and Heath Mount in Watton-at-Stone. The University of Hertfordshire, UK's leading business-facing university, is also conveniently located in nearby Hatfield and North Herts College has a campus in Welwyn Garden City offering a range of higher education courses.



*Welwyn Parkway*



*Welwyn Village*

# An active lifestyle on your doorstep



*Datchworth Tennis Club*



*Brocket Hall Golf Club*

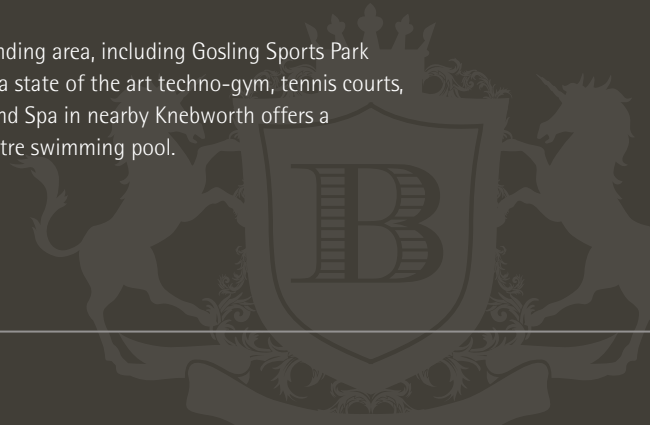


*Peaceful countryside*

Outdoor sporting activities are an important element of village life in this delightful little pocket of Hertfordshire. Nearby Datchworth has a long history of rugby success and its club at Datchworth Green attracts talented players from the wider region. There is also a well-supported Tennis Club, offering friendly, social and competitive tennis for all age groups.

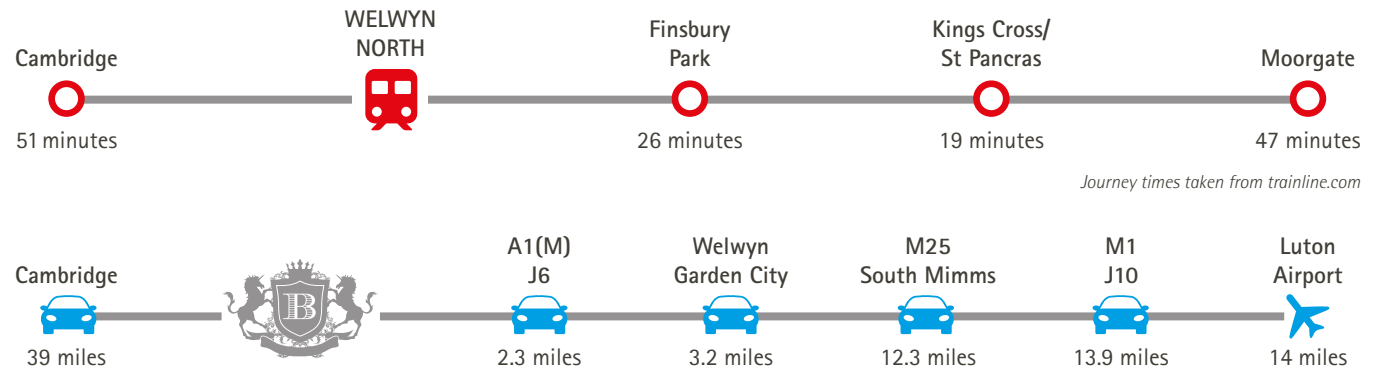
The surrounding area is a golfer's paradise, with local courses including Knebworth Golf Club and the stunning Brocket Hall Golf and Country Club in Welwyn, with its two pristine championship golf courses along with award-winning dining at the five-star Auberger du Lac restaurant.

For health and fitness, a variety of sports clubs are available in the surrounding area, including Gosling Sports Park in nearby Welwyn Garden City. This prestigious multi-sports centre offers a state of the art techno-gym, tennis courts, velodrome and dry ski slopes. Even closer to home, Odyssey Health Club and Spa in nearby Knebworth offers a well-equipped gym, fitness classes, tennis and squash courts and a 25-metre swimming pool.



