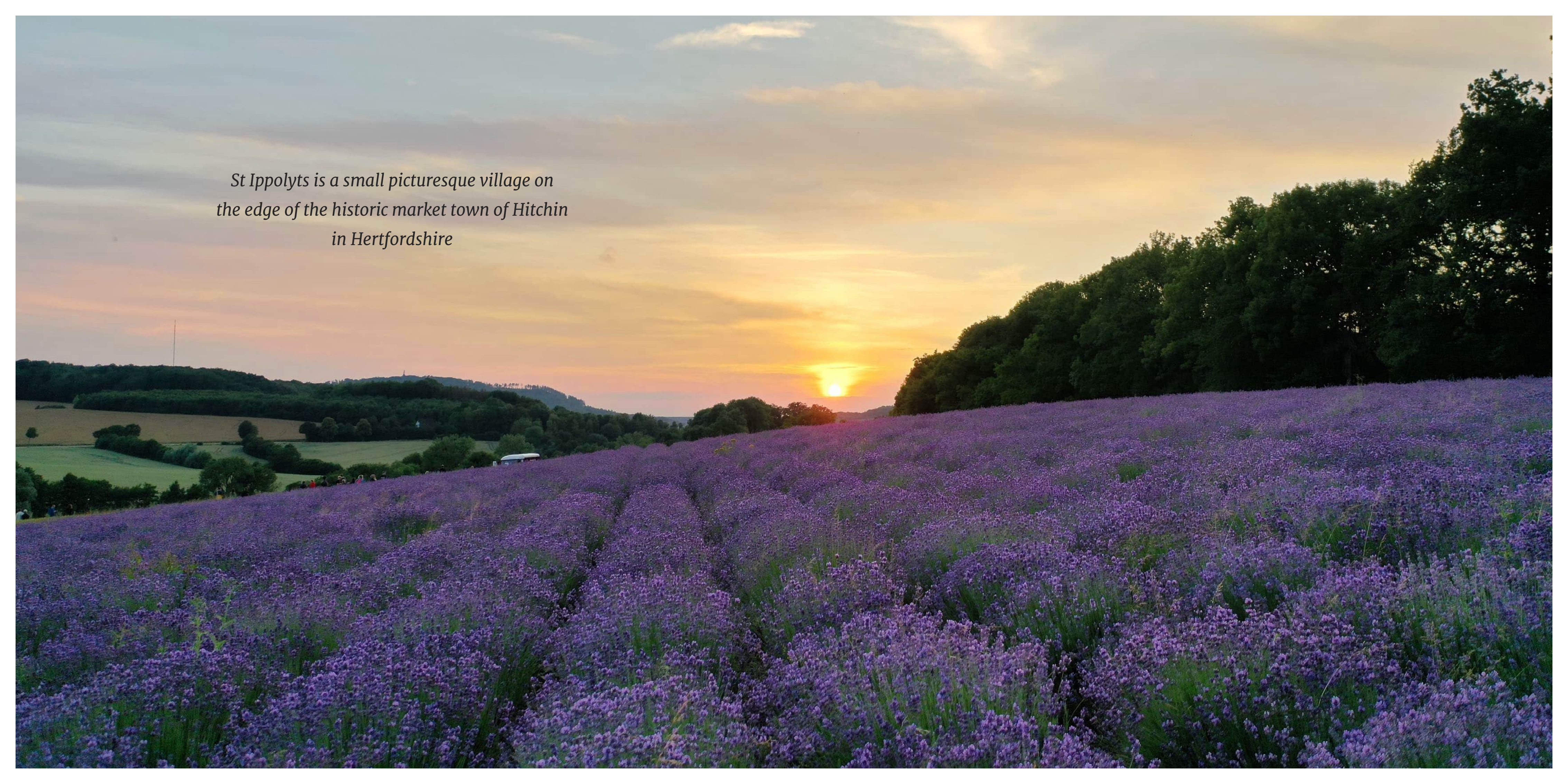


An exclusive gated development of 10 beautifully designed luxury homes

*St Ippolyts is a small picturesque village on
the edge of the historic market town of Hitchin
in Hertfordshire*





CGI images are illustrations of suggested finishes only



A HISTORIC LOCATION

countryside living

St Ippolyts is a picturesque village situated in the Chiltern Hills North Hertfordshire, 2 miles southeast of the town of Hitchin. The village boasts a wealth of historical architecture, including 16th Century timber framed and gabled houses and Grade II listed buildings.

