



Midsummer Vale

WALKERN



A COLLECTION OF 2, 3, 4 & 5 BEDROOM HOMES

**YOUR NEW PARADISE
AWAITS YOU.**

These high-quality homes
have been thoughtfully
designed to blend
perfectly with their
traditional village setting.



welcome

WALKERN

Midsummer Vale



Midsummer Vale is an exclusive development
of forty-seven 2, 3, 4 and 5 bedroom homes,
situated just off Aubries in the highly desirable
Hertfordshire village of Walkern.

Surrounded by beautiful countryside peppered
with picturesque villages, yet close to a fantastic
range of amenities and just 23 minutes into
London by rail from nearby Stevenage station,
this delightful development offers the
very best of village living.

03

RELAX.

Soak up the tranquillity of nature.

Offering a peaceful retreat from the hustle and bustle of a busy lifestyle, the small village of Walkern is steeped in history, dating as far back as Saxon times. The local parish church of St Mary's is the oldest in the county, originally built in the 11th century. Sitting opposite the church, across the River Beane, is Bridgefoot Farm, a beautiful Grade II listed medieval farmhouse surrounded by a moat.

Hertfordshire



Village living at its finest.

WALKERN

With the popular Walkern Primary School in the heart of the village, living in Walkern is an ideal choice for families. Secondary schools include the Ofsted 'good'-rated Nobel and Marriotts Schools on the east side of Stevenage. Other secondary schools in the town include the Barclay Academy, Thomas Alleyne Academy and the John Henry Newman RC School.

Walkern's Sports and Community Centre is a busy hub for local activities, with football and cricket pitches, along with the Jubilee Pavilion, an event venue with licensed bar available for hire. There are several shops in the village, including a convenience store, a hair and beauty salon and

an art gallery. The Stable Yard Kitchen, just two roads from the development, sells home-made pies and locally sourced artisan gifts, whilst the award-winning Brewery Tea Rooms in the high street serves fine loose-leaf teas, speciality coffees and delicious freshly baked cakes.

The White Lion pub and restaurant offers a warm welcome, with a hearty carvery, a range of stone-baked pizzas and a roaring fire during the winter months. There is also the Yew Tree pub and chinese restaurant just along the high street. A great choice of country pubs in the surrounding villages include The Jolly Waggoner at Ardeley, The Bell at Benington, The Rising Sun at Hall's Green and The Cricketers at Weston.

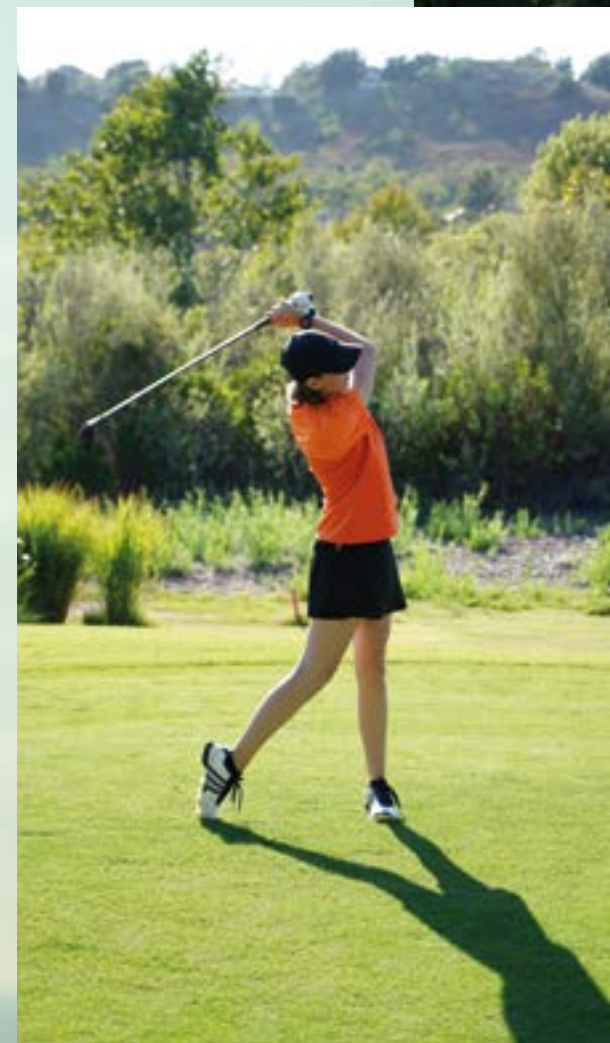
An active lifestyle on your doorstep, perfectly situated for enjoying the great outdoors.



Whether you enjoy walking, running, cycling or horse-riding, there are acres of green open space to explore. Golf enthusiasts will be spoilt for choice with courses nearby including Stevenage Golf Centre at Aston, Chesfield Downs in Graveley, East Herts Golf Club just off the S10 at Buntingford and the fabulous Hanbury Manor Hotel and Country Club in Ware.

Although you'll feel miles from anywhere in this peaceful village, all the facilities and amenities of nearby Stevenage are within easy reach. In just a few minutes' drive, you can enjoy shopping in Stevenage town centre, or at one of several out of town shopping centres. Asda and Tesco superstores are both easily accessible by car and you will also find a wide range of independent shops, cafés, bars and restaurants in the nearby Stevenage old town.

There's loads of family fun to be had at Stevenage Leisure Park. Watch the latest blockbuster movies at the 16-screen Cineworld, or get competitive with family and friends at the spectacular Hollywood Bowl. Lost World Golf offers two fabulous 18-hole indoor adventure golf courses to enjoy and with the great range of popular restaurant chains, there are plenty of places to eat. Also at the leisure park, David Lloyd club provides fantastic fitness facilities for all ages with its state-of-the-art gym, wide range of classes, swimming pool and café. Just across the railway bridge, The Gordon Craig Theatre and Arts & Leisure Centre offers a varied programme of entertainment, including live theatre, music and comedy.



08 SUPERB Connections

FANTASTIC AMENITIES

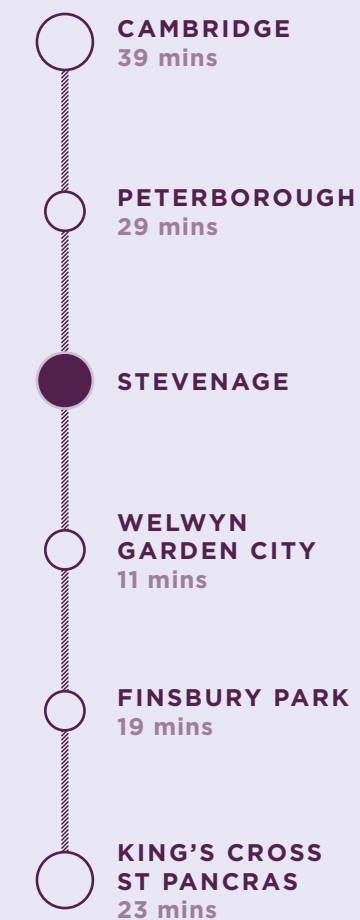
within
easy reach.

Situated midway between the A1 and the A10, Walkern is perfectly placed for travelling south to London and the M25, or north to Cambridge and beyond.

Hertford and Ware are both within easy reach just 10 miles away by road, whilst Welwyn Garden City is a 13-mile drive via the A1(M). For travelling further afield, Luton Airport is just a 17-mile drive and Stansted Airport is approximately 23 miles away.

Stevenage railway station, just 4.5 miles from the development, offers a fast and frequent commuter service into London King's Cross St Pancras in as little as 23 minutes. There are also regular trains going north from Stevenage, including direct to Peterborough in 29 minutes and to Cambridge in 39 minutes.

By Rail



By Road



Travel times taken from [google.co.uk/maps](https://www.google.co.uk/maps) and [thetrainline.com](https://www.thetrainline.com), correct at time of printing.