# An easy commute by rail

Commuting to the capital from Burnham Green couldn't be easier, with Welwyn North station just 1.3 miles away, offering a fast and frequent service into London Kings Cross in under 20 minutes, or into Moorgate in under 50 minutes. There is also a regular rail service from Welwyn North into Cambridge station in just 51 minutes. Welwyn Garden City, Knebworth and Hertford mainline railway stations are also all within close proximity and there is a good local bus service into Welwyn village, Welwyn Garden City and Hertford.



# Superbly connected by road

Road links are excellent, with the A1(M) junction 6 just over 2 miles to the west of Burnham Green providing a direct route into London and to the M25 at South Mimms. The M1 is also within easy reach for travelling to Milton Keynes and onwards to the Midlands. The A10 at nearby Hertford provides a convenient route north into Cambridge. For international travel, London Luton airport is just 14 miles cross country.





## DEVELOPMENT PLAN

Nestled in a quiet private road off White Horse Lane and overlooking the village green, the distinctive style of these impressive homes captures the charm and character of the area. Thoughtfully designed and built with the utmost care and attention to detail, the unique and individual external elevations are combined with superior internal specifications, to create beautiful homes for comfortable, modern living.



*The development layout is for illustrative purposes only and is not intended to be scaled or used to indicate specific boundaries. Landscaping is indicative only and may vary.*

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## NO.1 AT BURNHAM GRANGE

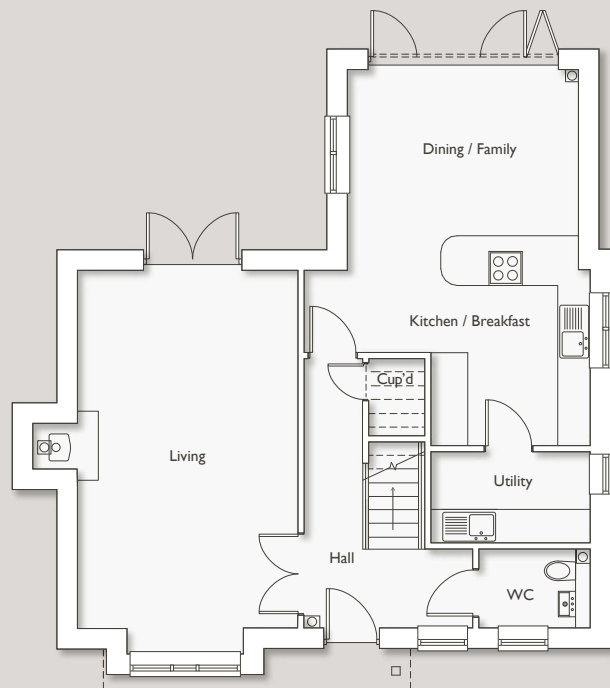
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An impressive double fronted 3 bedroom detached home with a detached garage to the rear, combining thoughtful design with superior build quality.