Hitchin is one of England's most charming and historically rich market towns with it's medieval market place, cobbled streets and historic buildings, including St Mary's church which is Hertfordshire's largest parish church.



As well as a wealth of independent boutiques, artisan cafés and restaurants, Hitchin also boasts high end retailers like Waitrose and M&S within it's town centre.



Voted among the UK's best small towns, Hitchin offers a historic atmosphere with excellent amenities and connectivity, "nicer in every way" compared to nearby towns, according to residents on local forums.

LIVING LOCAL

Hitchin and surrounding area

The town supports a vibrant, close-knit community and an eclectic calendar of cultural events, including several music festivals, craft fairs, artisan markets and theatres. Around the town, you'll find beautiful open countryside, rolling hills, and green spots such as Windmill Hill and the stunning Hitchin Lavender and sunflower fields, all perfect for walks, picnics and relaxation. While within a few minutes of the development is the renowned 15th Century Redcoats Farmhouse restaurant and hotel, perfect for a local Sunday lunch.

Sports and leisure are catered for with swimming pools (including a 1930's art deco outdoor Lido), football, rugby, tennis clubs and gyms all supporting varied interests and lifestyles. It is also an ideal base for walking, cycling, and enjoying rural tranquility just steps from town amenities.



EDUCATION

in and around St Ippolyts & Hitchin



St Ippolyts lies around two miles to the south of Hitchin just off the A602 and around four miles from junction 8 of the A1(M) providing easy access to central London or the North. M1 junctions and Luton Airport are within half an hour to the west, while Cambridge and the M11 are of a similar distance in the other direction.

Hitchin is superbly connected for rail commuters, with its mainline station offering services to London St Pancras or Kings Cross (around 35 minutes) and Peterborough to the North, while also being a station on the Cambridge line to the East. For journeys further afield and International travel, Stansted Airport is around a 35 mile drive and London Heathrow Airport 50 miles away.

All times and distances are approximate and should be checked

TRAVEL & COMMUTING

well connected



Families are well served in the area with a range of well regarded schools. St Ippolyts itself benefits from its own Church of England Primary School which is highly regarded in the area, while there are additional schools for Primary education within the nearby town of Hitchin. At Secondary level Hitchin is justly proud of its high performing schools including - Hitchin Girls' and Hitchin Boys' Schools as well as Kingshott School which is between St Ippolyts and Hitchin and provides excellent education across a range of ages.

With North Hertfordshire College based primarily in Hitchin and the University of Hertfordshire in Hatfield nearby, there are many options locally for further Education, while the Colleges of Cambridge University are within a 45 minute drive.



OUR HOMES AT ST. IPPOLYTS



THE
WINDSOR
SIX BEDROOMS, FIVE BATHROOMS
4



THE
CLARENCE
FIVE BEDROOMS, THREE BATHROOMS
6, 7, 8 & 10



THE
BUCKINGHAM
FOUR BEDROOMS, THREE BATHROOMS
2 & 3



THE
KENSINGTON
FOUR BEDROOMS, TWO BATHROOMS
1, 5 & 9



SPECIFICATION

CGI images are illustrations of suggested finishes only



KITCHEN

Individually designed Hacker concept 130, boasting impressive sized islands.

- Sleek light Carrera quartz worktops to all plots and splash back
- Carrera quartz worktop to islands
- A mix of Coloured and Linear Wood units (*plot dependant*)
- BOSCH touch-control 4 zone venting hob to include integrated extractor to island
- 2 BOSCH integrated single ovens
- Integrated BOSCH dishwasher
- 2 Integrated BOSCH fridge freezers
- Recessed circular LED under unit lighting
- Stylish tap and handles to each home
- Integral Recycling Bin

UTILITIES

Utility rooms are in keeping with the kitchen design (no under unit lighting).

