



MEADOW VIEW  

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WELWYN

WELCOME TO



MEADOW VIEW

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WELWYN

Meadow View represents an exclusive collection of seven 4 bedroom luxury detached homes. Nestled within the vibrant Kingshall Estates development in Welwyn, Hertfordshire, these homes have been meticulously crafted to meet high-quality standards, catering to a diverse range of homebuyers. This exceptional community offers residents the best of both worlds, with close proximity to the serene countryside and all the advantages of urban living.

Residents of Meadow View will find a comprehensive range of amenities and services right at their doorstep, including shops, parks, and recreational facilities in Welwyn and its surrounding areas. Moreover, the development enjoys a strategic location with easy access to national transportation networks. With a steadfast commitment to customer satisfaction, Meadow View ensures that every resident's needs are met through its exceptional homes and community environment.





# KINGSHALL LIVING



At Kingshall Estates, every single home we construct is infused with an essential ingredient: Pride. Our unwavering commitment to crafting top-tier homes is at the forefront of our mission. Our dedication ensures that you not only receive exceptional value for your investment but also acquire a remarkable and unique home. Our motto encapsulates our ethos: "Building Homes, Not Houses," because at Kingshall Estates, we go beyond mere construction to create enduring and exceptional living spaces.

At Kingshall Estates, sustainability is at the core of our construction. We use eco-friendly materials for homes that benefit the environment and offer excellent insulation, low maintenance, and lasting durability. Our dedication to quality is unwavering, blending contemporary design with meticulous construction to create unique and inviting homes that stand out.

### Building Homes, Not Houses



MEADOW VIEW

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IMMERSE YOURSELF IN  
MEADOW VIEW LIFESTYLE

Conveniently situated within easy reach of both Welwyn village and Codicote, this location offers excellent access to surrounding areas, including Welwyn Garden City to the south, Hitchin to the north, and St Albans and Harpenden to the west. Commuters will appreciate the outstanding transport links, with junction 6 of the A1M providing convenient access to London and the M25. Additionally, there are multiple rail connections available, with Welwyn North station being the closest, offering a rapid and frequent service to Kings Cross and St Pancras, with a travel time of just 30 minutes.

Welwyn is a highly sought-after village known for its strong community spirit and a wide selection of local shops and boutiques. Residents enjoy the convenience of a plethora of acclaimed shops, pubs and restaurants. Essential services are close at hand, with a local doctor's surgery, pharmacy, and dentist available for residents' healthcare needs.

This area is steeped in history, with the village church dating back to Saxon times, and the Welwyn Roman Baths, located just outside the village, are open to the public for exploration. Sports and leisure enthusiasts have a range of options to choose from, including a tennis club, sports and social club, bowls club, and a football club. Nearby, you'll find several health and golf clubs to cater to various interests.

Just a short distance away, Welwyn Garden City offers a more comprehensive array of amenities. This includes an indoor shopping center, a large John Lewis department store, and a wide range of leisure facilities, such as a theater, cinema, the Gosling Sports Centre and Stanborough Park Lakes. In addition to these amenities, the area also boasts excellent local schools, providing quality education options for families in the community.



MEADOW VIEW

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WELWYN



## HIDDEN GEMS TO DISCOVER



Explore nearby gems such as Mill Green Mill and Museum, an 18th-century working watermill and museum. Delve into history at Welwyn Roman Baths, a site brimming with fascinating remains. Enjoy entertainment at Campus West in Welwyn Garden City, featuring a skating rink, cinema, Soft Play center, theater, café, and bar.

Discover the beauty of Stanborough Park, encompassing two large lakes and 126 acres of pristine parkland. Hatfield House, a historic gem built in 1611, opens its doors for tours and events, and its Old Courtyard shops offer unique finds. Hatfield Park Farm provides a countryside setting with a range of animals to delight visitors.

Marvel at the Welwyn Viaduct (Digswell Viaduct), a Grade II\* listed railway structure that has stood the test of time since Queen Victoria's era. And when it's time to dine, savor exquisite meals at The View Bar & Kitchen or relax at Tewin Bury Farm Hotel, a 4-star oasis in the picturesque Hertfordshire countryside along the River Mimram.

Welwyn Hatfield offers a vibrant and captivating lifestyle, where history meets modernity, culture thrives, and natural beauty abounds. Experience the best of central Hertfordshire in this dynamic and welcoming community.



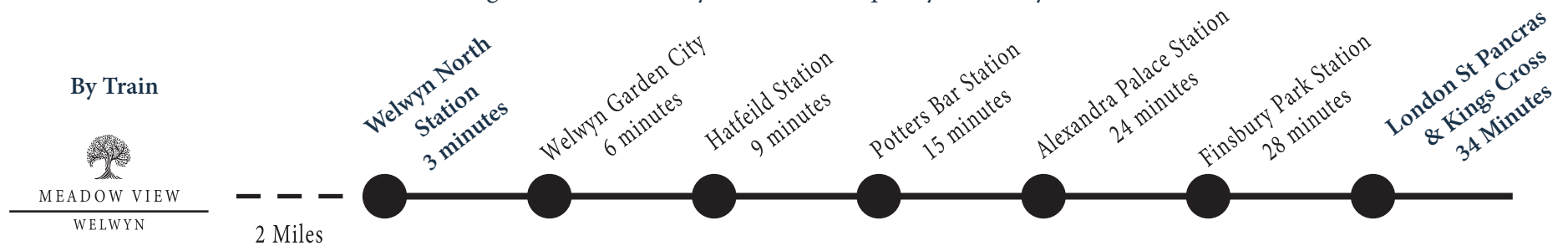
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Experience stress-free commuting with Welwyn's excellent public transport connections that seamlessly connect you to the heart of London. Welwyn's strategic location ensures quick and convenient access to the bustling capital, making it an ideal choice for those seeking a suburban haven with urban accessibility.

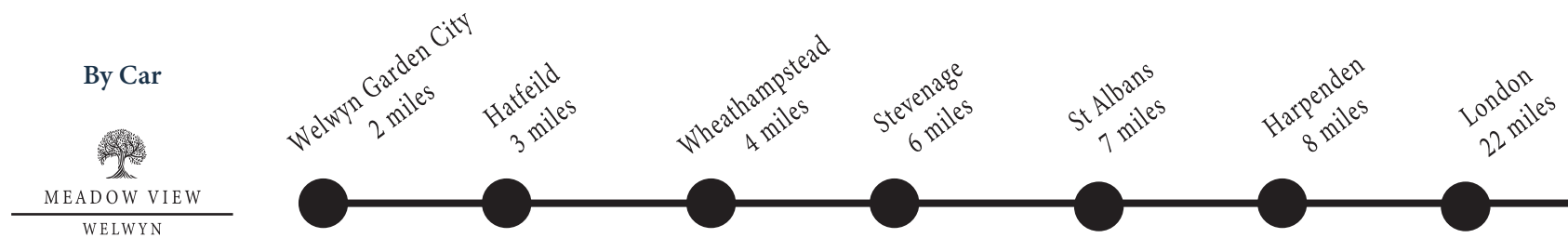
Welwyn boasts a well-connected railway station, Welwyn North, which serves as your gateway to London. Enjoy fast and frequent train services to key London destinations, including Kings Cross and St Pancras, with a swift travel time of just 30 minutes. Say goodbye to long and tiring commutes, and say hello to more quality time for yourself.



Additionally, Welwyn village offers easy access to major roadways, including junction 6 of the A1M. This strategic location allows for seamless car journeys, whether you're heading into London or exploring the wider region. The A1M provides a direct route to London and the M25, ensuring efficient and hassle-free travel.

With Welwyn's exceptional public transport network and proximity to key transportation hubs, your daily commute becomes a breeze. Imagine the convenience of arriving in London quickly, whether for work, leisure, or exploring the city's countless attractions.