1,625 sq ft

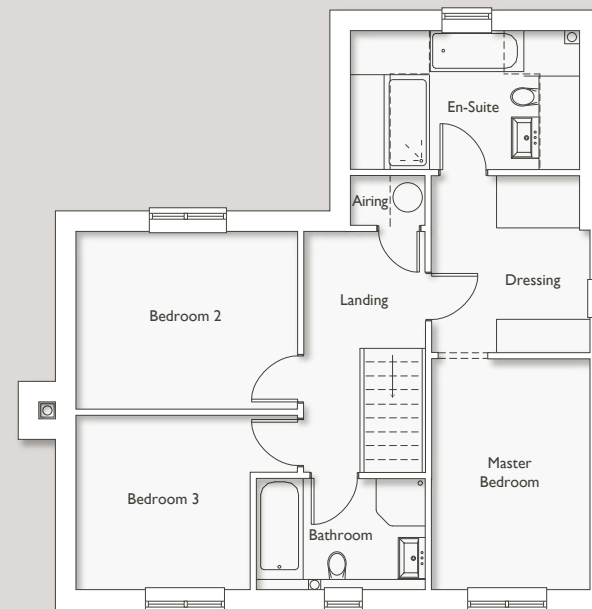


## Ground Floor



	Metric	Imperial
Living	6.53 x 4.02	21' 5" x 13' 2"
Dining / Family	4.17 x 3.60	13' 8" x 11' 9"
Kitchen / Breakfast	5.17 max x 1.49 max	16' 11" max x 4' 10" max
Utility	2.88 x 1.63	9' 5" x 5' 4"
WC	1.70 x 1.44	5' 6" x 4' 8"
Garage plus 2 parking spaces		

## First Floor



	Metric	Imperial
Master Bedroom	4.18 x 2.90	13' 8" x 9' 6"
Dressing	3.18 max x 2.90 max	10' 5" max x 9' 6" max
En-Suite	3.29 x 2.52	10' 9" x 8' 3"
Bedroom 2	4.04 x 3.22	13' 3" x 10' 6"
Bedroom 3	3.19 x 3.18	10' 5" x 10' 5"
Bathroom	3.00 x 2.05	9' 10" x 6' 8"

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## NO.2 AT BURNHAM GRANGE

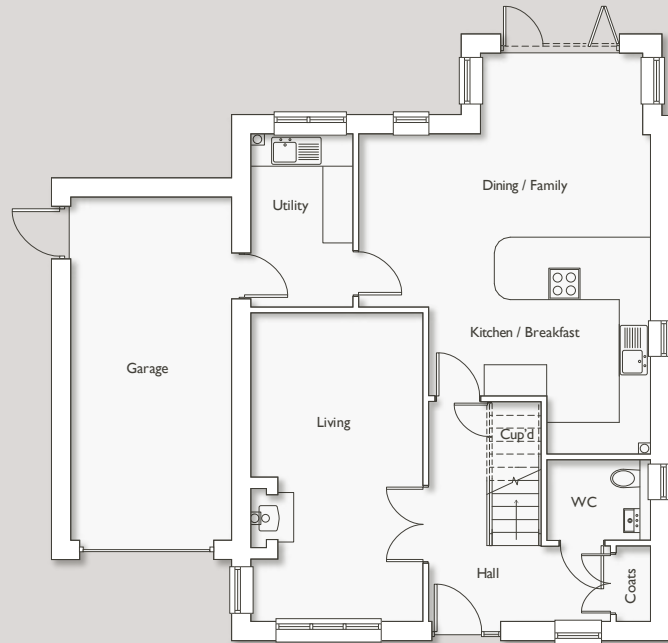
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This contemporary styled and generously proportioned 4 bedroom home has a 19' lounge and a sumptuous master bedroom suite overlooking the garden.