- Washing machine and tumble dryer space provided (*supply and install of these items are not included*)

BATHROOMS/ENSUITES & SHOWER ROOMS

- White contemporary sanitary ware
- Porcelanosa ceramic wall and floor tiles to all bathrooms, ensuites and WC
- Shaver Sockets
- Chrome Towel rails to all bathrooms and ensuites
- Back to wall WC with Soft Close Quick Release Seat

WALLS AND FLOORING

- Brampton Chase Herringbone Willow Oak hard flooring to kitchen, utilities, hallways and WC
- Blanche White carpet to lounge, study, landing and all bedrooms
- Carpet runner and rods
- Porcelanosa floor and wall tiling to all bathrooms and ensuites
- Walls decorated throughout in Soft White
- Ceilings White emulsion paint
- Bathrooms Eggshell White
- Elegant skirting and architrave featured throughout, finished in Satin White

WARDROBES

- A feature walk in wardrobe to master bedrooms
- Fitted wardrobes to some bedrooms (*plot dependant*)

ELECTRIC & LIGHTING

- Electric gated private residence
- Communal electric street bollard lighting
- Communal lighting on gated private entrance
- Garages feature electric roll up and down doors
- Under Counter lighting beneath kitchen wall units
- A combination of LED lighting throughout
- Pendant lighting features
- Multiple TV sockets in Living Room & Kitchen
- A combination of chrome and white electrical sockets and light switches throughout
- External lighting featured for each individual property – front of house lighting, sensor lighting to garages, rear lighting to French doors
- Electric car charging point to each garage
- Media installation to provide for – terrestrial TV, Sky TV and telephone/internet data points

HOME ENTERTAINMENT



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HEATING

- Thermostatically controlled heating throughout via air source heat pump
- Underfloor heating
- 1st floor radiators throughout, towel rails to bathrooms
- Wall mounted/recessed Murus Bioethanol Fireplace 800 or 1600mm (*plot dependant*) to living room

WINDOWS AND DOORS

- Windows painted in Pebble Grey or Anthracite Grey (*plot dependant*)
- Utility door in Pebble Grey
- Oak internal doors with satin finish handles
- Black powder coated Crittall doors and walling
- Hardwood timber front door in Pebble Grey or Black (*plot dependant*)

EXTERIOR AND ROOF DETAIL

- External tap
- Driveways finished in block paving
- Paved pathways to the rear
- Landscaped front and rear gardens
- Tarmacked private access road
- Brick built boundary walls along with close panel fencing and black estate fencing
- Grey concrete and Peat Brown roof tiles
- Black effect cladding (*plot dependant - where applicable*)
- Stone and brick construction (*plot dependant*)



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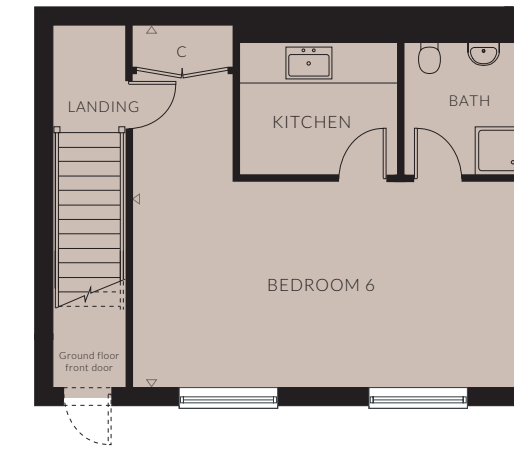
Disclaimer – whilst Fenway Homes endeavour to provide all the listed specification above, we reserve the right to change and/or alter specifications which is a result of long lead times and or material supply chain delays, which might cause delay in construction. Fenway Homes will replace altered specification with an equivalent alternative to a changed specification.