Development LAYOUT

11



2 bedroom homes

- THE BARTON**
2 bedroom house with 2 allocated parking spaces
PLOTS: 33, 34, 41, 42, 43 & 44

3 bedroom homes

- THE SOTHERTON**
3 bedroom house with 2 allocated parking spaces
PLOTS: 37, 38, 39 & 40
- THE HUNSFORD**
3 bedroom corner house with 2 allocated parking spaces
PLOTS: 35 & 36
- THE LANGBOURN**
3 bedroom house with allocated parking or single garage
PLOTS: 47, 50, 51, 52, 53, 65 & 71

4 bedroom homes

- THE MANSFIELD**
4 bedroom house over 3 storeys with a single or double garage
PLOTS: 48, 49, 54, 55, 61, 63, 75, 77, 78, 79, 82
- THE THORNBERRY**
4 bedroom house with double garage
PLOTS: 58, 59, 72, 74
- THE DELAFORD+**
4 bedroom house with integral double garage
PLOTS: 60, 62, 73, 76, 81, 85

5 bedroom homes

- THE PEMBERLEY**
5 bedroom house with integral double garage
PLOTS: 64, 83, 84
- THE ROSINGS+**
5 bedroom house over 3 storeys with integral double garage
PLOTS: 56, 57, 66, 80

Affordable housing

- PLOTS: 1-32, 45, 46, 67-70





2 BEDROOM HOUSE

WITH 2 ALLOCATED PARKING SPACES

PLOTS 33* | 42 | 43* HANDED PLOTS 34 | 41* | 44

Ground Floor

LIVING/DINING ROOM

5.03m x 3.77m 16'6" x 12'4"

KITCHEN

2.84m x 2.75m 9'4" x 9'2"

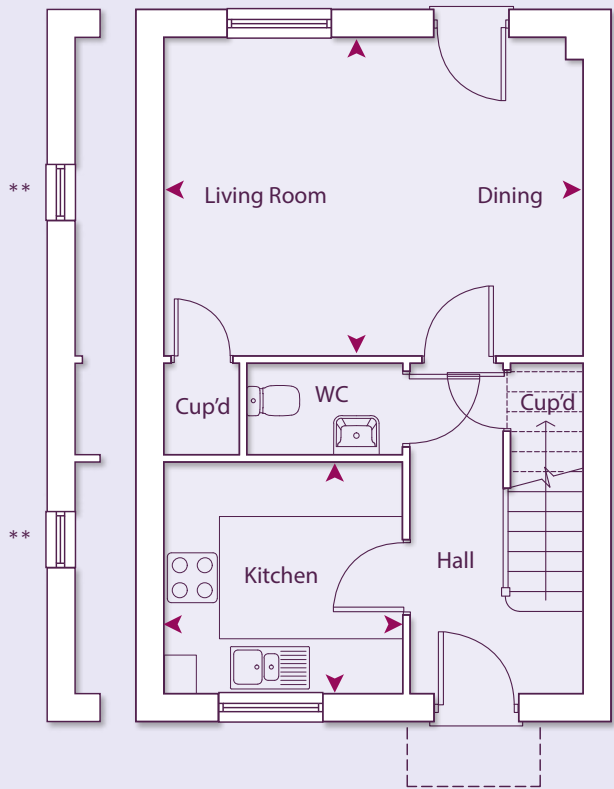
First Floor

BEDROOM 1

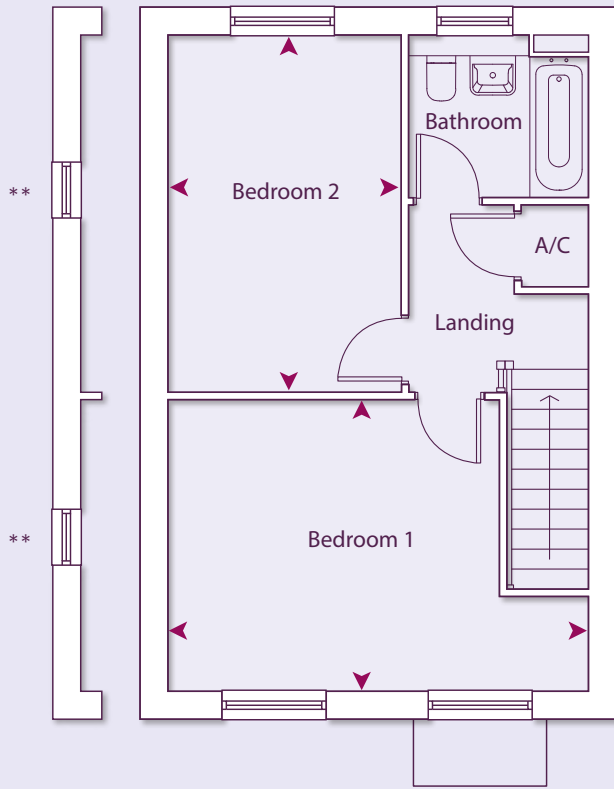
5.03m x 3.47m 16'6" x 11'5"

BEDROOM 2

4.33m x 2.77m 14'3" x 9'1"



GROUND FLOOR



FIRST FLOOR

A/C - Airing Cupboard WC - Cloakroom Cup'd - Cupboard

Computer generated images and floorplans are not to scale, they are for illustrative purposes only and may change. All dimensions given are approximate maximum measurements and should only be referred to for guidance. *Kitchen layout will vary where applicable. **Windows to plots 33, 41 & 43.

THE BARTON



3 BEDROOM HOUSE

WITH 2 ALLOCATED PARKING SPACES

PLOTS 38 | 40* HANDED PLOTS 37 | 39

Ground Floor

LIVING ROOM

4.24m x 3.31m 13'11" x 10'0"

KITCHEN/DINING

5.47m x 2.84m 17'11" x 9'4"

First Floor

BEDROOM 1

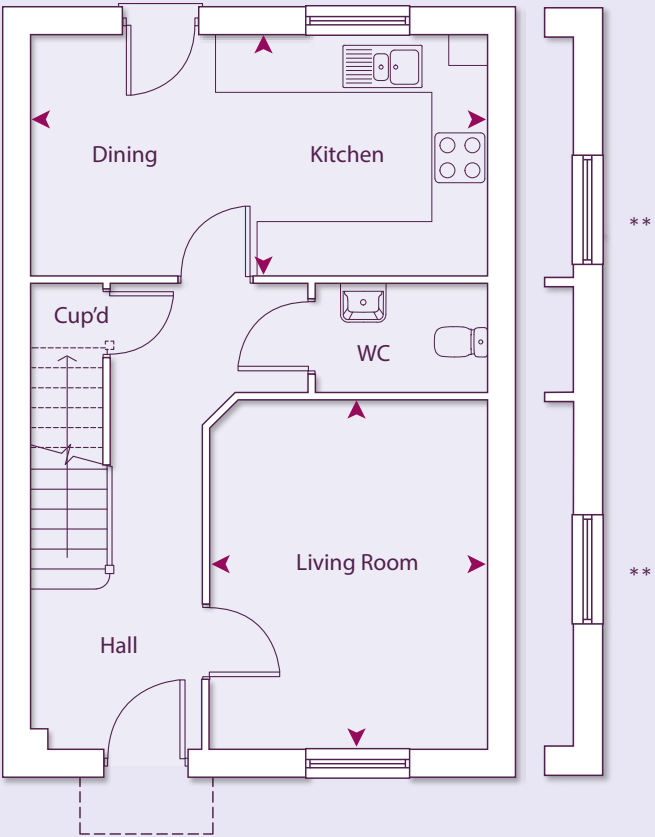
4.04m x 2.96m 13'3" x 9'8"