Where Urban Connectivity Meets Suburban Serenity: Welwyn offers the best of both worlds, with urban connectivity to London and a serene suburban lifestyle. Say goodbye to the stresses of long commutes and embrace the ease and convenience of life in Welwyn, where London is just a short journey away.





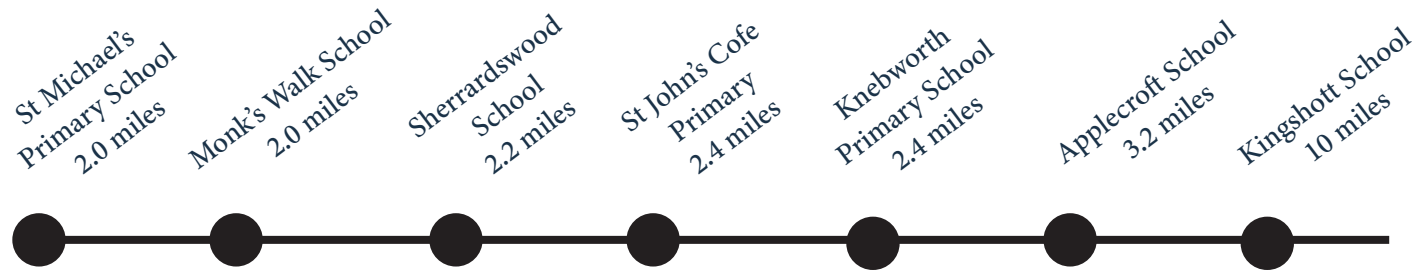


# EDUCATION

For families seeking the very best in education, the area is exceptionally well served. Codicote Church of England Primary School is the closest and holds an outstanding Ofsted rating, a reflection of the nurturing, high-achieving environment it provides for its pupils.

At secondary level, the well-regarded Monk's Walk School in Welwyn Garden City offers an excellent all-round education for pupils aged 11 to 18, with a strong ethos and impressive record of university progression.

For those considering independent education, Sherrardswood School is a distinguished co-educational day school set within beautiful Welwyn grounds, offering a seamless journey from Nursery through to Sixth Form in an environment where individual potential is truly championed.





## PROCESS FOR ACQUIRING YOUR NEW HOME

Acquiring a new residence at Kingshall Estates has never been more straightforward. Simply follow our guide, and you'll be settling into your new home in no time!



Reserve your new home by completing a reservation form and paying a fee that will be credited toward the final purchase amount. This secures the property in your name during the completion of the necessary legal procedures.



Please provide your solicitor's information to our Sales Executive so we can forward the contract documents to them. If you require a mortgage, you have the option to handle it independently, or we can connect you with an Independent Financial Advisor who can assist you.



After receiving your formal mortgage offer, your solicitor will notify you when it's time to proceed with the contract exchange. At this point, you will be required to submit your deposit, which should accompany the signed contract and be forwarded to us.



Under the terms of the contract, we must allocate a period for financial completion. Once this milestone is reached, we will instruct your solicitor to initiate the fund transfer process and settle the remaining purchase amount. At this point, the property deeds will be officially transferred into your name, marking the moment when you become the proud owner of your new Kingshall home!



On the day of legal completion, we will arrange for your meters to be read. Our Sales Executive will then present you with the keys to your new home along with a handover certificate.



MEADOW VIEW

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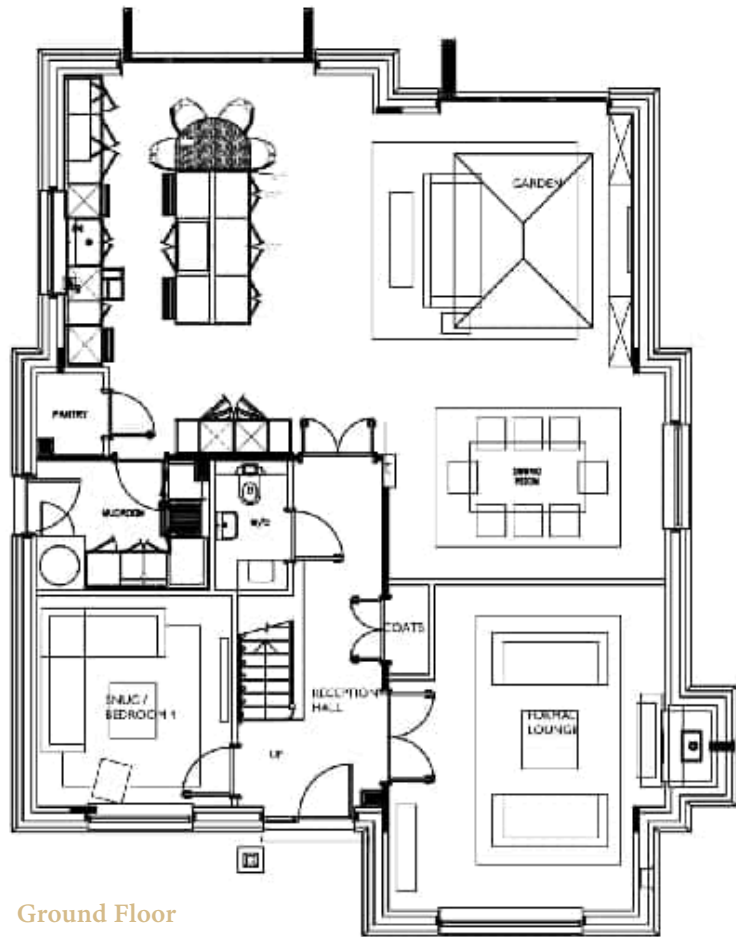


MEADOW VIEW  
WELWYN



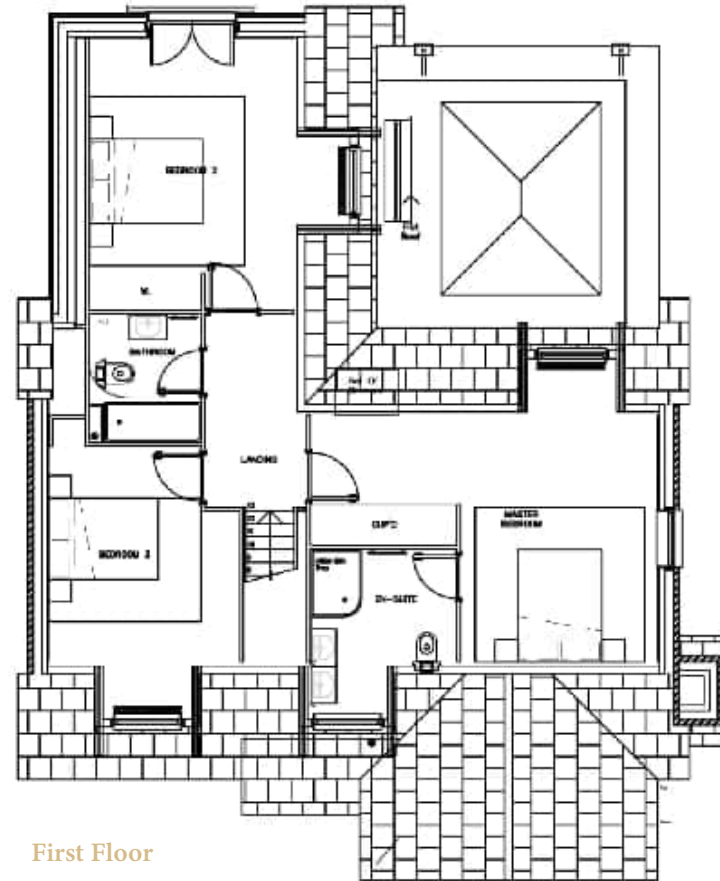


MEADOW VIEW  
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**Ground Floor**

Kitchen / Dining, 9.86 m 6.82 m    Living Room, 5.49 m 5.59 m    Pantry, 1.09 m 1.36 m  
 Dining Room, 3.71 m 4.76 m    Mudroom, 3.00 m 2.17 m    Reception Hall, 2.45 m 6.06 m  
 Snug / Bedroom, 4.33 m 3.60 m    W/C, 1.24 m 2.19 m

