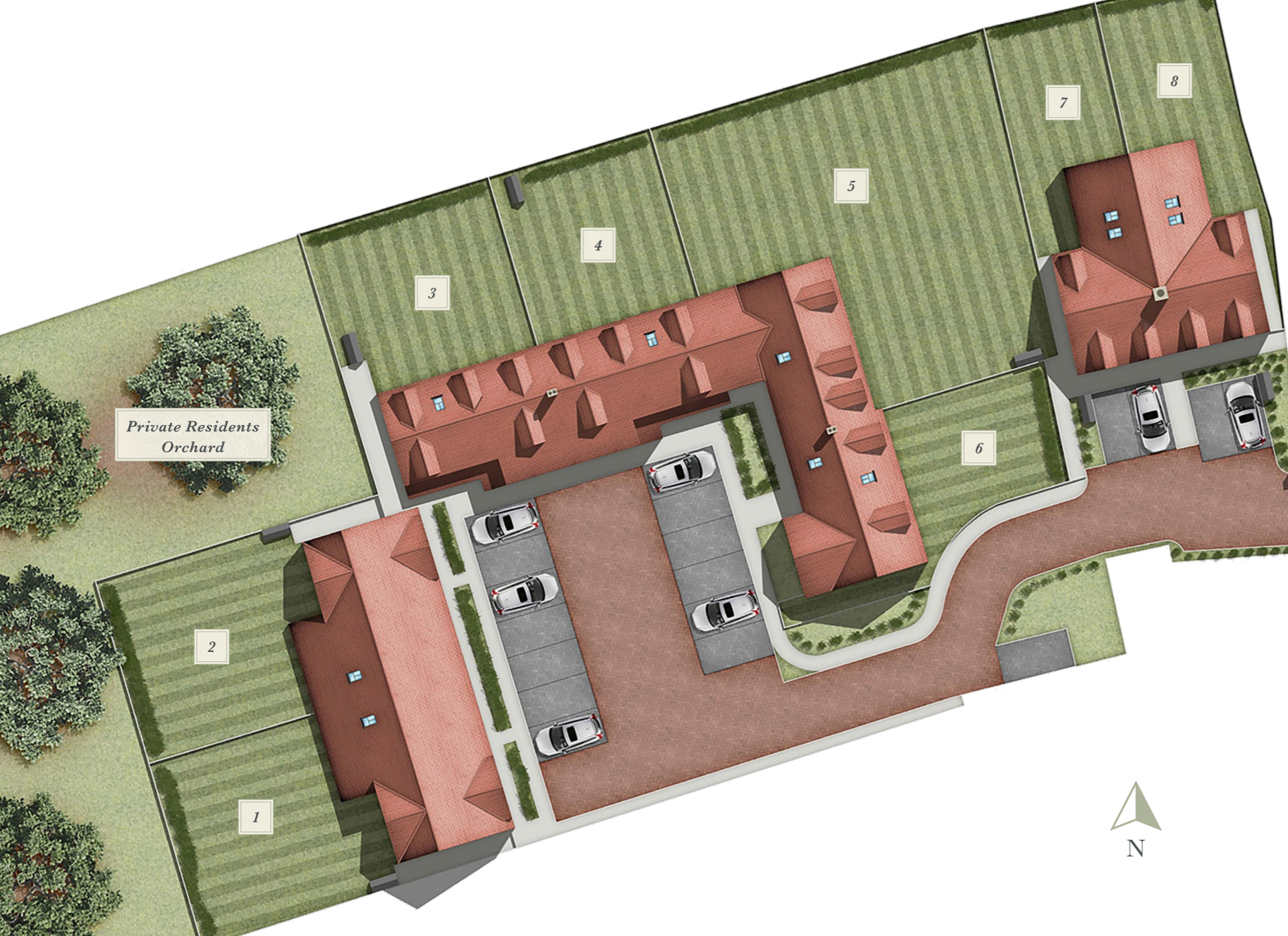




SHEPHERDS YARD

F L A M S T E A D



SHEPHERDS YARD

This stunning new development of 8 individual homes is tucked just off of Trowley Hill Road, and offers a mixture of traditional brick, flint decorative stone and barn style feel, keeping with its countryside location.