BEDROOM 2

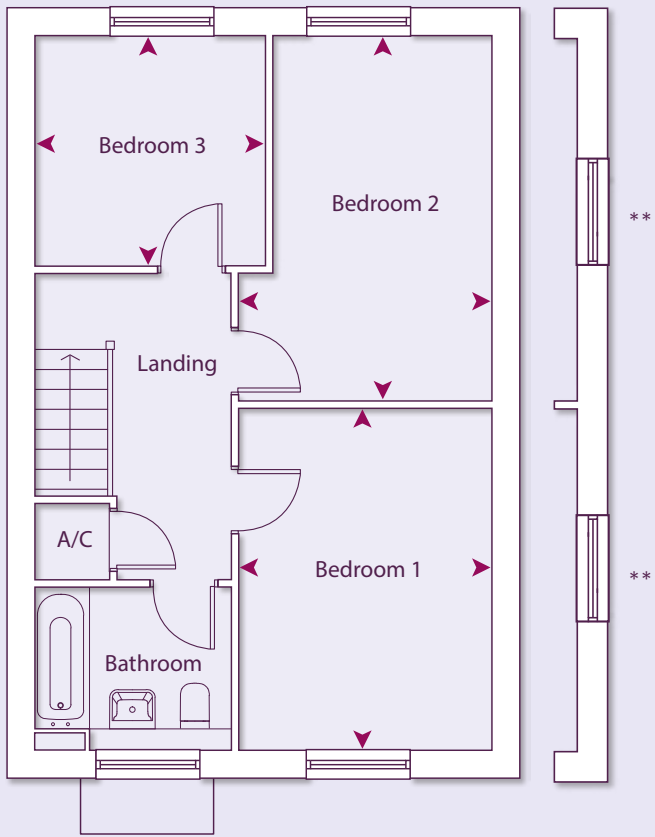
4.34m x 2.96m 14'3" x 9'8"

BEDROOM 3

2.80m x 2.70m 9'2" x 8'10"



GROUND FLOOR



FIRST FLOOR

A/C - Airing Cupboard WC - Cloakroom Cup'd - Cupboard

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THE SOTHERTON



3 BEDROOM HOUSE

WITH 2 ALLOCATED PARKING SPACES

PLOT 36 HANDED PLOT 35

Ground Floor

LIVING ROOM

5.69m x 3.19m 18'8" x 10'6"

KITCHEN/DINING

5.69m x 3.17m 18'8" x 10'5"

First Floor

BEDROOM 1

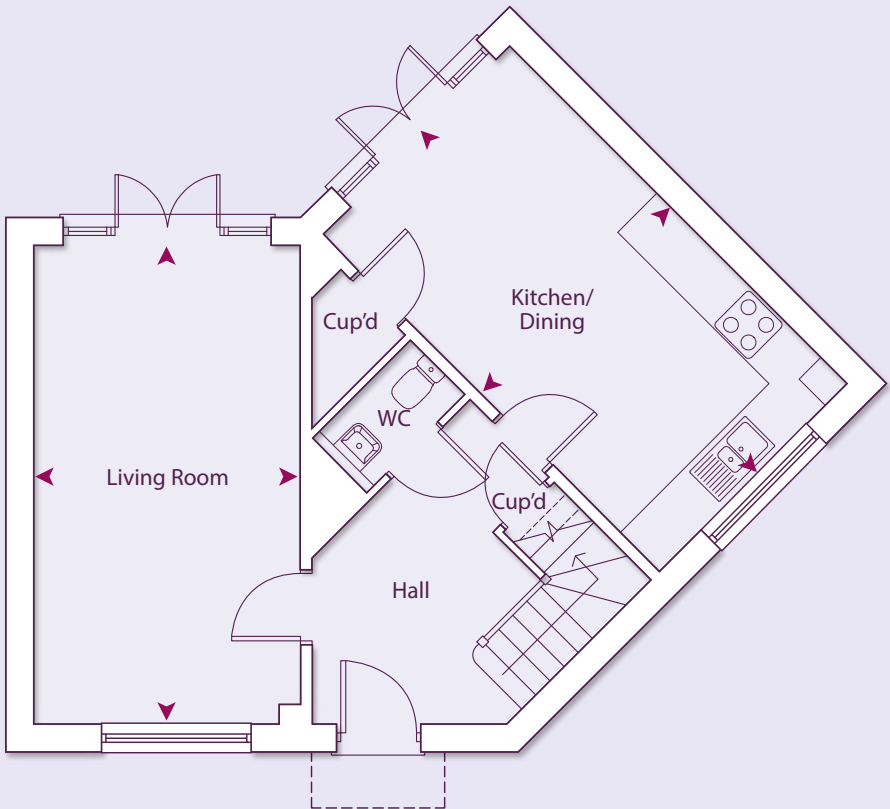
5.69m x 3.17m 18'8" x 10'5"

BEDROOM 2

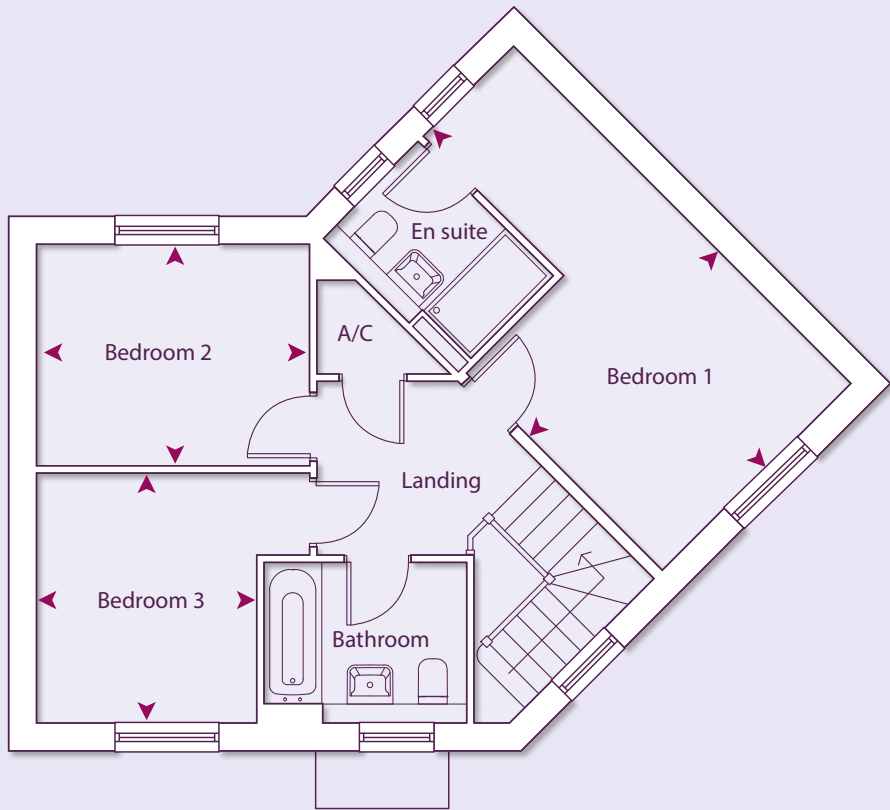
3.23m x 2.60m 10'7" x 8'6"

BEDROOM 3

2.96m x 2.58m 9'9" x 8'6"



GROUND FLOOR



FIRST FLOOR

A/C – Airing Cupboard WC – Cloakroom Cup'd – Cupboard

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THE HUNSFORD



3 BEDROOM HOUSE

WITH ALLOCATED PARKING OR SINGLE GARAGE

PLOTS 47* | 50* | 52 | 53 | 65 | 71 HANDED PLOT 5 1

Ground Floor

LIVING ROOM

5.95m x 3.32m 19'6" x 10'10"

KITCHEN/DINING

5.81m x 3.53m 19'1" x 11'7"