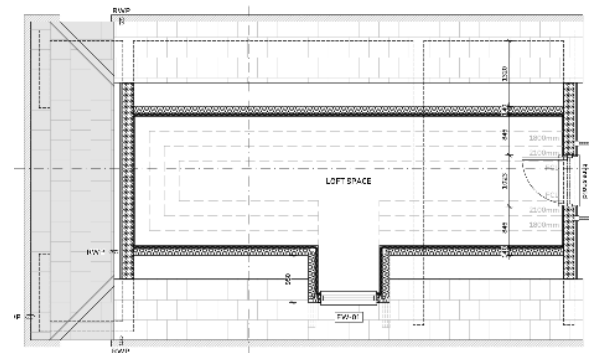


**First Floor**

Master Bedroom, 6.18 m 5.36 m    Bedroom 2, 4.57 m 4.86 m    Bathroom, 1.97 m 2.26 m  
 Master En-Suite, 2.67 m 3.19 m    Bedroom 3, 3.39 m 4.82 m

**Annex / Office**

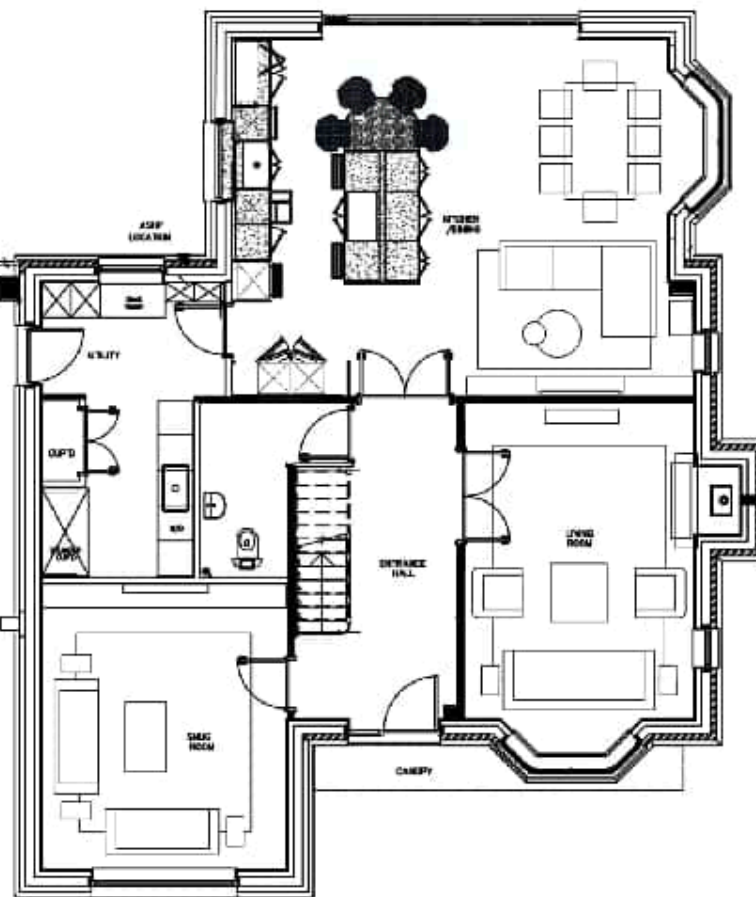
Annex, 8.67 m 3.56 m  
 Triple Garage, 10.62 m 5.63 m





MEADOW VIEW

WELWYN

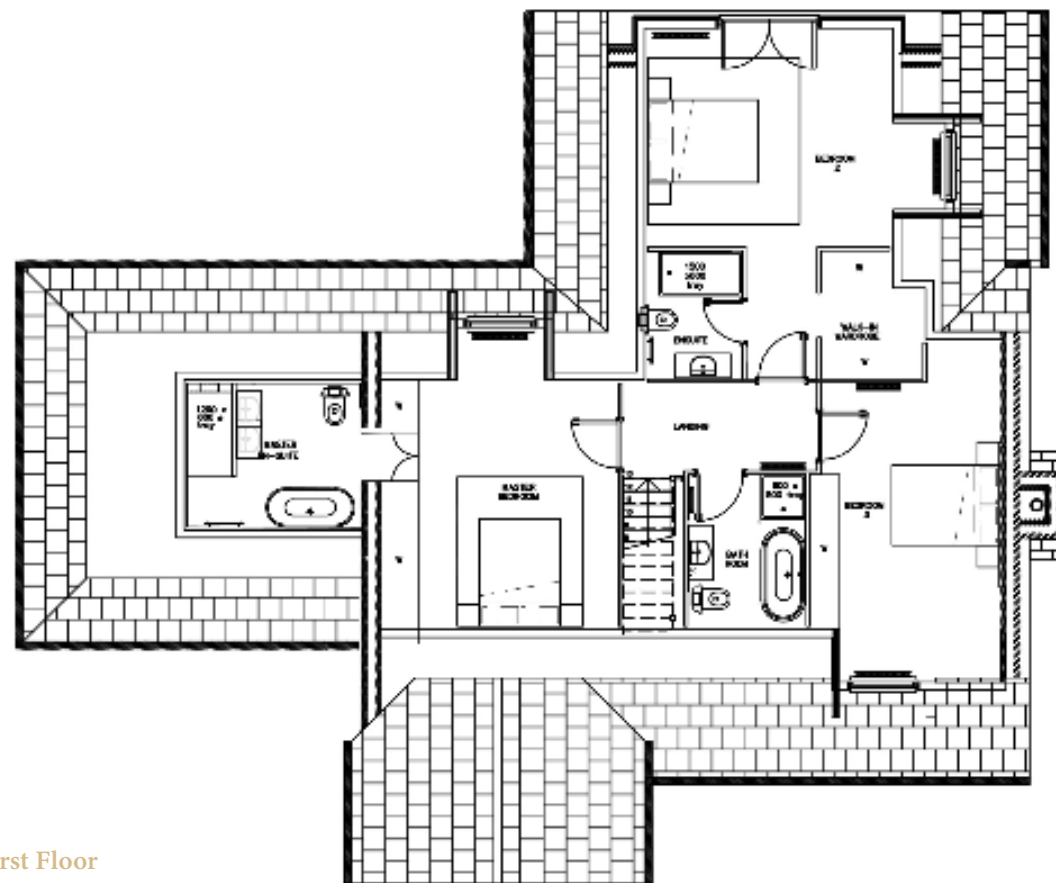


**Ground Floor**

Kitchen / Dining, 8.19 m 6.35 m  
 Living Room, 4.76 m 5.98 m  
 Double Garage, 5.88 m 5.83 m