Driving into the development you'll pass homes 7 and 8 on your right hand side before reaching homes 1 to 6 sitting in a traditional courtyard surrounding the parking.

Located within a Conservation Area each home will offer spacious and well thought out accommodation and benefit from Founthill's excellent reputation for providing high quality homes.

The rear of the development will be returned to its historical setting as a private orchard for the residents to enjoy, complete with apple, plum and pear trees and an understorey of wildflowers.

With beautiful shaker style kitchens, bespoke bathroom designs, powered by super-efficient air source heat pumps and complete with underfloor heating downstairs; these homes offer a high specification finish in a picturesque location.

FLAMSTEAD

The village of Flamstead sits on the edge of one of the UK's Area of Outstanding Natural Beauty and is an idyllic village deep in the Hertfordshire countryside and highly sought after. Offering a local shop and a highly regarded primary school. It is also home to three popular pubs, The Rose & Crown, The Spotted Dog and The Three Blackbirds.

There are many groups and societies active within the village. Cricket and football are played on the recreation ground, while a tennis court and outdoor table tennis are also available. Further entertainment is provided by a recently-installed children's playground and a local pony club which takes little ones from age five.

The towns of Harpenden and St Albans are a short drive away, both offering more extensive shopping facilities and a fast train service into London. The M1, M25 and London Luton Airport are all close by, and the village also benefits from bus routes to Luton, Dunstable, St Albans and Hemel Hempstead.

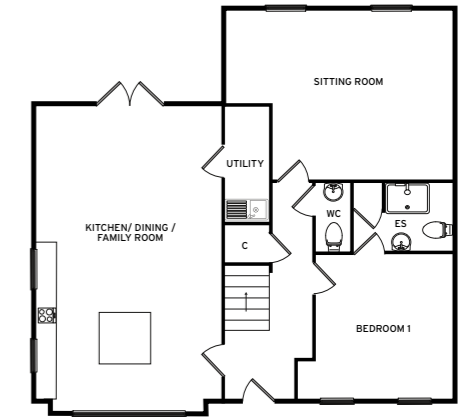
The village's annual scarecrow festival has become hugely popular since its inception in 2002. Residents have made over 120 scarecrows each year, attracting thousands of visitors over the three day festival, checking out the scarecrows and voting for their favourites.



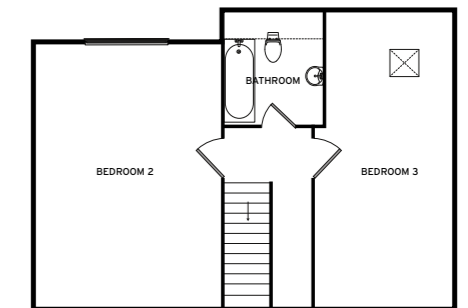


PLOTS 1 & 2

GROUND FLOOR



FIRST FLOOR



THREE BEDROOM TERRACED

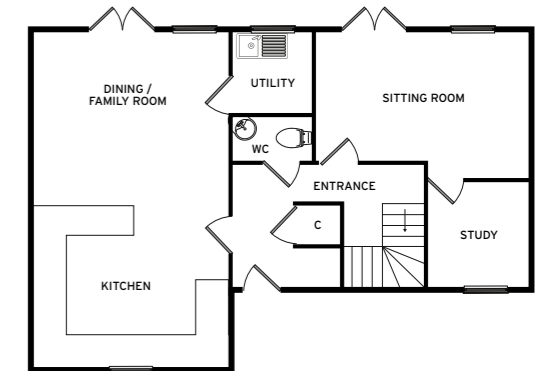
Kitchen/Dining/Family Room	14'11" x 22'8" / 4.55m x 6.90m
Sitting Room	17'11" x 12'8" / 5.45m x 3.86m
Bedroom 1	10'11" x 11'1" / 3.34m x 3.38m
Bedroom 2	14'8" x 16'10" / 4.46m x 5.14m
Bedroom 3	11'2" x 19'2" / 3.40m x 5.8m