THE WINDSOR

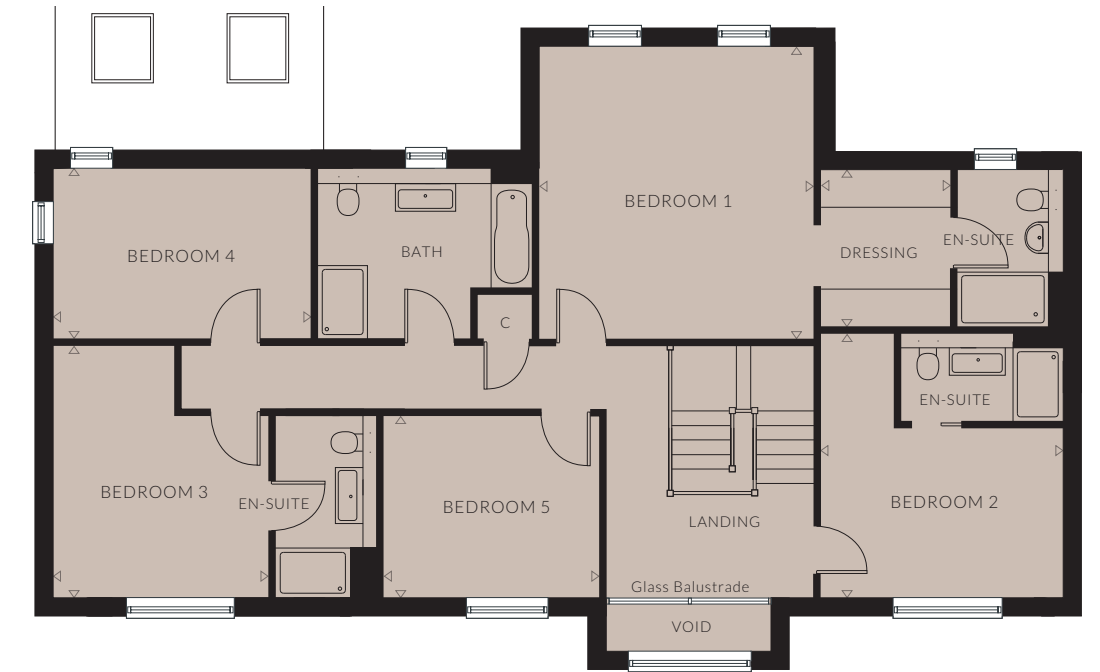
The Windsor is an imposing two storey house, with additional self contained living space above it's double garage. Built using a mix of stone, brick & cladding it maintains a traditional exterior while inside it's layout creates everything the modern family would want. With an vast overall living space across the property of over 300m² the Ground Floor features a vast open plan Kitchen and Dining Room with doors and views to an extensive rear Garden. The Lounge and Study also feature doors to the Garden, while a separate Utility Room completes the space. To the main house Upper Floor there are five Double Bedrooms, three with En-Suite, a further family Bathroom and a walk in wardrobe to the Master Suite.

The property also features a separate self contained living space above the Double Garage where a further Bedroom, Kitchen and Bathroom are located.

PLOT NUMBER : 4



A SIX BEDROOM,
FIVE BATHROOM PROPERTY



GROUND FLOOR

Lounge	7048 x 3949	23' 1" x 12' 11"
Kitchen	7048 x 5335	23' 1" x 17' 6"
Dining	4725 x 3785	15' 6" x 12' 5"
Study	4801 x 4561	15' 9" x 15' 0"
Utility	2760 x 2577	9' 1" x 8' 5"

FIRST FLOOR

Bedroom 1*	4990 x 4573	16' 4" x 15' 0"
Bedroom 2	4363 x 3975	14' 3" x 13' 0"
Bedroom 3	4172 x 3607	13' 8" x 11' 10"
Bedroom 4	4300 x 2801	14' 1" x 9' 2"
Bedroom 5	3578 x 3021	11' 9" x 9' 11"

FIRST FLOOR (annex)

Kitchen	2625 x 2195	8' 7" x 7' 2"
Bedroom 6	6523 x 6035**	21' 5" x 19' 10"

** including cupboard

* plus walk in wardrobe

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of suggested finishes only

PLOT NUMBER : 4

THE WINDSOR



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THE CLARENCE

The Clarence is an stunning two storey house, utilising traditional materials it is built in brick or stone reflecting it's surroundings, while it's layout creates open spaces and facilities for the needs of modern living. With an overall living space of over 200m² the Ground Floor features a vast open plan Kitchen and Dining Room with doors and views to an extensive rear Garden. A separate Lounge, Study and Utility Room complete the space. To the Upper Floor there are four Double Bedrooms, two with En-Suite, a further family Bathroom and a walk in wardrobe to the Master Suite.