First Floor

BEDROOM 1

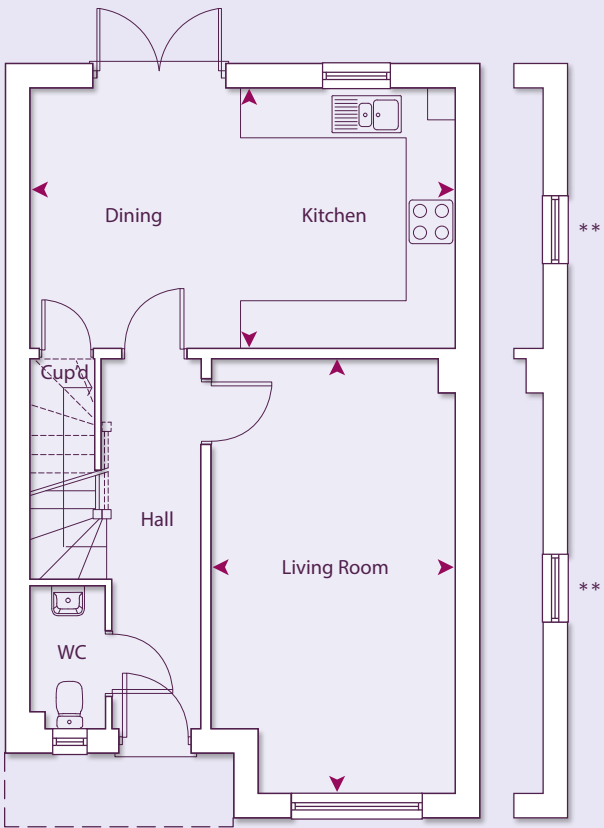
4.19m x 3.33m 13'9" x 10'11"

BEDROOM 2

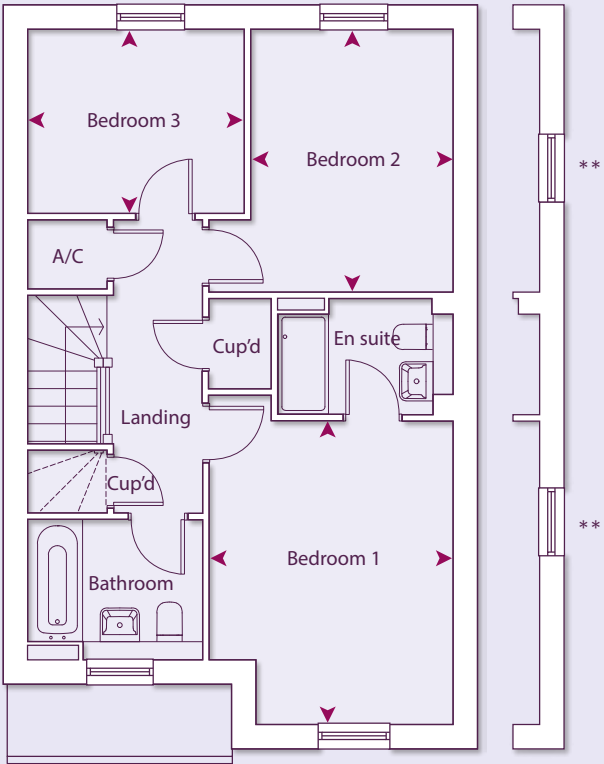
3.62m x 2.74m 11'11" x 10'8"

BEDROOM 3

2.94m x 2.52m 9'8" x 8'3"



GROUND FLOOR



FIRST FLOOR

A/C - Airing Cupboard WC - Cloakroom Cup'd - Cupboard

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THE LANGBOURN



4 BEDROOM HOUSE

OVER 3 STOREYS WITH A SINGLE OR DOUBLE GARAGE

PLOTS 48 | 49* | 54 | 55 | 78 | 79 | 82

HANDED PLOTS 61 | 63 | 75* | 77*

Ground Floor

LIVING ROOM

4.45m x 3.20m 14'7" x 10'6"

KITCHEN/DINING

5.60m x 3.46m 18'4" x 11'4"

First Floor

BEDROOM 2

4.00m x 3.05m 13'1" x 10'0"

BEDROOM 3

3.94m x 2.79m 12'11" x 9'2"

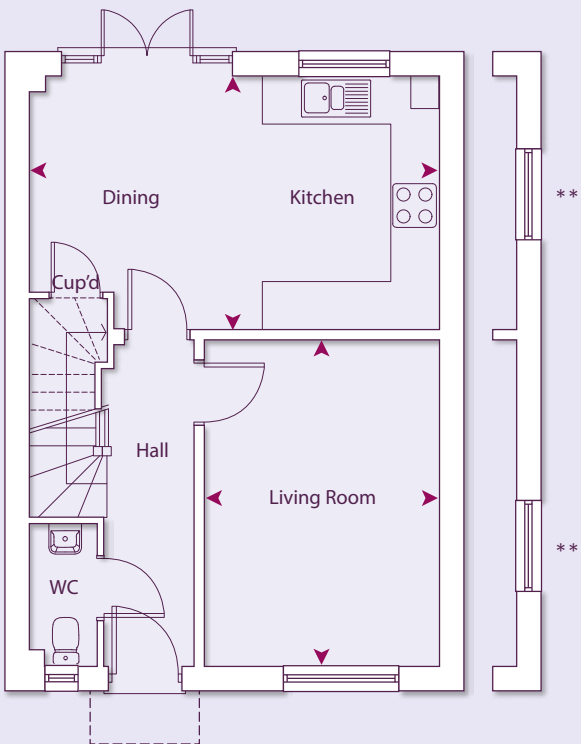
BEDROOM 4

2.90m x 2.68m 9'6" x 8'9"

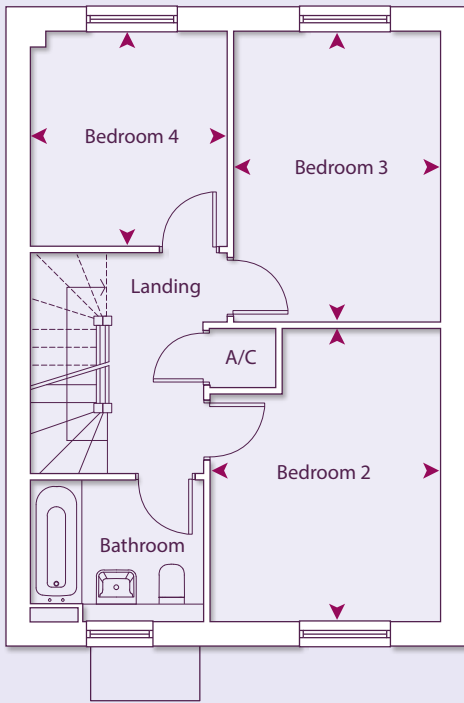
Second Floor

BEDROOM 1

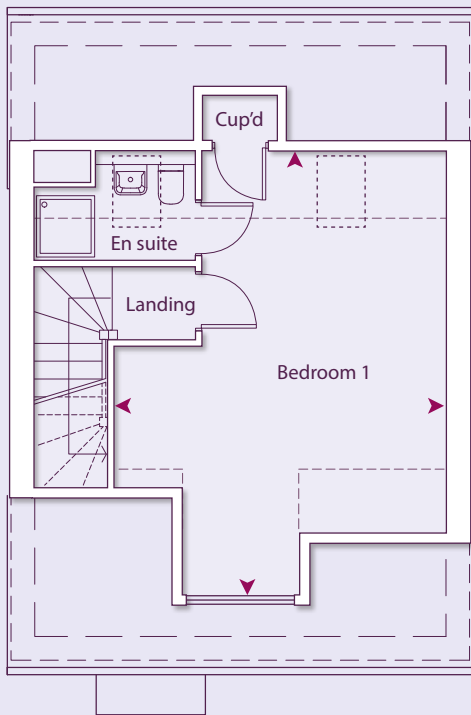
6.08m x 4.52m 19'11" x 14'10"



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

A/C - Airing Cupboard Cup'd - Cupboard - Roof windows - - - - Reduced ceiling height

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THE MANSFIELD



4 BEDROOM HOUSE

WITH DOUBLE GARAGE

PLOTS 58* | 59* | 72* HANDED PLOT 74

Ground Floor

LIVING ROOM

5.22m x 3.90m 17'2" x 12'10"

KITCHEN/DINING

6.37m x 3.70m 20'11" x 12'2"

STUDY

3.21m x 2.70m 10'6" x 8'10"

First Floor

BEDROOM 1

5.13m x 3.67m 16'10" x 12'0"