Snug Room / Bed 4, 4.18 m 4.87 m  
 Entrance Hall, 2.85 m 5.39 m

Utility, 3.11 m 5.04 m  
 W/C, 2.71 m 2.94 m



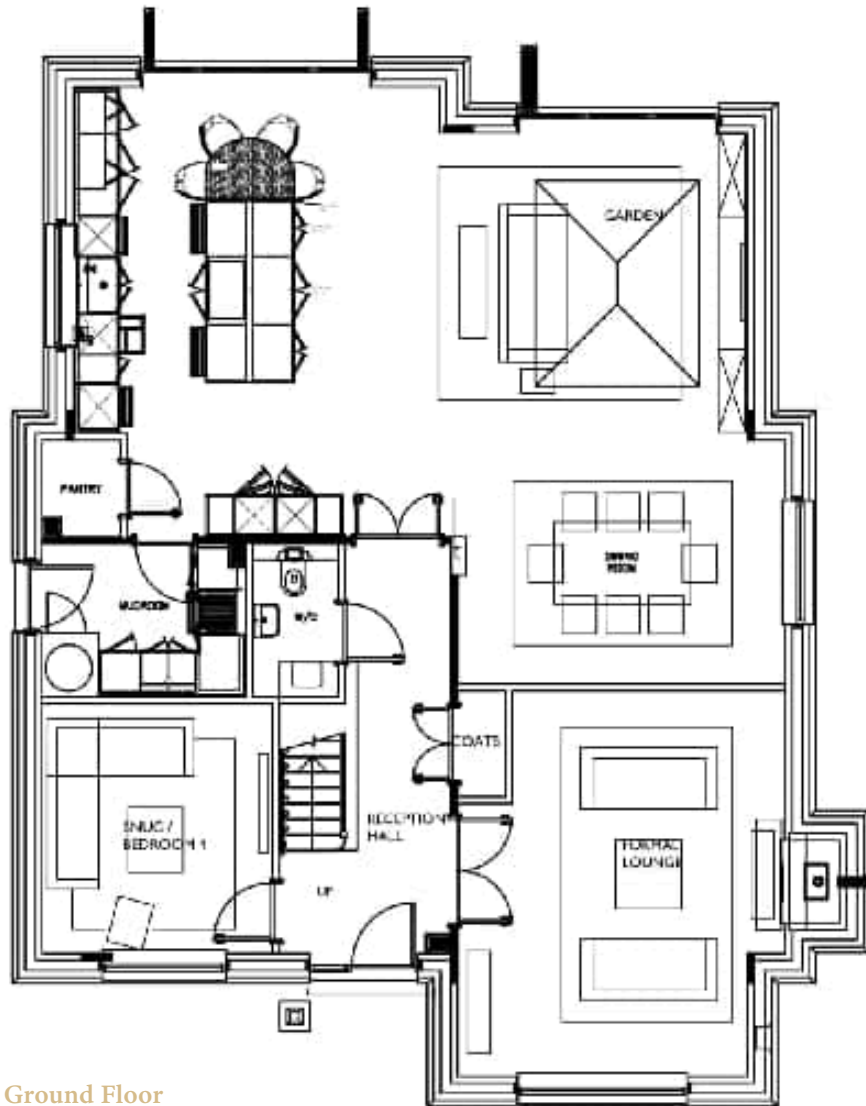
**First Floor**

Master Bedroom, (wing) 4.26 m 5.33 m  
 Master En-Suite, 8.21 m 2.63 m  
 Walk-in Wardrobe (Bed 2), 2.05 m 2.33 m

Bedroom 2, 5.40 m 6.29 m  
 En-Suite (Bed 2), 1.52 m 2.28 m  
 Bedroom 3, 3.42 m 5.38 m  
 Bathroom, 2.14 m 2.75 m

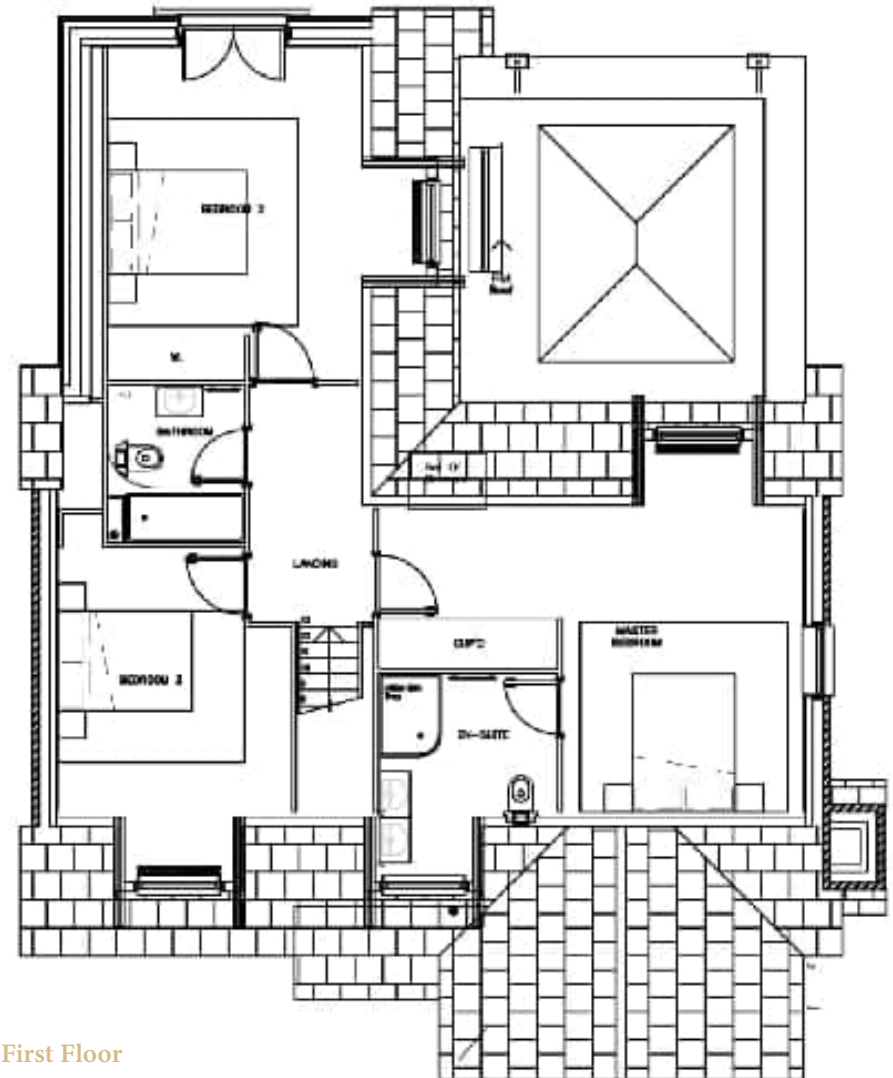


MEADOW VIEW  
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Ground Floor

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Dining Room, 3.71 m 4.76 m	Mudroom, 3.00 m 2.17 m	Reception Hall, 2.45 m 6.06 m
Snug / Bedroom 4, 3.30 m 3.60m	W/C, 1.24 m 2.19 m	Double Garage, 8.21 m 5.63 m