PLOT NUMBERS : 6, 7, 8 & 10

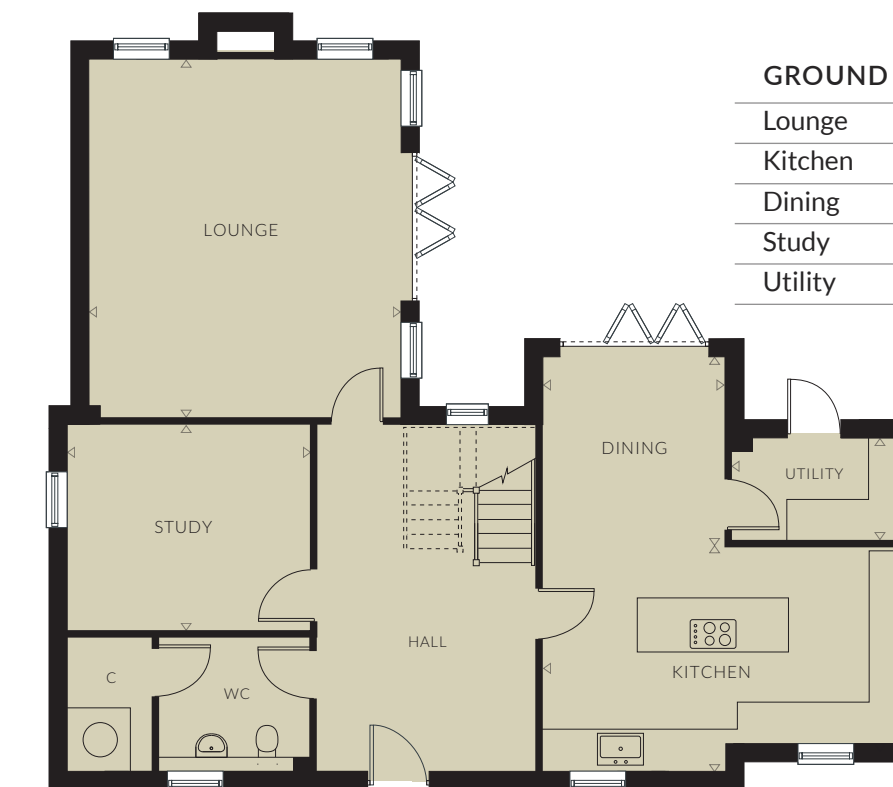
A FIVE BEDROOM, THREE BATHROOM PROPERTY



FIRST FLOOR

Bedroom 1*	5351 x 3242	17' 7" x 10' 8"
Bedroom 2	6073 (max) x 4698	19' 11" (max) x 15' 5"
Bedroom 3	4098 x 2675	13' 5" x 8' 9"
Bedroom 4	4267 x 2323	14' 0" x 7' 7"
Bedroom 5	3523 x 3374	11' 7" x 11' 1"

* plus walk in wardrobe



GROUND FLOOR

Lounge	5975 x 5135	19' 7" x 16' 10"
Kitchen	6035 x 3701	19' 10" x 12' 2"
Dining	2985 x 3120	9' 10" x 10' 3"
Study	4000 x 3412	13' 1" x 11' 2"
Utility	3050 x 1672	10' 0" x 5' 6"

Image shows plot 6
CGI images are illustrations of suggested finishes only

THE CLARENCE

Image shows plot 6

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Image shows plot 10





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Image shows plot 6

THE KENSINGTON

The Kensington is an impressive two storey house, utilising traditional materials it is built in brick or stone reflecting it's surroundings, while it's layout creates open spaces and facilities to reflect the needs of modern living. With an overall living space of over 180m² the Ground Floor features a vast open plan Kitchen and Dining Room with doors and views to an extensive rear Garden. A separate Lounge, Study and Utility Room complete the space. To the Upper Floor there are four Double Bedrooms and a family Bathroom. The Master Bedroom also features an En-Suite and walk in wardrobe.