BEDROOM 2

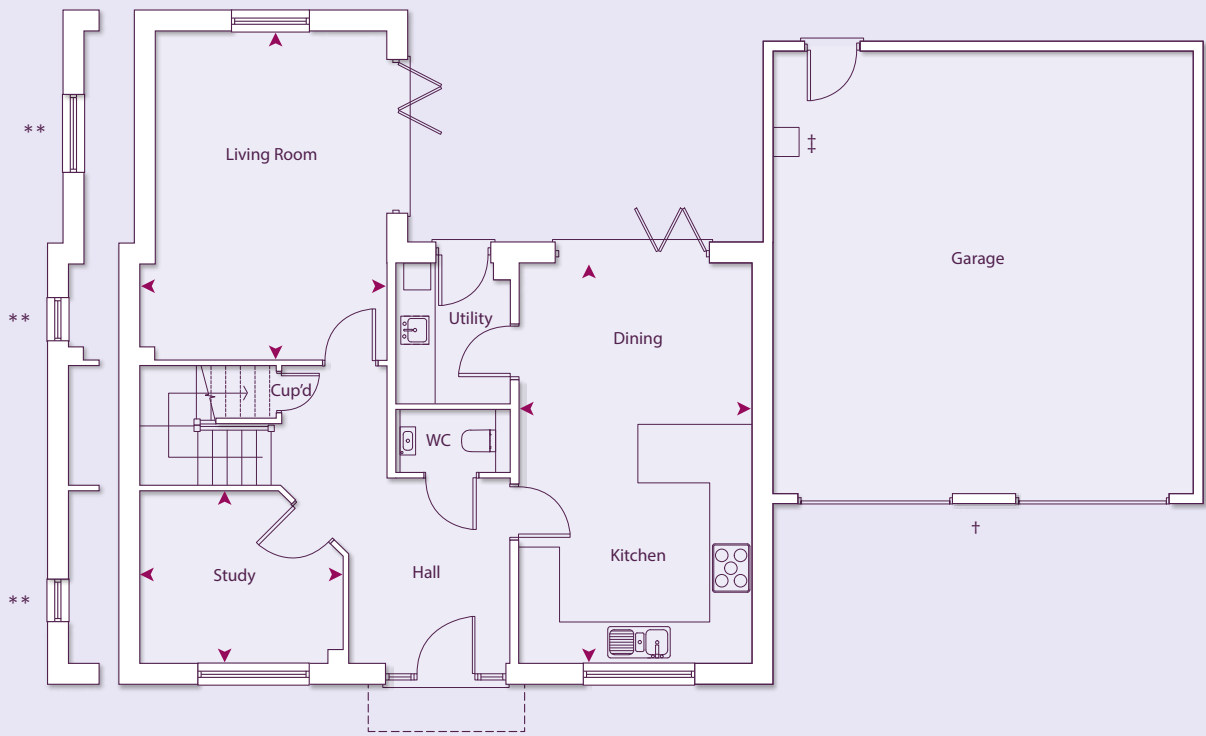
3.51m x 2.75m 11'6" x 9'0"

BEDROOM 3

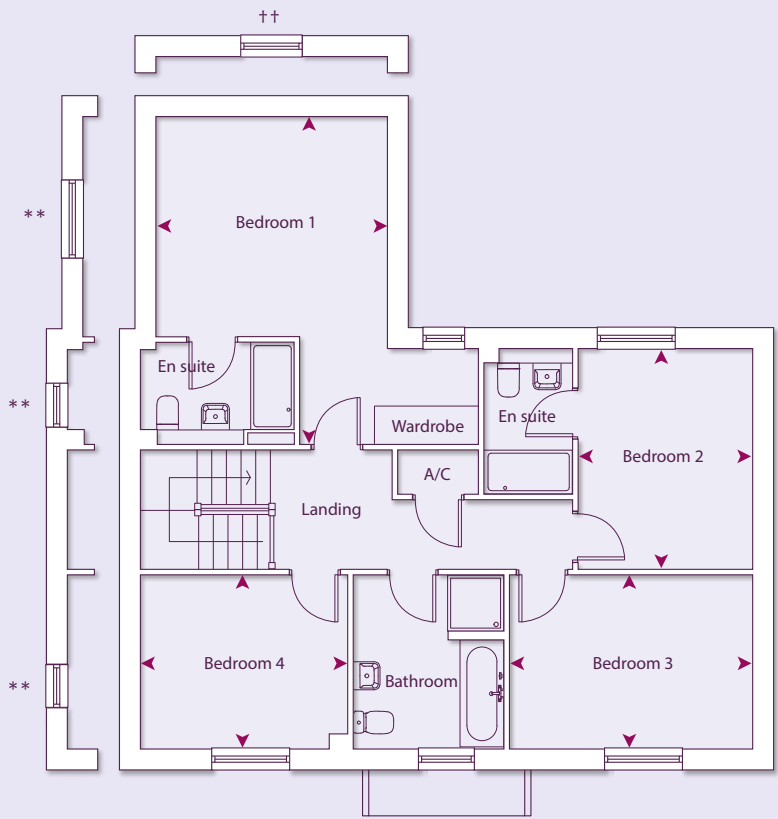
3.85m x 2.74m 12'8" x 9'0"

BEDROOM 4

3.27m x 2.74m 10'9" x 9'0"



GROUND FLOOR



FIRST FLOOR

A/C - Airing Cupboard WC - Cloakroom Cup'd - Cupboard

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THE THORNBERRY



4 BEDROOM HOUSE

WITH INTEGRAL DOUBLE GARAGE

PLOTS 60 | 62 | 76 | 81 | 85 HANDED PLOT 73

Ground Floor

LIVING ROOM

4.97m x 3.38m 16'4" x 11'1"

KITCHEN/DINING

6.93m x 3.94m 22'9" x 12'11"

STUDY

2.26m x 2.04m 7'5" x 6'8"

First Floor

BEDROOM 1

6.03m x 3.86m 19'9" x 12'8"

BEDROOM 2

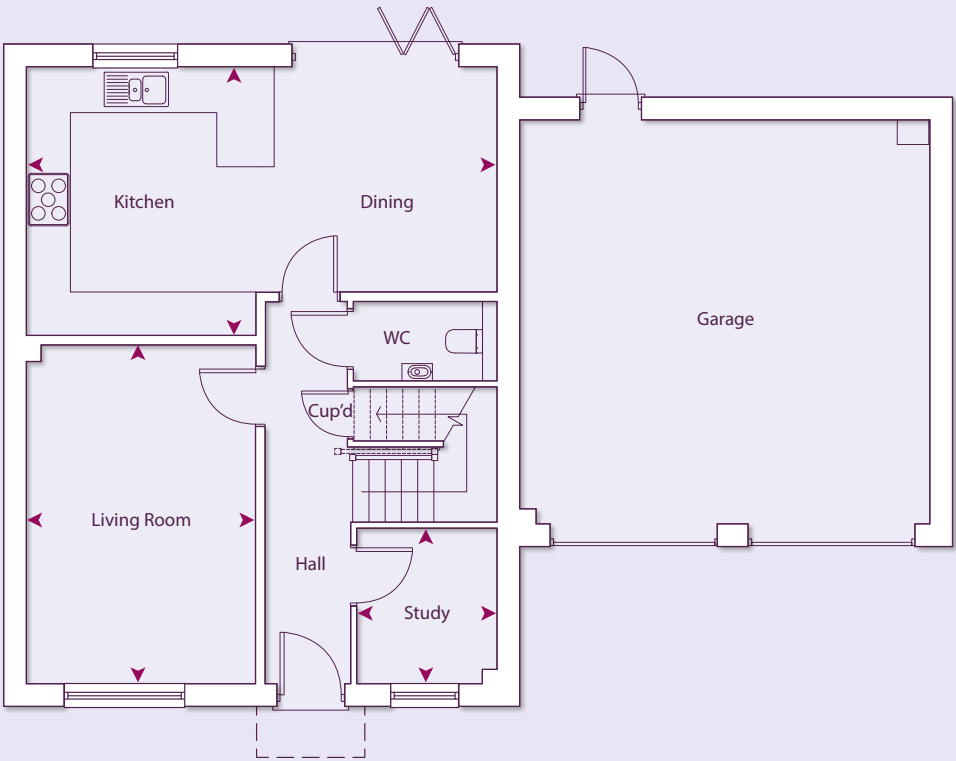
3.51m x 3.21m 11'6" x 10'6"

