



the

PADDOCKS

bourne end

A collection of 2, 3 & 4 bedroom homes



INTRODUCING

the PADDOCKS

An impressive collection of **two, three** and **four bedroom homes** located in the pretty village of **Bourne End**.

With access to captivating countryside walks, the popular market town of Berkhamsted only minutes away, and central London within easy reach, The Paddocks offers village living with access to an abundance of facilities on your doorstep.



Bourne End is on the eastern edge of the Chilterns 'Area of Outstanding Natural Beauty'

Bourne End is a small community bounded by fields, alongside the River Bulbourne and the Grand Union Canal.

Despite the semi-rural location, it has all the facilities of a large town within a five-minute drive. A mile to the west is Berkhamsted, a sought after, pretty market town which is highly desirable for commuters and known for its independent High Street boutiques, medieval castle remains, and its historic private school. To the east is the larger town of Hemel Hempstead, which offers superb shopping, parks and recreational facilities.



The great outdoors



Bourne End is on the eastern edge of the Chilterns 'Area of Outstanding Natural Beauty', which has more than 2,000km of well-signposted walks, horse-riding and cycle routes to get the best out of the charming countryside. Stroll west along the River Bulbourne for the Berkhamsted Waterways Walk, a walk that takes in the popular Boat pub, with its waterside terrace and cosy winter fire. A short walk east alongside the canal brings you to Westbrook Mere, a popular location for local anglers. The nearby National Trust Ashridge Estate comprises 5,000 magnificent acres of woodlands, commons and chalk downland, rich in wildlife and offering outstanding scenery. It's a stunning setting for a day out, especially when the bluebells are out in Dockey Wood.

Keeping active



Within a mile in each direction of The Paddocks, you'll find clubs and venues for all major sports – football, cricket, rugby, tennis, hockey, squash, badminton and more. For fitness enthusiasts, gyms and fitness classes are plentiful, with over 20 to be found within Berkhamsted and Hemel Hempstead alone, including Sportspace and the Knox Johnston Sports Centre. If you fancy hitting the fairway, Berkhamsted Golf Club, Little Hay Golf Complex, Shendish Manor golf course and the Centurion Club are all within five miles. For more high-octane pursuits, Hemel Hempstead offers the impressive Snow Centre for indoor skiing and sledging on real snow, plus The XC extreme sports centre for thrill seekers. Other highlights include Planet Ice for ice skating and rollerskating, various swimming pools and plenty of other recreational facilities.

A **new experience** is never far away



Cuisine

In the village of Bourne End, locals are spoiled for places to socialise. The oak-beamed Anchor, the 15th century White Horse, the Watermill Hotel, and the Three Horseshoes just across the canal, all serve well-regarded food and drink. Berkhamsted is a delightful place to meet friends, whether it's coffee and cake at Fred and Ginger, or dining out at Zaza, The Gatsby, The Highwayman or Porters. An abundance of pubs, bars and restaurants are also on offer in Hemel Hempstead. Head to Sitar for traditional Indian fare, Bull Rodizio for an authentic Brazilian grill, or the award-winning Alford Arms, a gastropub loved by the Good Pub Guide and The Times, which can be found in nearby Frithsden.

Culture

Berkhamsted is home to The Rex which is considered 'Britain's most beautiful cinema', renowned for its art-deco design, luxurious seating, quality snacks and great wine list. In the summer, Berkhamsted Castle is home to open air musical and theatre performances, while in September, famous local author Graham Greene is honoured by a festival which includes talks, films and guided walks. In Hemel Hempstead, the Old Town Hall is a buzzing arts space with a cafe, art exhibitions and an imaginative programme of theatre, comedy and music; or choose between mainstream blockbusters and art-house classics screening at Jarman Square's Cineworld.



Retail therapy

Popular Berkhamsted High Street plays host to a wide range of independent and well-known shops. On Fridays, there's an antique market, a traditional street market on Saturday's, and a farmer's market on the third Sunday of every month. Hemel Hempstead provides some great opportunities for shopping or a bite to eat. The Marlowes Shopping Centre, a vibrant indoor mall, offers many of the top high street brands alongside independent boutiques, whilst Riverside is an open-air pedestrianised shopping centre nestled along the River Gade featuring a bustling cafe culture. A mixture of delightful antique shops, boutiques, quaint pubs and retro bars can be found on Hemel Hempstead's historic Old Town High Street, as well as an eclectic monthly market displaying local produce and crafts.



Education

Every area of education is available locally, from the pre-school group in Bourne End itself, to numerous primary and secondary schools and colleges in Berkhamsted and Hemel Hempstead. Bovingdon Primary Academy and Chesham Grammar School are both well regarded locally and a number of excellent boys', girls' and coeducational independent schools can be found close by, including the renowned Berkhamsted School. There's even Ashridge Business School, one of the country's leading executive education institutions.



The Grove

If it's luxury you're after, The Grove, a five-star hotel set in an 18th-century mansion, is less than 15 minutes away. Once a favourite weekend spot of Queen Victoria, it's now a popular destination for the world's sporting elite. And it's easy to see why. Fine dining within its three restaurants, extensive health and fitness facilities including a gym, an award-winning spa with indoor swimming pool, a championship golf course and 300 acres of parkland and woodland to run, cycle and walk through. There's even a walled garden with tennis courts, an outdoor heated pool, a croquet court and an urban beach with volleyball.



Bourne End's **location** is remarkably convenient, whether you're a country lover or a commuter in need of tremendous transport links.

By road

Just south of The Paddocks is the A41 dual carriageway, which takes you southeast to Kings Langley and on to Junction 20 of the M25 in a matter of only a few miles, while Junction 8 of the M1 is just past Hemel Hempstead.