PLOT NUMBERS : 1, 5 & 9

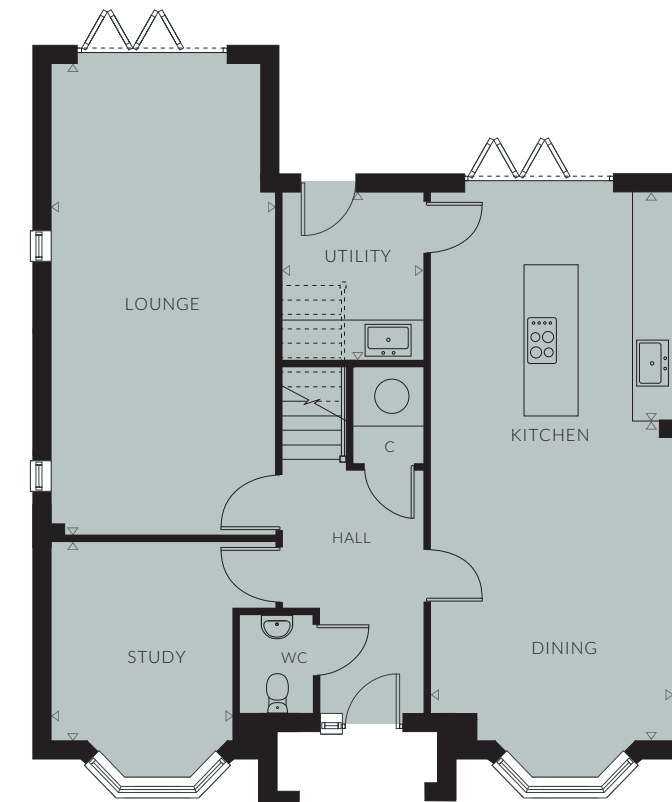
A FOUR BEDROOM, TWO BATHROOM PROPERTY



FIRST FLOOR

Bedroom 1*	6051 x 3534	19' 10" x 11' 7"
Bedroom 2	4185 x 3534	13' 9" x 11' 7"
Bedroom 3	3999 x 3195	13' 1" x 10' 6"
Bedroom 4	3735 x 2888	12' 3" x 9' 6"

plus walk in wardrobe



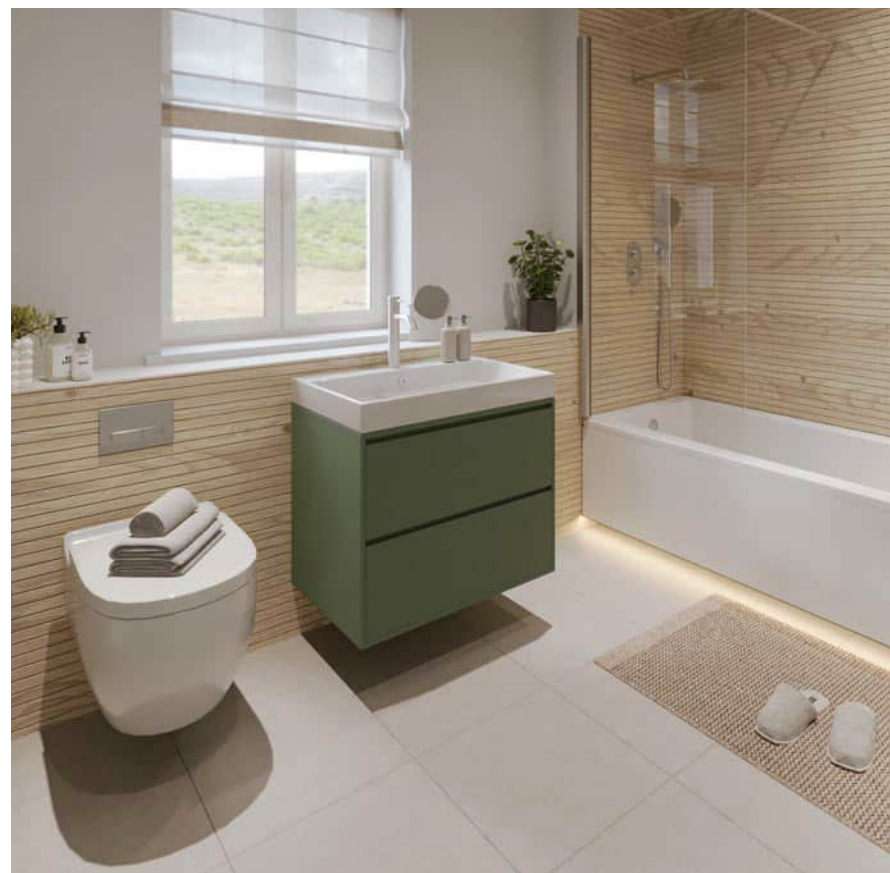
GROUND FLOOR

Lounge	7831 x 3696	25' 8" x 12' 2"
Kitchen	4013 x 3733	13' 2" x 12' 3"
Dining	5364 x 4013	17' 7" x 13' 2"
Study	3695 x 3306	12' 1" x 10' 10"
Utility	2773 x 2043	9' 2" x 6' 8"