2,271 sq ft

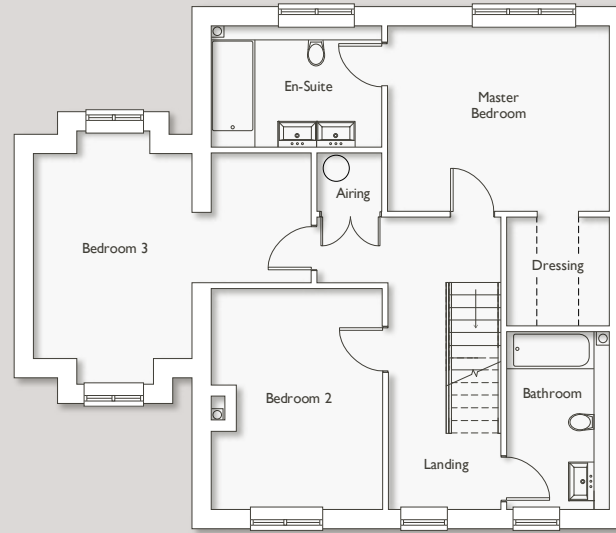


## Ground Floor



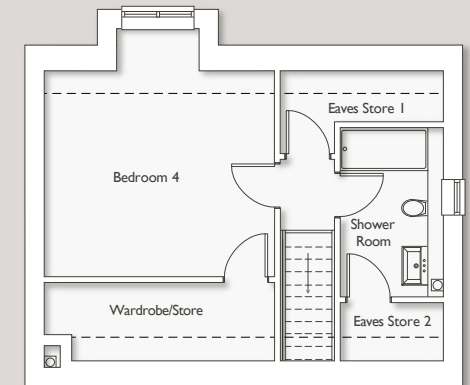
	Metric	Imperial
Living	5.89 x 3.31	19' 3" x 10' 10"
Dining / Family	5.66 max x 3.56 max	18' 6" max x 11' 8" max
Kitchen / Breakfast	4.33 max x 4.08 max	14' 2" max x 13' 4" max
Utility	3.33 x 1.98	10' 11" x 6' 6"
WC	2.04 x 1.54	6' 8" x 5' 0"
Garage plus 2 parking spaces		

## First Floor



	Metric	Imperial
Master Bedroom	4.31 x 3.57	14' 1" x 11' 8"
Dressing	2.05 x 2.04	6' 8" x 6' 8"
En-Suite	3.32 x 2.35	10' 10" x 7' 8"
Bedroom 2	4.29 x 3.33 max	14' 0" x 10' 11" max
Bedroom 3	5.37 max x 5.03 max	17' 7" max x 16' 6" max
Bathroom	3.47 x 2.04	11' 4" x 6' 8"

## Second Floor



	Metric / Imperial
Bedroom 4	4.85 max x 4.45 15' 11" max x 14' 7"
Shower room	3.21 x 2.04 10' 6" x 6' 8"

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## NO.3 AT BURNHAM GRANGE

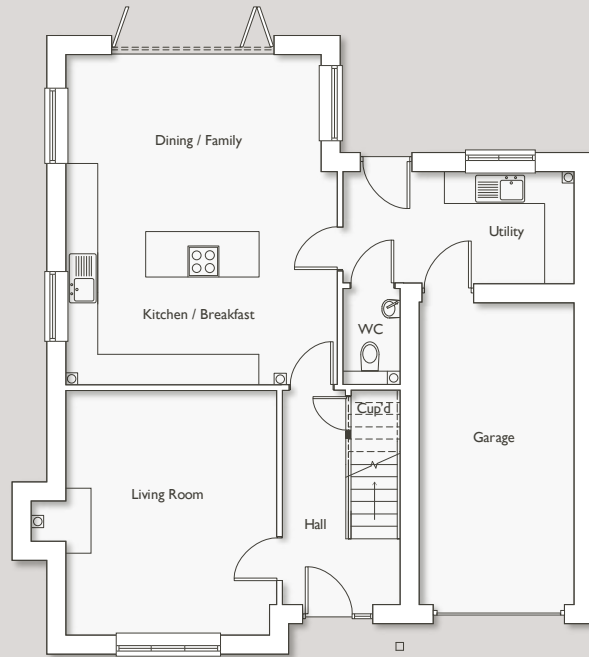
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A fabulous 4/5 bedroom home with a superb internal layout offering versatile living space and a luxurious porcelain external terrace.