BEDROOM 3

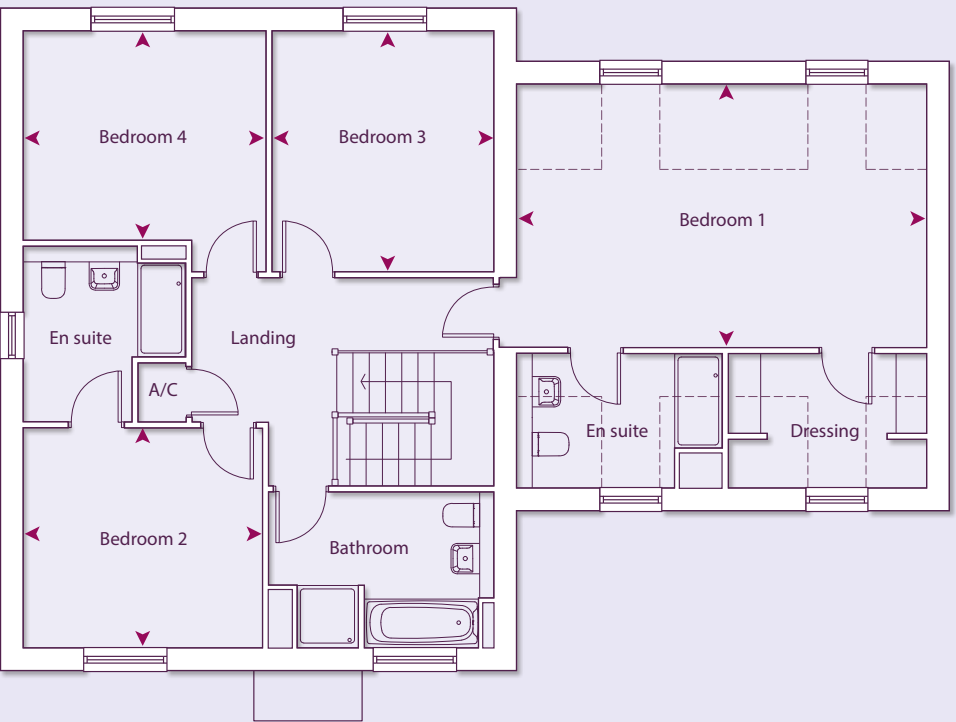
3.51m x 3.25m 11'6" x 10'8"

BEDROOM 4

3.51m x 3.17m 11'6" x 10'5"



GROUND FLOOR



FIRST FLOOR

A/C - Airing Cupboard WC - Cloakroom Cup'd - Cupboard

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THE DELAFORD+



5 BEDROOM HOUSE
WITH INTEGRAL DOUBLE GARAGE
PLOTS 83 | 84 HANDED PLOT 64

Ground Floor

LIVING ROOM

4.73m x 3.51m 15'7" x 11'6"

KITCHEN

4.63m x 3.28m 15'2" x 10'9"

FAMILY/DINING

4.97m x 3.85m 16'4" x 12'8"

STUDY

4.74m x 2.54m 15'7" x 8'4"

First Floor

BEDROOM 1

3.64m x 3.31m 11'7" x 10'10"

BEDROOM 2

5.46m x 4.04m 17'11" x 13'3"

BEDROOM 3

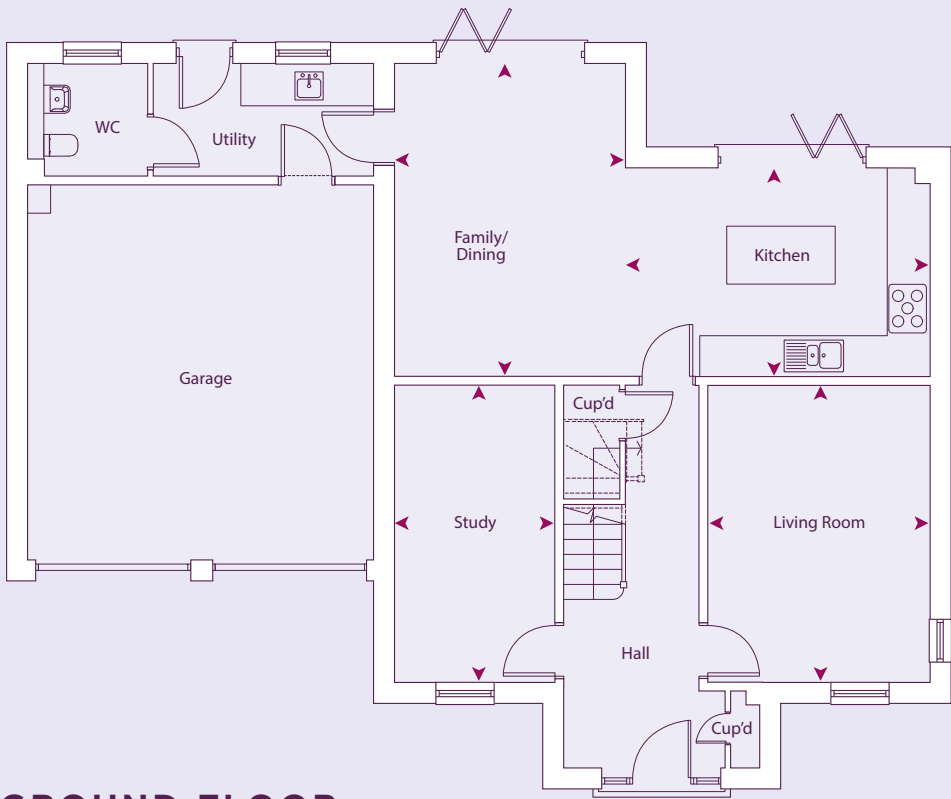
3.83m x 2.58m 12'7" x 8'6"

BEDROOM 4

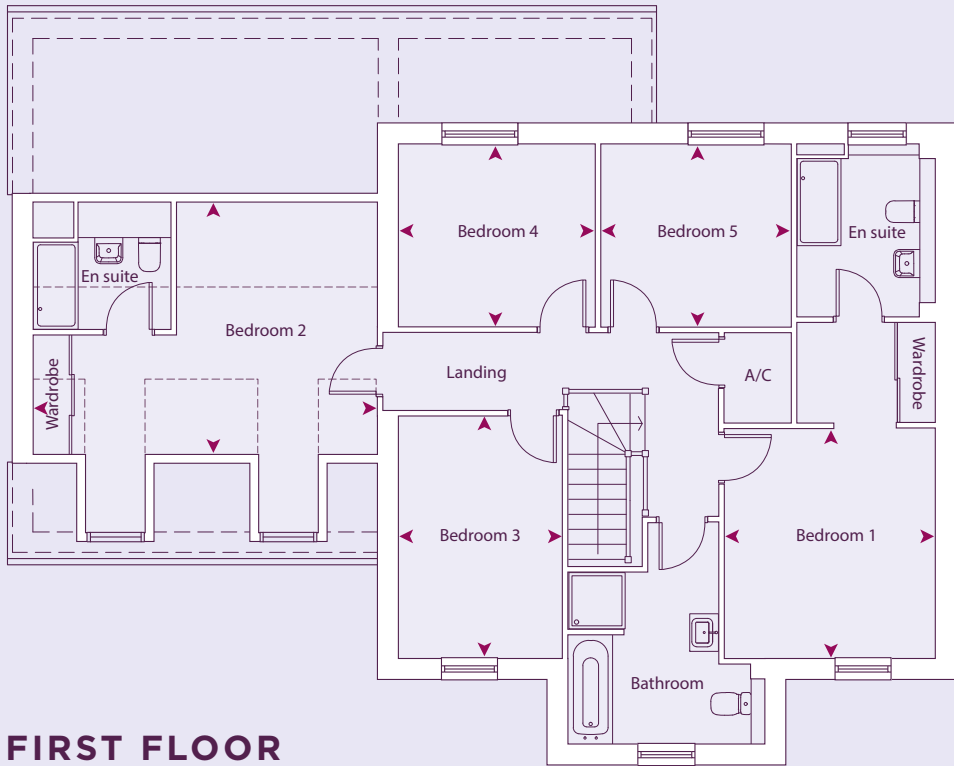
3.10m x 2.88m 10'2" x 9'5"