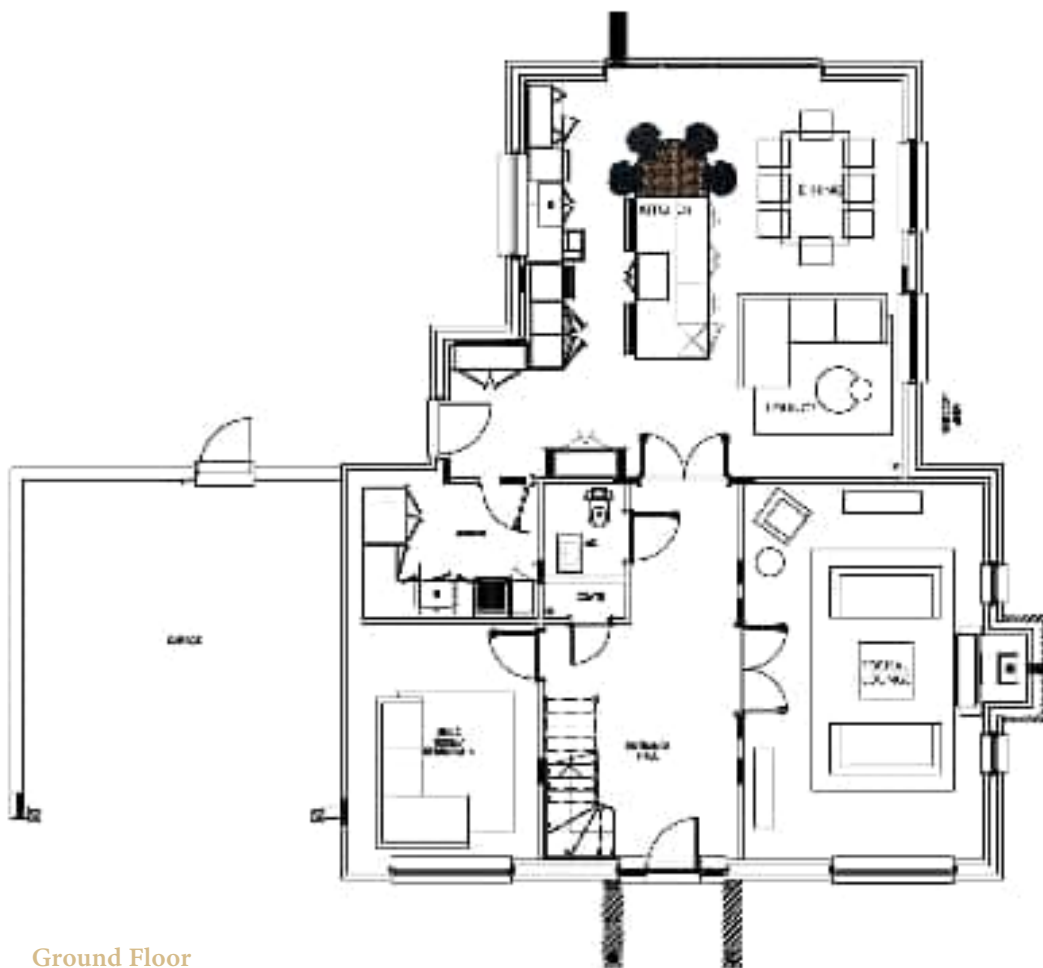


First Floor

Master Bedroom, 6.18 m 5.36 m	Bedroom 2, 4.57 m 4.86 m	Bathroom, 1.97 m 2.26 m
Master En-Suite, 2.67 m 3.19m	Bedroom 3, 3.39 m 4.82 m	

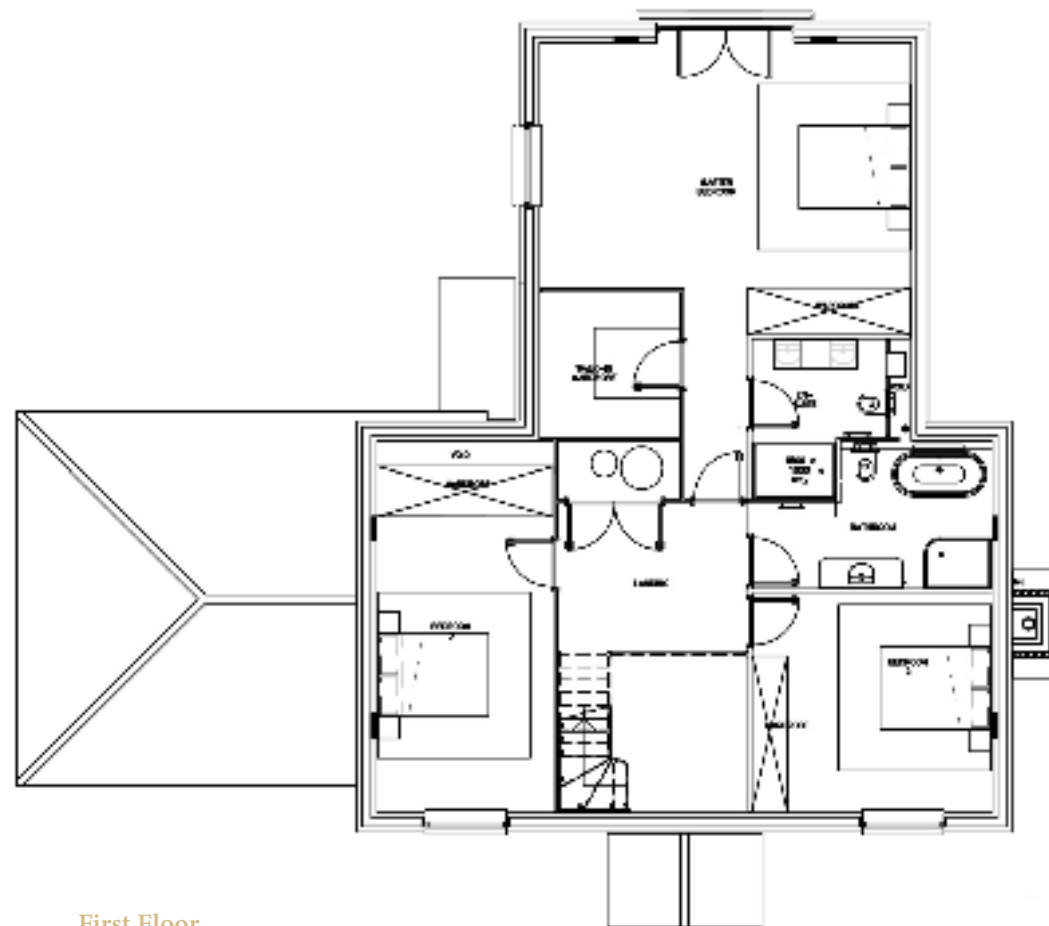


MEADOW VIEW  
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**Ground Floor**

- Kitchen / Dining, 8.1 m 7.3 m
- Living Room, 5.05 m 6.69 m
- Snug / Bedroom 4, 3.06 m 4.18 m
- Entrance Hal, 3.49 m 6.73 m
- Mudroom, 3.12 m 2.36 m
- W/C, 1.32 m 1.59 m
- Pantry, 2.29 m 0.66 m
- Coats, 1.28 m 0.59 m
- Double Garage, 5.91 m 5.82 m



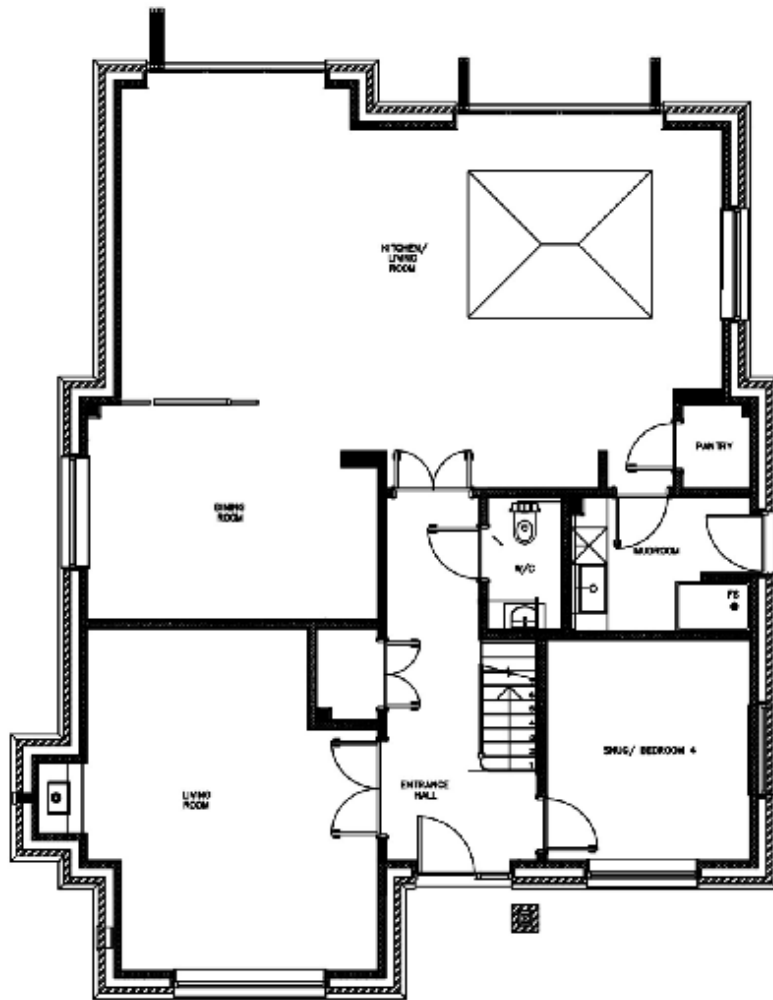
**First Floor**

- Master Bedroom, 6.66 m 8.43 m
- Bedroom 2, 4.3 m 3.97 m
- Bathroom, 3.8 m 1.9 m
- Walk-in Wardrobe, 2.5 m 2.9 m
- Bedroom 3, 3.2 m 6.69 m
- Master En-Suite, 2.8 m 2.9 m