2,303 sq ft

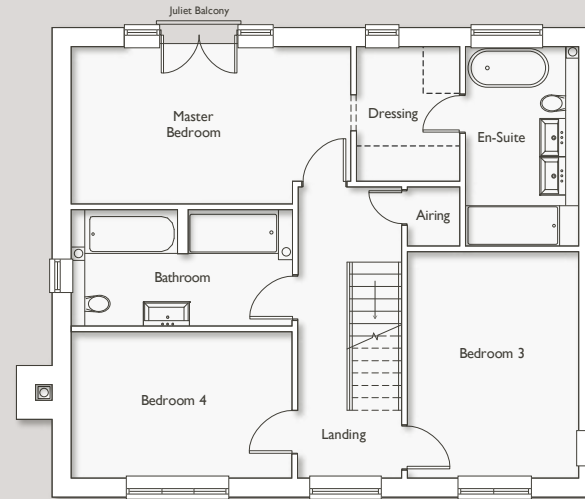


## Ground Floor



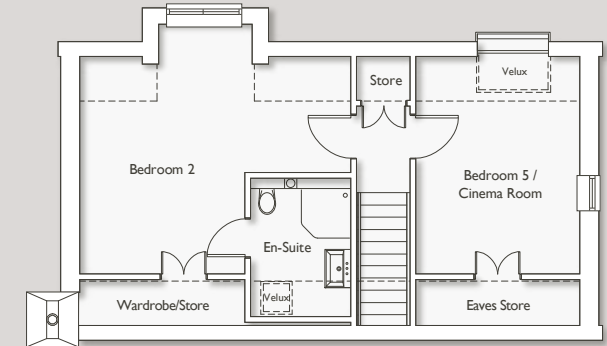
	Metric	Imperial
Living	4.70 x 4.06	15' 5" x 13' 3"
Dining / Family	4.96 x 2.24	16' 3" x 7' 4"
Kitchen / Breakfast	5.26 x 4.17	17' 3" x 13' 8"
Utility	4.52 x 2.12	14' 10" x 6' 11"
WC	1.93 x 1.10	6' 4" x 3' 7"
Garage plus 2 parking spaces		

## First Floor



	Metric	Imperial
Master Bedroom	5.43 max x 3.14 max	17' 10" max x 10' 3" max
Dressing	2.71 x 2.04	8' 10" x 6' 8"
En-Suite	3.92 x 2.18	12' 6" x 7' 2"
Bedroom 3	4.29 x 2.81	14' 1" x 9' 2"
Bedroom 4	4.39 x 3.29	14' 4" x 10' 9"
Bathroom	4.29 x 2.23	14' 1" x 7' 4"

## Second Floor



	Metric	Imperial
Bedroom 2	5.35 max x 4.64 max	17' 6" max x 15' 2" max
En-Suite	2.71 x 1.93	8' 10" x 6' 4"
Bed 5/ Cinema room	4.47 x 3.28	14' 8" x 10' 9"

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## NO.4 AT BURNHAM GRANGE

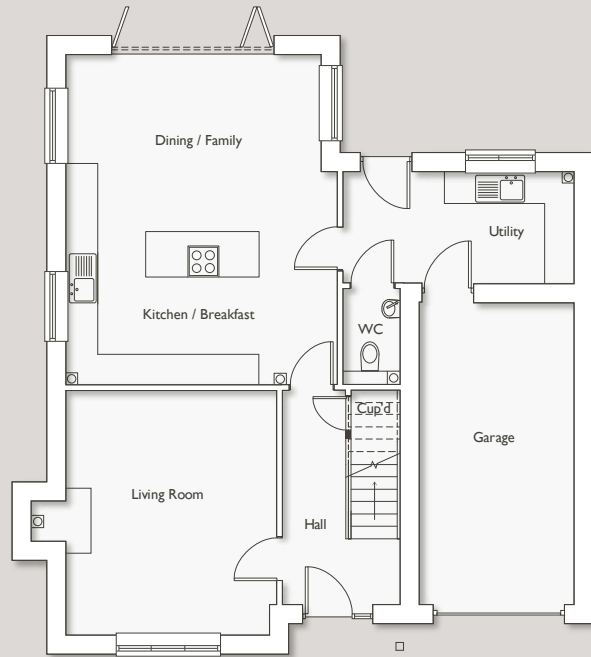
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This spacious 4/5 bedroom home with 3 bathrooms offers flexible bedroom layouts to suit your lifestyle.