BEDROOM 5

3.01m x 2.88m 9'11" x 9'5"



GROUND FLOOR



FIRST FLOOR

A/C – Airing Cupboard WC – Cloakroom Cup'd – Cupboard ---- Reduced ceiling height Step

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THE PEMBERLEY



5 BEDROOM HOUSE

OVER 3 STOREYS WITH INTEGRAL DOUBLE GARAGE

PLOTS 56 | 57 | 66 HANDED PLOT 80

Ground Floor

LIVING ROOM

4.48m x 3.33m 14'8" x 10'11"

KITCHEN/FAMILY

5.81m x 4.02m 19'1" x 13'2"

DINING

3.92m x 3.50m 12'10" x 11'6"

First Floor

BEDROOM 1

5.81m x 3.75m 19'1" x 12'4"

BEDROOM 2

6.60m x 3.53m 21'8" x 11'7"

BEDROOM 4

3.33m x 2.71m 10'11" x 8'11"

BEDROOM 5

3.33m x 2.57m 10'11" x 8'5"

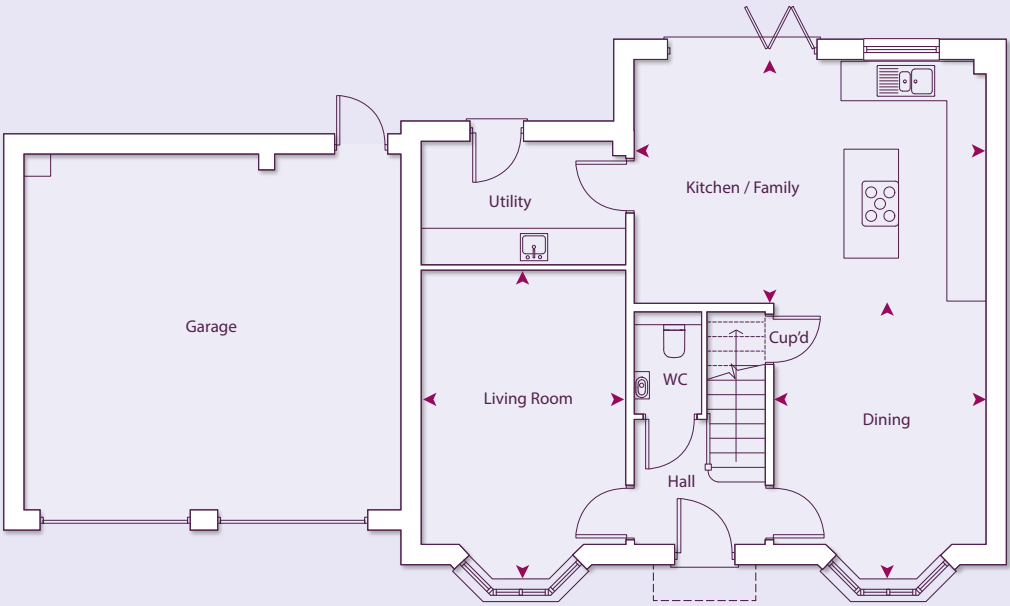
Second Floor

BEDROOM 3

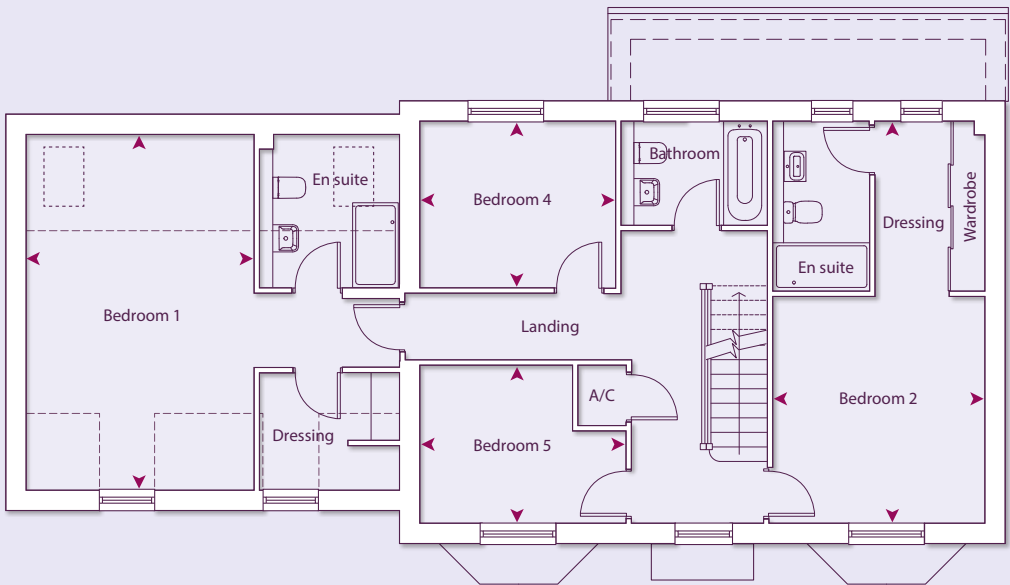
4.51m x 3.94m 14'10" x 12'11"

STUDY

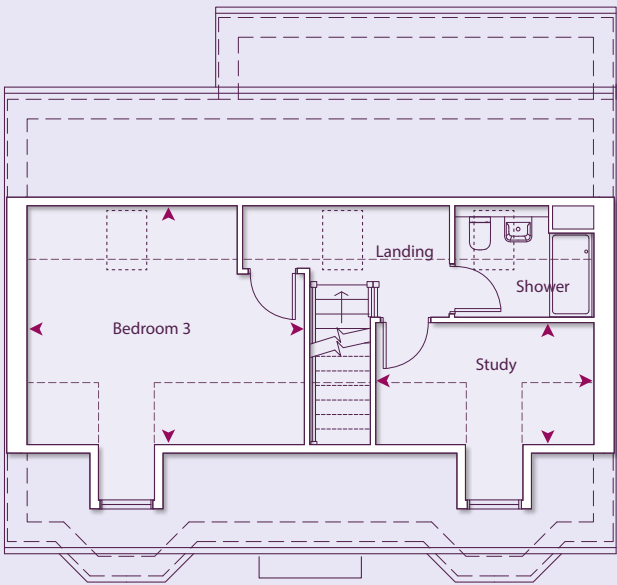
3.53m x 1.99m 11'7" x 6'6"



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

A/C - Airing Cupboard WC - Cloakroom Cup'd - Cupboard □ - Roof windows - - - - Reduced ceiling height

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THE ROSINGS+



32

Improve YOUR MOVE

We can make selling your current home and buying your new one a stress-free process with these moving schemes.



Assisted Move

Secure your dream new home while we market your current house. We will even pay the estate agent fees.



Part Exchange

The hassle-free way to make your move in 3 easy steps:

1. Find your dream new Mears home
2. Accept our offer for your existing property
3. Complete the reservation without having to market your own property



Backed by
HM Government

Help to Buy

Buy your home with just a 5% deposit and up to a 75% mortgage from a bank or building society, with this Government-backed scheme.

Assisted Move Scheme - Terms and conditions apply. Part Exchange - Terms and conditions apply. Your existing home cannot exceed 70% of the value of the new home. Help to Buy: Equity Loan - Terms and conditions apply. Contact us for further details. More information can be found on www.help2obuy.gov.uk. These schemes cannot be used in conjunction with each other, unless by special arrangement by us. Available on selected plots only. Please speak to a Sales Executive for more details.

Why buy new?



Ready to move in

No nasty surprises await you – no unforeseen repair bills or someone else's carpet stains; the property is pristine, and it's yours.