Plot 2 is handed to floorplan above. All floor area measurements are maximum and are shown in metric and imperial. They are for guide purposes only and should not be used for total accuracy, or for fitting carpeting/floor covering purposes. Purchasers or their representatives should contact the selling agent for full details. Kitchen plans are indicative only and are not intended to show the quantity or positions of appliances, base and wall units or worktops. Please ask selling agent for detailed kitchen plans.

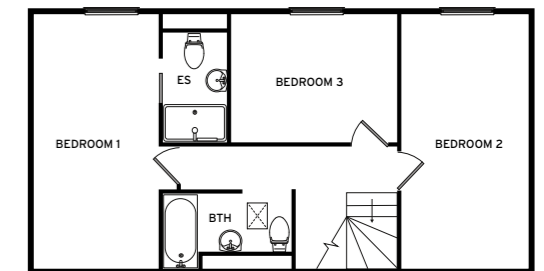


PLOTS 3 & 4

GROUND FLOOR



FIRST FLOOR



THREE BEDROOM END-OF-TERRACE (3) / TERRACED (4)

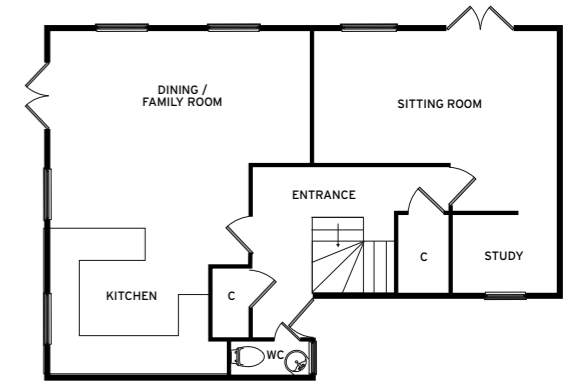
Kitchen	13'5" x 12'8" / 4.08m x 3.85m
Dining/Family Room	13'5" x 10'10" / 4.08m x 3.31m
Sitting Room	14'6" x 10'10" / 4.42m x 3.31m
Study	8'8" x 6'7" / 2.63m x 2.00m
Bedroom 1	9'1" x 17'11" / 2.76m x 5.47m
Bedroom 2	8'10" x 17'11" / 2.69m x 5.47m
Bedroom 3	9'3" x 8'9" / 2.82m x 2.67m

Plot 3 is handed to floorplan above. All floor area measurements are maximum and are shown in metric and imperial. They are for guide purposes only and should not be used for total accuracy, or for fitting carpeting/floor covering purposes. Purchasers or their representatives should contact the selling agent for full details. Kitchen plans are indicative only and are not intended to show the quantity or positions of appliances, base and wall units or worktops. Please ask selling agent for detailed kitchen plans.