2,303 sq ft

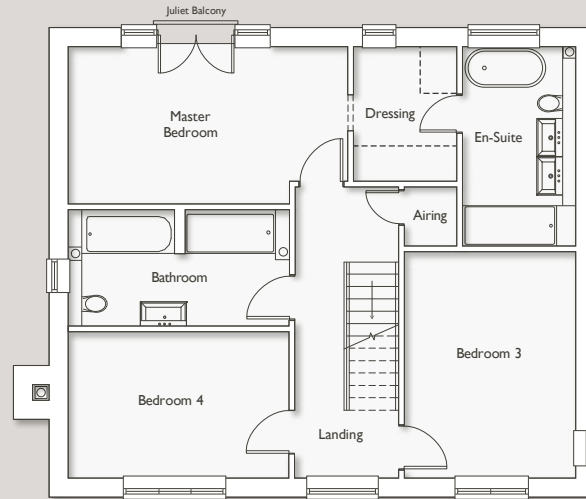


## Ground Floor



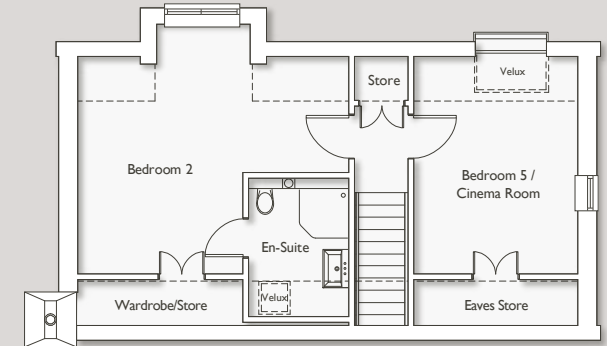
	Metric	Imperial
Living	4.70 x 4.06	15' 5" x 13' 3"
Dining / Family	4.96 x 2.24	16' 3" x 7' 4"
Kitchen / Breakfast	5.26 x 4.17	17' 3" x 13' 8"
Utility	4.52 x 2.12	14' 10" x 6' 11"
WC	1.93 x 1.10	6' 4" x 3' 7"
Garage plus 2 parking spaces		

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Dressing	2.71 x 2.04	8' 10" x 6' 8"
En-Suite	3.92 x 2.18	12' 6" x 7' 2"
Bathroom	4.29 x 2.81	14' 1" x 9' 2"
Bedroom 3	4.29 x 2.81	14' 1" x 9' 2"
Bedroom 4	4.39 x 3.29	14' 4" x 10' 9"
Bathroom	4.29 x 2.23	14' 1" x 7' 4"

## Second Floor



	Metric	Imperial
Bedroom 2	5.35 max x 4.64 max	17' 6" max x 15' 2" max
En-Suite	2.71 x 1.93	8' 10" x 6' 4"
Bed 5/ Cinema room	4.47 x 3.28	14' 8" x 10' 9"



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## SPECIFICATION

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The specification at Burnham Grange incorporates contemporary design, energy efficiency and high quality materials carefully selected by Peter David Homes. Whether upsizing, downsizing or rightsizing, Burnham Grange offers a perfectly sized new home.

### Internal features

- "Suffolk" style oak internal doors with contemporary chrome ironmongery
- Walls beautifully finished in Dulux "Timeless" emulsion, complemented with white satin gloss woodwork
- Luxury hand-picked porcelain floor tiles to hall, kitchen, dining, cloakroom and utility room
- High quality carpet to living room, stairs, landing and all bedrooms, available in a choice of colours \*
- Automated Velux windows with black out blinds to Nos 3 & 4 bedroom 5/cinema rooms
- Stunning oak/glazed handrail and ballustrade
- High quality British-made Charnwood stove to living room

### External features

- Contemporary bi-fold aluminium doors with level threshold leading to the garden terrace finished in luxury porcelain tiles
  - High performance double glazed PVCU windows with Georgian bar styling and contemporary chrome ironmongery
  - Rear gardens fully turfed, with close board fencing to boundaries
  - Block paved driveways and parking areas finished in Brett Alpha Antique "Burnt Oak"
  - Conveniently located external tap and double power socket to rear garden
  - High quality low maintenance weatherboarding
-