Quiet

Strict standards have been adhered to whilst building your new home, including noise-dampening measures that minimise the transfer of sound between rooms and throughout the house.

Cheaper running costs

It will be energy-efficient too, so your bills will be cheaper in a new home than an old one – in fact half as much as it costs to heat a Victorian property.

Low maintenance

Brand new fittings, appliances and the use of the latest high-quality materials.

Safe

Modern wiring means additional protection against electric shocks are built in. Our media plates save trailing wires and extension cords for all your entertainment needs, while USB sockets provide a safe and handy way to charge your devices.

Cared for

In the event of an unexpected issue with the build of your home, our Customer Service and Aftercare teams are on standby 24-hours a day, seven days a week to swiftly diagnose a problem and put things right.

Everything is new

Step over the threshold of your new house and know you're the first homeowner to do so.

Blank canvas

It's a blank canvas for your ideas; a balance of living space, storage and rooms with open-plan kitchens, utility rooms, walk-in wardrobes and more.

Sustainable

Alongside insulation, draught proofing and double glazing, up-to-date technologies are fitted as standard in all our homes, so you can be safe in the knowledge you're also doing your bit for the environment.

Secure

You can rest assured our windows and doors are fitted with additional locks for your security.

Guaranteed

Our 10-year NHBC warranty covers the building while the appliances come with a manufacturer's warranty – meaning you'll have total peace of mind.



About Us



We are one of the UK's leading housing associations – a member of the G15 group, with over 31,000 homes in London and the South East.

Homes people love.

We're here to make homes people love, providing housing solutions and opportunities for those who can't afford a home without our help. We offer a wide range of homes, for rent, part ownership or purchase. And by doing so, we build more than homes – we build communities. We also work hard to be a great employer, to deliver outstanding customer service and to be a high-performance business.

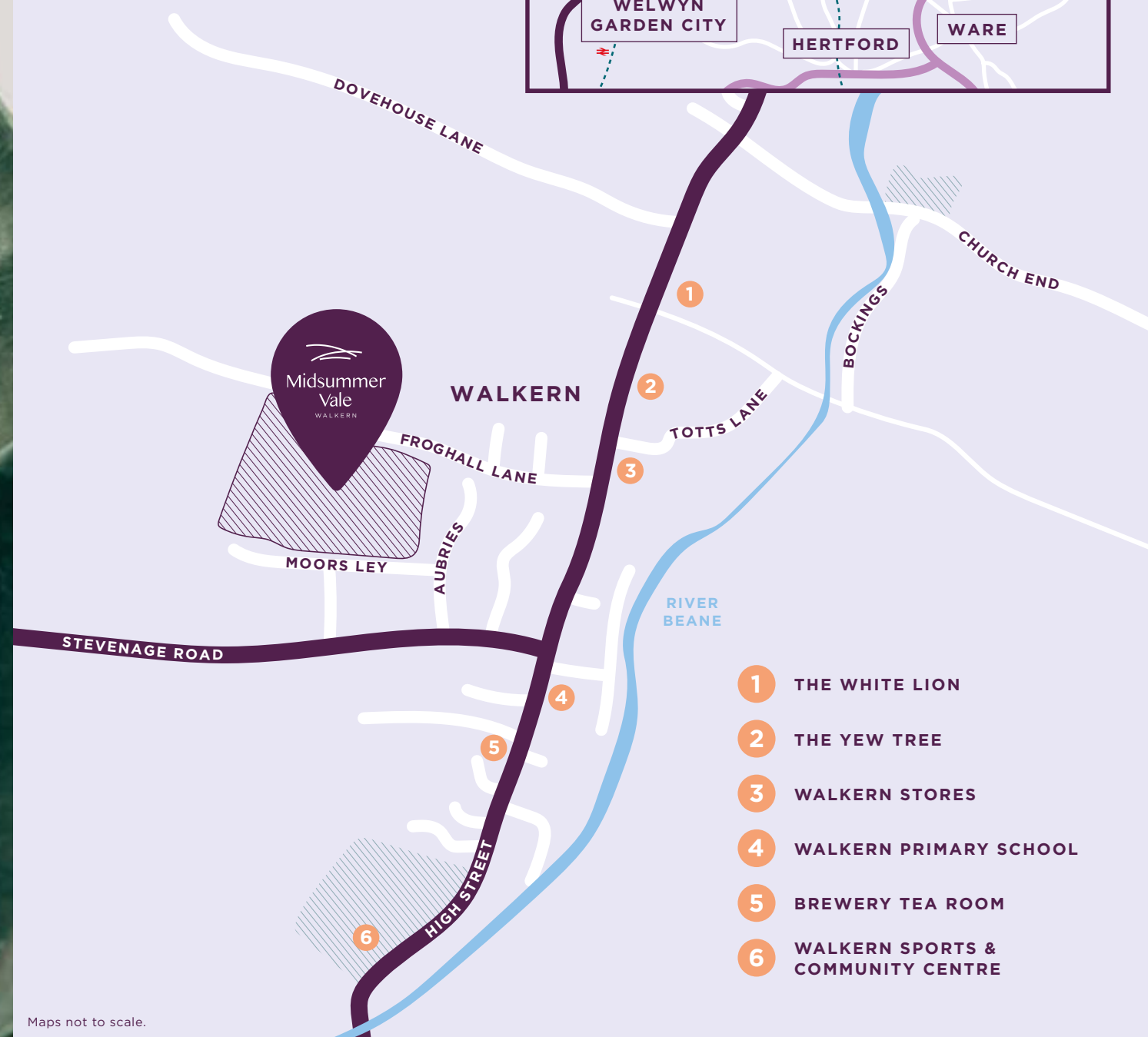
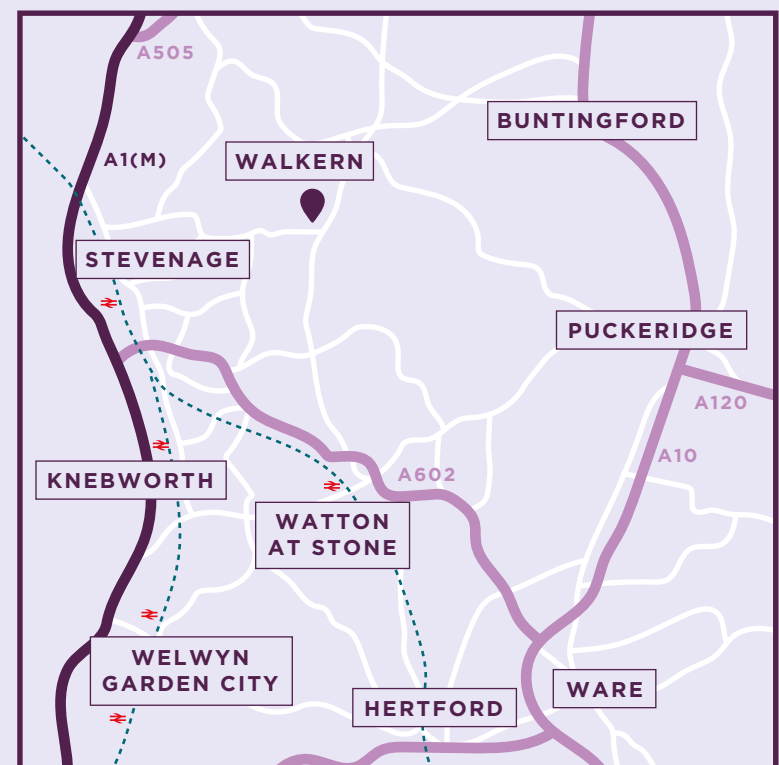
MEARS

We bring together contemporary designs with sustainable materials to offer homes that are unique and individual.

Our extensive experience in the repairs and maintenance sector gives us a unique perspective to ensure that the homes that we build are high quality, low cost and effectively designed for a low carbon, low energy future.

All of our homes are completed to the highest quality standards, with a strong emphasis on a successful customer experience.







Reserve your new home today.

01438 518583
midsummervale@chg.org.uk