*

Image shows plot 9

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THE BUCKINGHAM

The Buckingham is an beautiful two storey house, while traditionally built in built in brick it's layout creates open spaces and facilities to reflect the needs of family living today. With an overall living space of over 175m² the Ground Floor features a large open plan Kitchen/Diner with doors and views to an extensive rear Garden. A separate Lounge, Study and Utility Room complete the space. To the Upper Floor there are four Double Bedrooms, two with En-Suite, a further family Bathroom and a walk in wardrobe to the Master Suite.

PLOT NUMBERS : 2 & 3



Image shows plot 6
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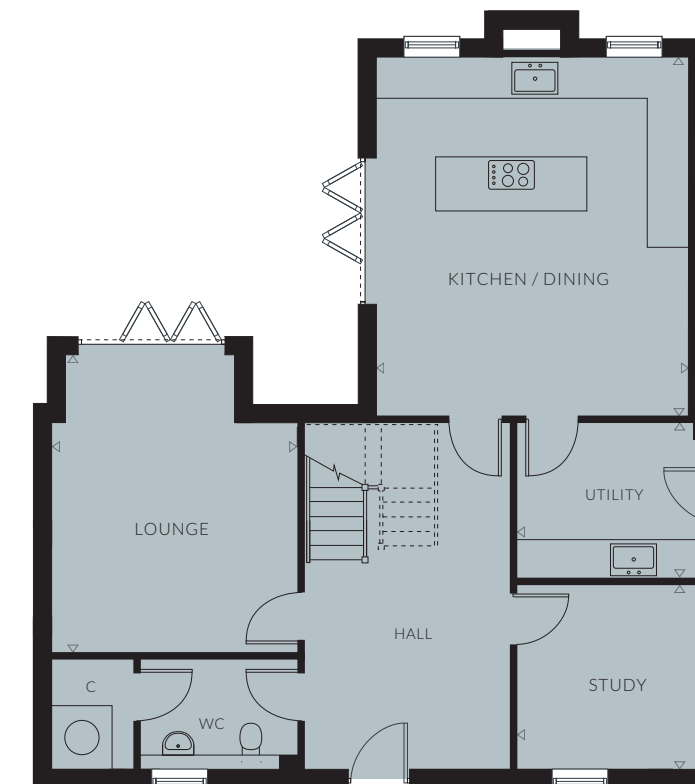
A FOUR BEDROOM, THREE BATHROOM PROPERTY



FIRST FLOOR

Bedroom 1*	5992 x 3123	19' 8" x 10' 3"
Bedroom 2	4110 x 3199	13' 6" x 10' 6"
Bedroom 3	4132 x 2921	13' 7" x 9' 7"
Bedroom 4	4509 x 2696	14' 6" x 8' 10"