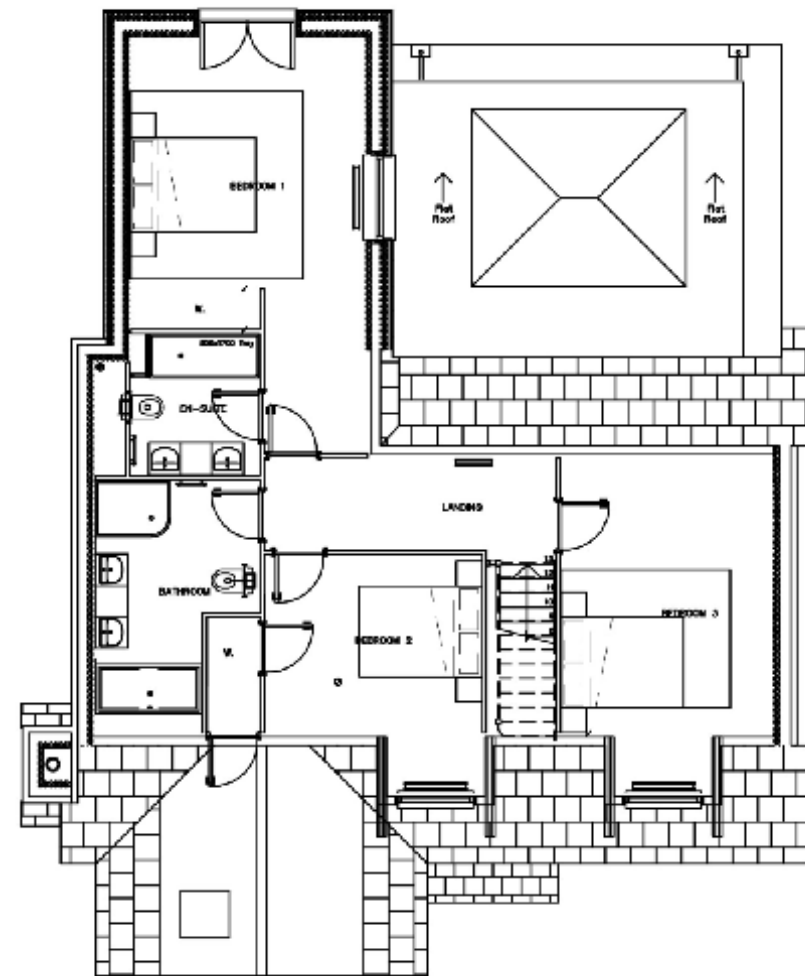
MEADOW VIEW  
WELWYN





**Ground Floor**

Kitchen / Living Room / Dining, 9.85 m 6.83 m	Living Room, 5.56 m 5.65 m	Dining Room, 4.8 m 3.52 m
Snug / Bedroom 4, 3.29 m 3.66 m	Entrance Hall, 2.49 m 5.92 m	Mudroom, 3.20 m 2.19 m
W/C, 1.29 m 2.12 m	Pantry, 1.15 m 1.34 m	Cupboard, 0.91 m 1.52 m
Double Garage, 6.19 m 5.92 m		

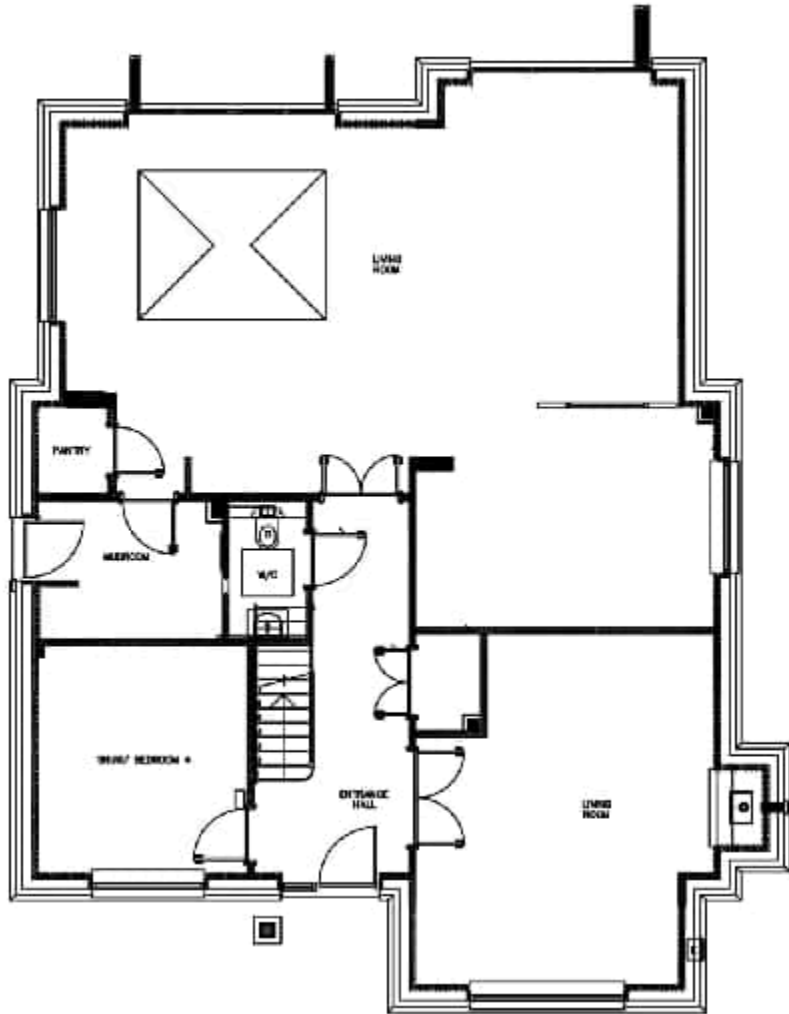


**First Floor**

Master Bedroom, 3.84 m 4.66 m	Bedroom 2, 3.48 m 3.61 m	Bedroom 3, 3.42 m 5.33 m
Master En-Suite, 2.58 m 2.25 m	Bathroom, 2.66 m 4.05 m	