## Kitchen & utility

- Designer fitted kitchen with luxurious stone worktop, upstands and window cill
- Stone breakfast bar / island
- Fully integrated energy efficient Neff oven, combination microwave and 5 ring induction hob
- Full height integrated Neff fridge and freezer to Nos 2, 3 & 4 (combined Fridge/freezer to No. 1)
- Undermounted ceramic Butler sink to kitchen
- Stylish Blanco under mounted stainless steel sink with satin finish to utility
- Italian made Blanco single lever mixer taps
- Energy efficient integrated Neff dishwasher and washing machine
- Recessed LED downlights in stylish chrome finish
- LED lighting under pelmet

## Bathroom & en-suite

- Superior quality stylish white sanitaryware
- Sleek wall mounted vanity units to en-suites
- Contemporary Grohe chrome taps
- Demisting mirrors conveniently fitted with shaver sockets
- Rainfall showers to en-suites, with sleek low profile shower trays
- Heated chrome towel rails for added comfort
- Karndean Design flooring in a choice of colours \*
- Luxury hand-picked wall tiles by Techtile London
- Recessed chrome LED downlights



## Electrical

- TV points conveniently located to living area, kitchen, and all bedrooms
- Stylish and contemporary brushed chrome electrical sockets and switches throughout
- USB power sockets to kitchen and bedrooms for device charging
- Fully wired for digital and satellite TV
- Data cabling installed and ready to go
- Intruder alarm for your peace of mind
- State-of-the-art Hormann automated sectional garage door
- High quality wall mounted exterior lighting on PIR sensors

## Plumbing and heating

- Traditional gas fired central heating system
- Underfloor heating to ground floor
- Thermostatically controlled radiators to upper floors

## Wardrobes

- Fully fitted walk in wardrobes to the master bedroom dressing areas
- Fitted wardrobes to second bedroom

\* Choices depending on stage of construction.

*This specification is for guidance only and may be subject to change during construction. Peter David Homes reserves the right to change or substitute alternative items of the same quality. We recommend that you inspect the full specification prior to reservation and confirm all details at point of purchase. Photographs show previous Peter David Homes developments. Neither the agents nor any person in their employ has any authority to make or give representation warranty or guarantee (whether written or oral) in respect of or in relation to the development (or any parts thereof).*

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# ABOUT PETER DAVID HOMES

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## Modern living, timeless quality

Peter David Homes is a reputable local developer of superior quality bespoke new homes in carefully selected and highly desirable residential locations throughout the Northern Home Counties. With beautifully built properties that are an investment in quality design and expert construction, Peter David Homes create outstanding new homes for modern living.





## A local focus

A privately-owned company, Peter David Homes was founded by Mike Holliday and Glen Eaton. Having lived and worked in and around Hertfordshire throughout their careers and with 40 years combined experience in housebuilding and construction, both directors bring to the company a strong local focus and a truly personal approach to customer service.

## Attention to detail

Placing a high emphasis on exemplary design, traditional construction methods and meticulous attention to detail, each exclusive new Peter David home is designed with your comfort and convenience in mind, creating individual homes built with care and finished to a superior specification. Every home also comes with a 10 year warranty.

## Core values

With core values of putting customers first, pursuing excellence and always acting with integrity, you can rest assured that Peter David Homes will support you through every stage of your home buying experience and provide peace of mind once you have moved in to your beautiful new home.

## Making a difference

With a strong commitment to sustainable construction, Peter David Homes takes its social responsibility very seriously, always aiming to create a positive long-term impact on the communities and environments in which it operates. As an NHBC registered developer, Peter David Homes adheres to the Consumer Code for Home Builders.





A development by



[www.peterdavidhomes.com](http://www.peterdavidhomes.com)

Contact selling agent



0845 652 2839

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