plus walk in wardrobe



GROUND FLOOR

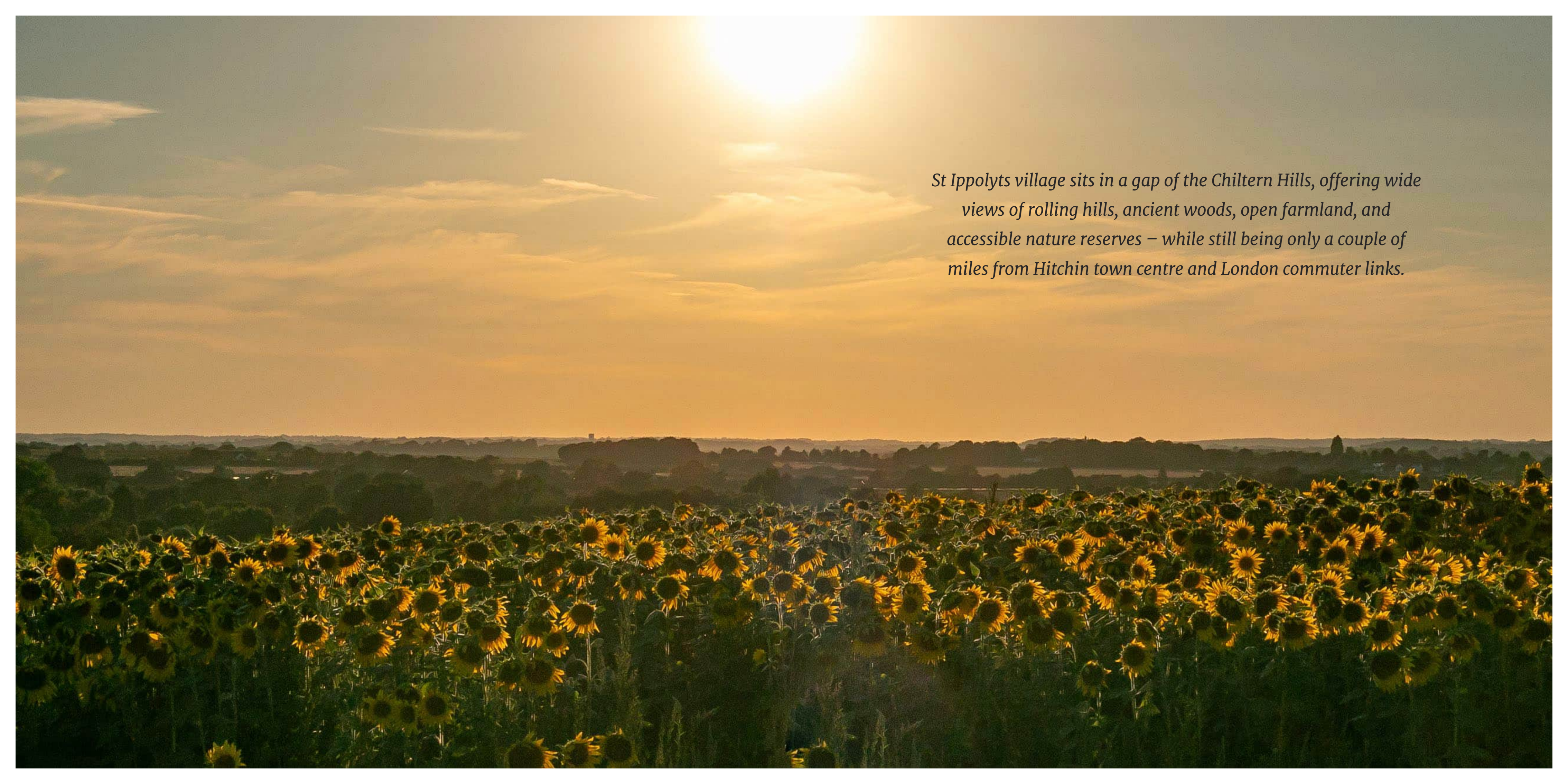
Lounge	4913 x 4096	16' 1" x 13' 5"
Kitchen/Dining	5972 x 5130	19' 7" x 16' 10"
Study	3134 x 3065	10' 3" x 10' 1"
Utility	3134 x 2553	10' 3" x 8' 5"

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St Ippolyts village sits in a gap of the Chiltern Hills, offering wide views of rolling hills, ancient woods, open farmland, and accessible nature reserves – while still being only a couple of miles from Hitchin town centre and London commuter links.

BEAUTIFULLY CRAFTED HOMES

Fenway Homes is the exclusive private market house builder of Fenway Group, Fenway is a privately owned independent company offering a solutions-focused approach to developing, constructing, infrastructure and operating large accommodation-based schemes. This covers private market residential schemes, Housing Association Partnerships, Commercial/Industrial Construction and Civil Engineering projects.

As experts in quality private market residential property development our history is based on providing quality new build homes.

The management team of Fenway Homes are dedicated in providing quality inspirational homes, for home owners across the country. As a 5 star builder Fenway Homes is at the forefront of building distinctive homes and environments that retain the heritage of the past, whilst offering energy efficient modern living.

Ever since our first project we've realised one thing above all: when you make homes using generations of craft, the homes you build last for generations to come.

From the countryside to the city, from apartments to detached properties, our new-build homes are both sympathetically considered and beautifully built to leave a lasting legacy to be proud of.



We subscribe and comply with the code

SELLING AGENTS

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