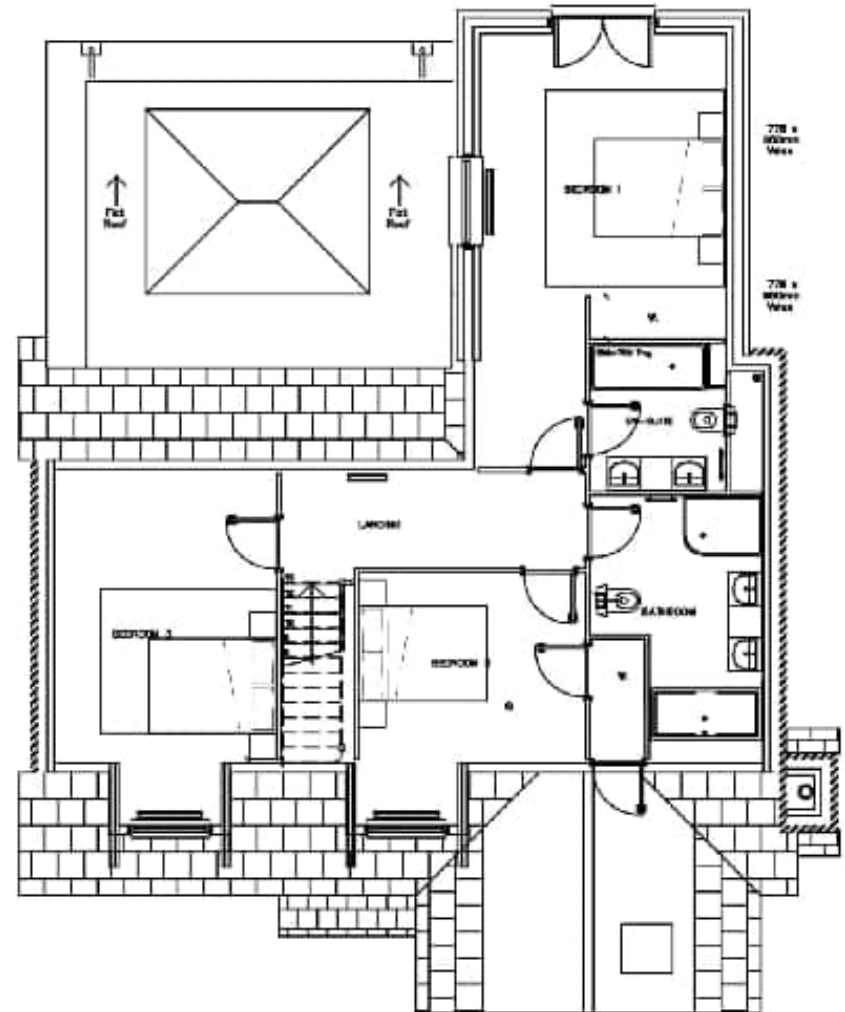


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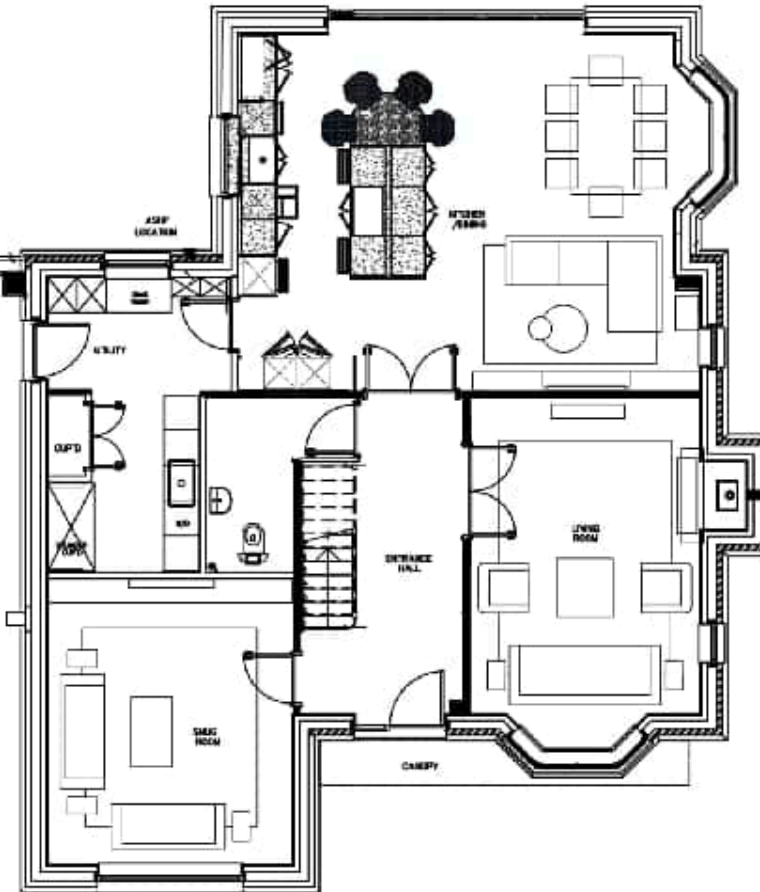


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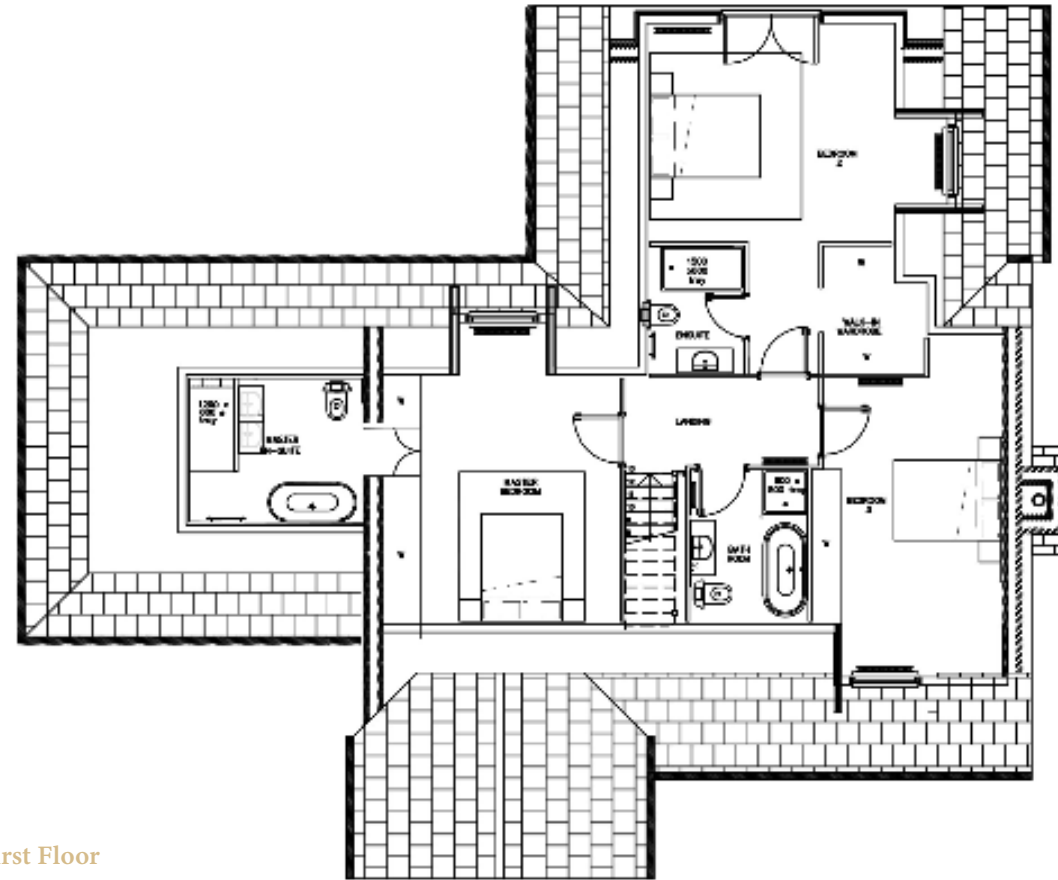


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 Bedroom 3 3.42 m 5.38 m  
 Bathroom, 2.14 m 2.75 m