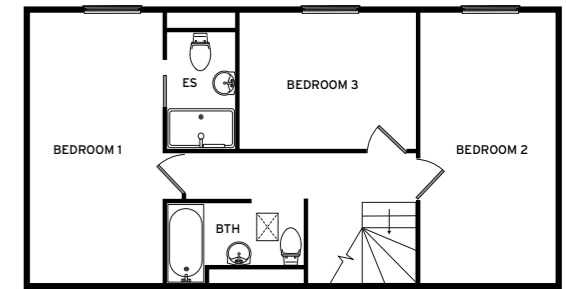


PLOTS 5

GROUND FLOOR



FIRST FLOOR



THREE BEDROOM SEMI-DETACHED

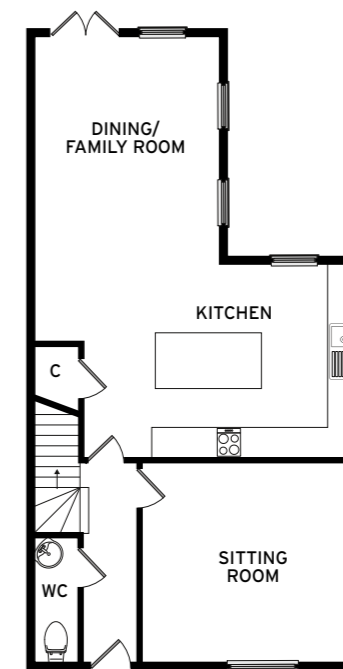
Kitchen	11'1" x 13'11" / 3.38m x 4.23m
Dining/ Family Room	18'4" x 13'11" / 5.58m x 4.23m
Sitting Room	14'2" x 11'9" / 4.31m x 3.58m
Study	7'10" x 5'5" / 2.40m x 1.66m
Master Bedroom	9'4" x 17'8" / 2.84m x 5.38m
Bedroom 2	10'10" x 8'4" / 3.30m x 2.54m
Bedroom 3	8'0" x 17'8" / 2.45m x 5.38m

Plot 6 is handed to floorplan above. All floor area measurements are maximum and are shown in metric and imperial. They are for guide purposes only and should not be used for total accuracy, or for fitting carpeting/floor covering purposes. Purchasers or their representatives should contact the selling agent for full details. Kitchen plans are indicative only and are not intended to show the quantity or positions of appliances, base and wall units or worktops. Please ask selling agent for detailed kitchen plans.

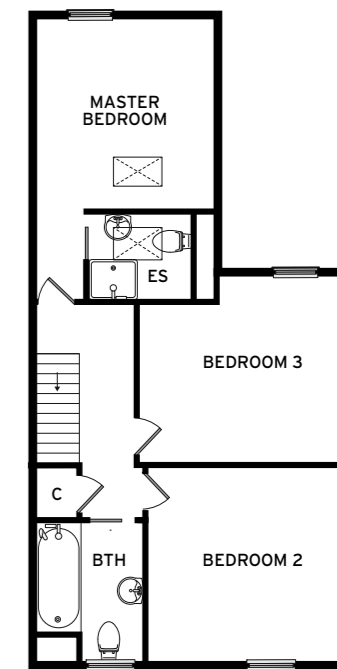


PLOTS 7 & 8

GROUND FLOOR



FIRST FLOOR



THREE BEDROOM SEMI-DETACHED

Kitchen	16'2" x 11'9" / 4.92m x 3.58m
Dining/ Family Room	12'8" x 22'3" / 3.86m x 6.79m
Sitting Room	12'0" x 11'9" / 3.67m x 3.58m
Master Bedroom	12'8" x 13'7" / 3.86m x 4.13m
Bedroom 2	12'0" x 11'10" / 3.65m x 3.61m
Bedroom 3	12'6" x 11'10" / 3.82m x 3.61m

Plot 7 is handed to floorplan above. All floor area measurements are maximum and are shown in metric and imperial. They are for guide purposes only and should not be used for total accuracy, or for fitting carpeting/floor covering purposes. Purchasers or their representatives should contact the selling agent for full details. Kitchen plans are indicative only and are not intended to show the quantity or positions of appliances, base and wall units or worktops. Please ask selling agent for detailed kitchen plans.

SPECIFICATION

KITCHEN/UTILITY

- Bespoke shaker style kitchen
- Quartz worktop
- Bosch - single fan oven
- Bosch - built-in microwave
- Bosch - induction hob
- Bosch - fully integrated dishwasher
- Bosch - fully integrated 70/30 fridge freezer
- Elica - canopy extractor hob
- Blanco- undermounted sink
- Blanco - single lever mixer tap
- Integrated washing machine (plots 5, 6, 7 and 8)
- Utility rooms (plots 1, 2, 3 and 4) will be fitted with a sink
- Worktop, base unit and space and plumbing for the washer dryer.