# MEADOW VIEW SPECIFICATION

## 01 Kitchen

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### - CABINET STYLE

Bespoke handmade shaker cabinetry, individually crafted

### - PAINT FINISH

Hand-painted in bespoke colour selected per plot

### - WORKTOPS

Premium quartz stone surfaces including upstand

### - APPLIANCES

Full integrated Miele appliance suite throughout

### - OVEN & HOB

Miele integrated oven and induction hob

### - ADDITIONAL

Miele combi-microwave, dishwasher and fridge-freezer, Bora Kitchen

Extraction

### - EXTRACTION

Concealed integrated extractor within cabinetry

### - SINK

Undermount sink with premium brushed mixer tap

### - HARDWARE

Soft-close hinges and drawer runners throughout

### - WINE COOLER

Integrated wine cooler to selected plots

## 02 Bathroom & Ensuite

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### - SANITARYWARE

Roper Rhodes throughout all bathrooms and ensuites

### - TILING

Large format porcelain to all floors and carefully selected walls tiles

### - BRASSWARE

Co-ordinated brushed brass or chrome fittings

### - PRINCIPAL ENSUITE

Frameless glass walk-in shower and freestanding bath

### - HEATED TOWEL RAILS

Chrome heated towel rails to all bathrooms

### - VANITY STORAGE

Vanity units with integrated under-sink storage

### - MIRROR CABINETS

Recessed mirror cabinets with integrated lighting

### - LIGHTING

Shaver point and recessed downlighting throughout

### - GUEST WC

Feature basin with co-ordinated tiling and brassware

## 03 Flooring

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### - GROUND FLOOR

Large format porcelain tiles throughout groundfloor areas and hallway

### - FRONT RECEPTION ROOMS

Premium luxury carpet to sitting room and snug / 4 bedroom

### - BEDROOMS

Sumptuous carpet to all bedrooms and first floor landing

### - STAIRCASE

Bespoke stair runner with contrasting stair rods

## 05 Windows & Doors

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### - WINDOW FRAMES

Painted hardwood timber frames with double glazed units throughout

### - FRONT ENTRANCE DOOR

Bespoke solid timber entrance door with heritage ironmongery

### - REAR DOORS

Timber bi-fold or French doors opening to Indian sandstone patio

### - INTERNAL DOORS

Solid core painted doors with polished chrome or brass ironmongery

## 04 Heating & Energy

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### - GROUND FLOOR

Wet underfloor heating throughout entire ground floor

### - FIRST FLOOR

Contemporary radiators to all rooms

### - FIREPLACE

Real working chimney fireplace - centrepiece to the principal living room

### - CONTROLS

Individual zoned thermostats to each room

### - AIR SOURCE HEAT PUMP (ASHP)

Air source heat pump providing heating and hot water to all seven homes

### - MECHANICAL VENTILATION WITH HEAT RECOVERY (MVHR)

Whole-house mechanical ventilation with heat recovery system fitted to all plots, continuously supplying fresh filtered air whilst recovering up to 95% of heat that would otherwise be lost

## 06 Technology & Security

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### - BROADBAND

Full fibre broadband connection to each property

### - DATA CABLING

Cat6 data points to principal rooms, home office and all bedrooms

### - EV CHARGING

Dedicated electric vehicle charging point to each driveway

## 08 External & Landscaping

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### - DRIVEWAY

Generously sized shingle driveway with ample off-road parking

### - PATIO

Hand-cut Indian sandstone patio to the rear of each property

### - REAR GARDEN

Fully turfed rear lawn with planted borders and established shrubs

### - BOUNDARIES

Estate-style timber fencing to all boundaries, private and cohesive

### - ENTRANCE GATES

Manual hardwood timber entrance gates to Plots 1, 3, 5 and 6, enhancing privacy, security and kerb appeal to the front of the property

## 07 General Specification

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### - WALLS & CEILINGS

Smooth plaster finish in premium emulsion throughout

### - JOINERY

Painted timber architraves, skirtings and window boards

### - STAIRCASE

Painted balustrade with oak or painted handrail

### - WARRANTY

Full 10-year ICW structural warranty on all properties

### - EXTERNAL LIGHTING

Lighting to front and rear elevations of each property

### - UTILITIES

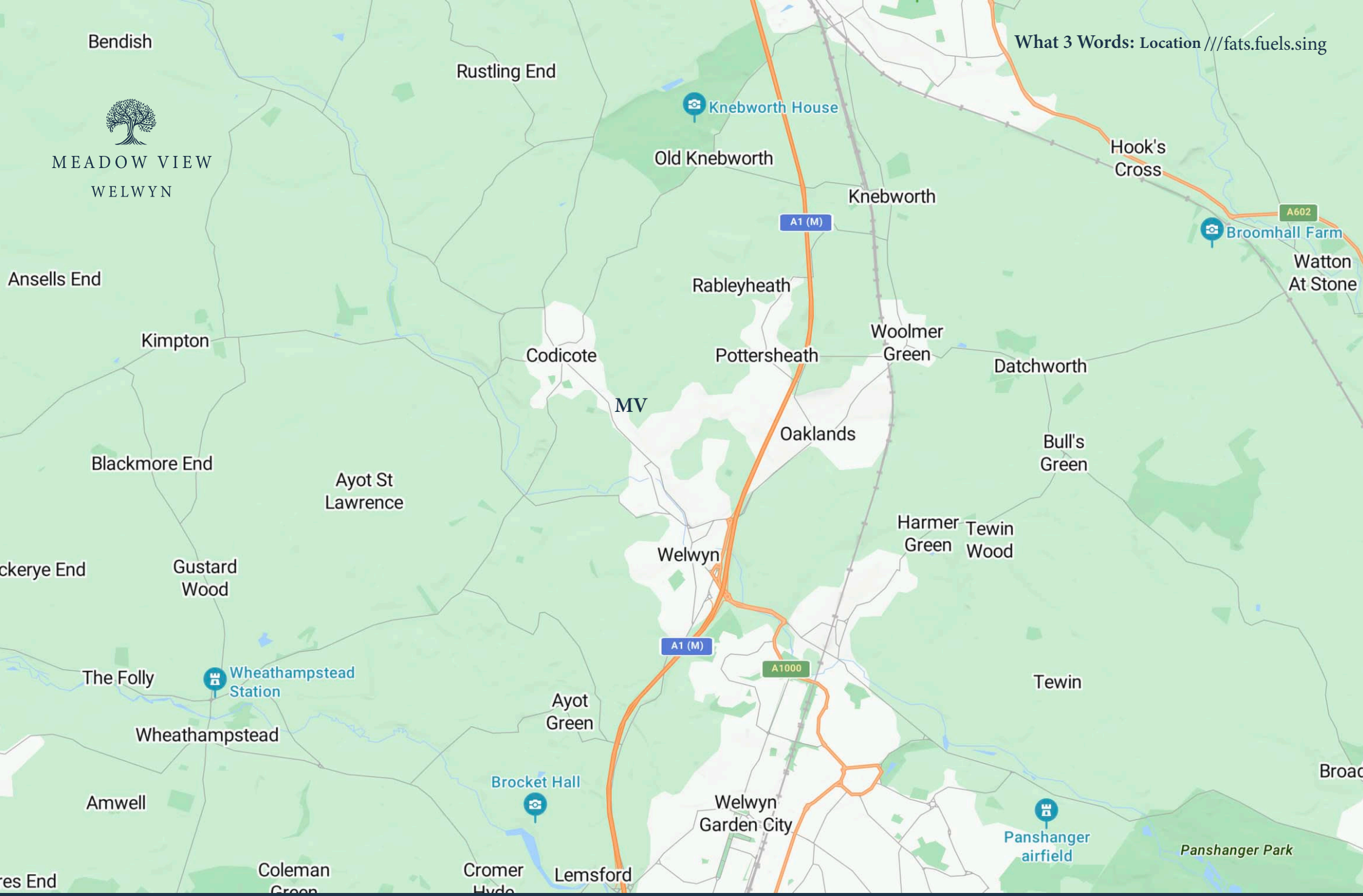
Outside tap and external power socket to rear

### - STORAGE

Bin store and log store to selected plots

### - FRONT APPROACH

Feature planting and landscaping to front of each property



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FINISHING TOUCHES  
TO MAKE IT YOURS

Kingshall Estates is excited to introduce our Finishing Touches Catalog, granting you the creative freedom to infuse your unique style and character into each room. Our catalog showcases the latest designs from renowned brands, allowing you to customize your home both indoors and outdoors.

Rest assured, every upgrade and item has been thoughtfully curated to seamlessly complement the style and finish of your new home. What's even more appealing is that all these additional features will be readily available on the day you move in.

Thanks to our substantial purchasing power, we are able to provide a wide range of upgrades at incredibly competitive prices. You can easily arrange these enhancements from the comfort and convenience of our on-site office or our main headquarters located in Bedfordshire.

*Subject to build stage and plot.*

**YOU CAN CHOOSE FROM:**

KITCHENS | APPLIANCES | BATHROOMS | FLOORING | WARDROBES | FIXTURES & FITTINGS





*Images used are indicative and may include examples from previous Kingshall developments to demonstrate the intended style and finish. Individual homes may vary.*



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