BATHROOMS / EN-SUITES

- These are different in each plot.
- Bathrooms will have showers, over baths and shower trays in ensembles.
- Each plot will have a bathroom, ensuite and guest WC.
- Rooms will be part tiled with porcelain and/or ceramic tiles
- Chrome towel rail in each room

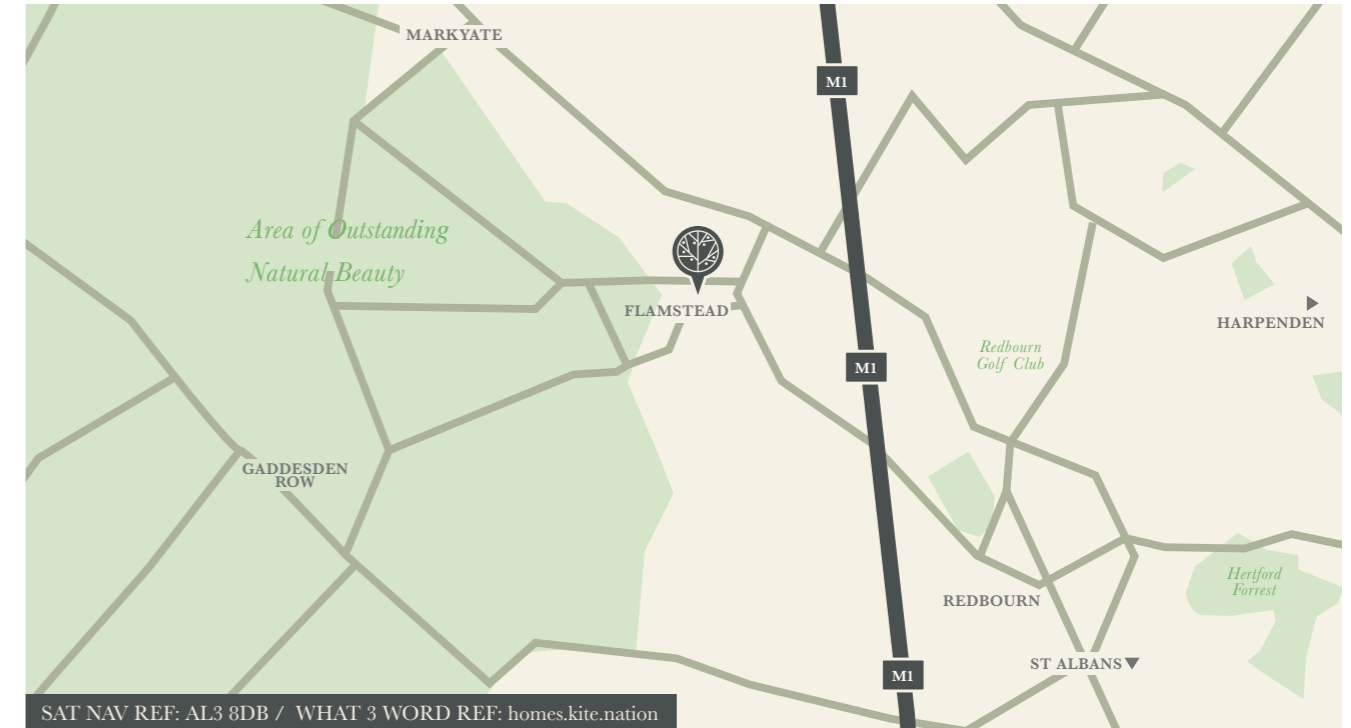
INTERNAL

- The heating is powered by super-efficient air source heat pumps
- Underfloor heating to ground floor
- First floor with white radiators
- Dulux White emulsion to ceilings
- Dulux Polished Pebble to walls
- Tiled and hard surface flooring to ground floor
- Stairs and first floor - fitted carpets throughout.

EXTERNAL

- Softwood Windows and doors throughout
- Outside tap and external socket
- Lawns laid to the rear
- Two parking spaces per property

LOCATION



BY RAIL (FROM HARPENDEN)



BY ROAD





For further details please contact sole selling agent

29 Wigmores North
Welwyn Garden City
AL8 6PG



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