The spires of Oxford are only an hour's drive; High Wycombe and the M40 are only 18 miles from home; and other major areas of employment, including Watford, St Albans and Uxbridge are all within a half-hour's drive. Even Slough, Maidenhead and the M4 corridor are less than 30 miles away.

By train

Train travel is easy too, with Hemel Hempstead station and Berkhamsted station less than two miles from home.


Both stations take you into London Euston, in as little as 26 minutes from Hemel Hempstead, or 31 minutes from Berkhamsted.


By air


Flying, whether for business or leisure, is just as convenient. Luton Airport is only 16 miles northbound on the M1 whilst Heathrow is just a 25-mile drive on the M25. You can even reach London City and Gatwick airports in an hour and a half or less.

Times sourced from Google

 from The Paddocks, Bourne End

 M25 - Junction 20
8 mins

 M1 - Junction 8
13 mins

 Luton Airport
26 mins

 Milton Keynes Centre
43 mins

 from Hemel Hempstead Train Station

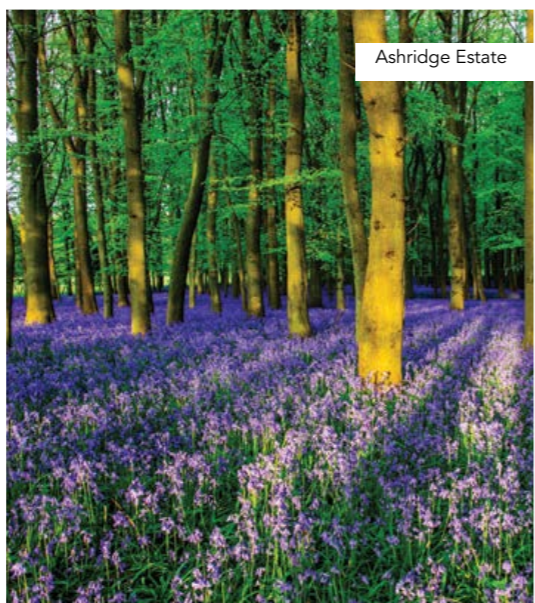
 Berkhamsted Station
5 mins

 Watford Junction Station
11 mins

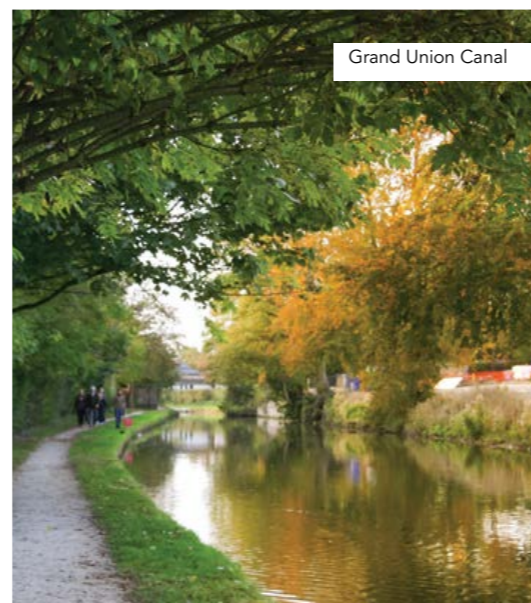
 London Euston Station
26 mins

 Milton Keynes Station
33 mins

With a fast and frequent rail service to **London Euston** in as little as **26 minutes**, all the benefits of a London lifestyle are virtually on your doorstep.



Ashridge Estate



Grand Union Canal



The Development



The Barton

A two bedroom home

Mid terrace • Plots 15 & 16

End terrace • Plots 14 & 17

Semi detached • Plots 27 & 28



The Langbourn

A three bedroom home

Semi detached • Plots 20, 21, 24, 25, 36 & 37

Link detached with garage • Plots 38, 39 & 40

Detached • Plot 3

Detached with garage • Plots 26 & 34



Lea Valley Homes

Shared ownership housing

Plots 4, 5, 6, 7, 8, 9, 10, 11, 12 & 13



The Mansfield

A four bedroom home

Semi detached • Plots 1, 2, 18, 19, 22, 23, 30, 32, 42, 43 & 44

Semi detached with garage • Plots 29, 33 & 41

Detached • Plot 45

Detached with garage • Plot 31



The Thornberry

A four bedroom home

Detached with garage • Plot 35

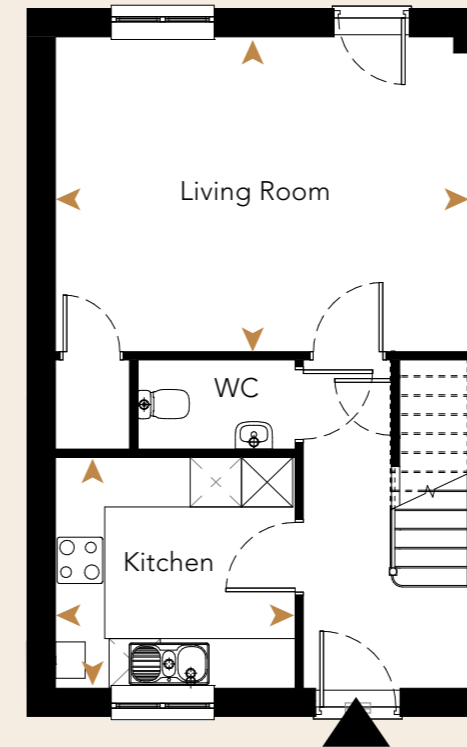




The Barton

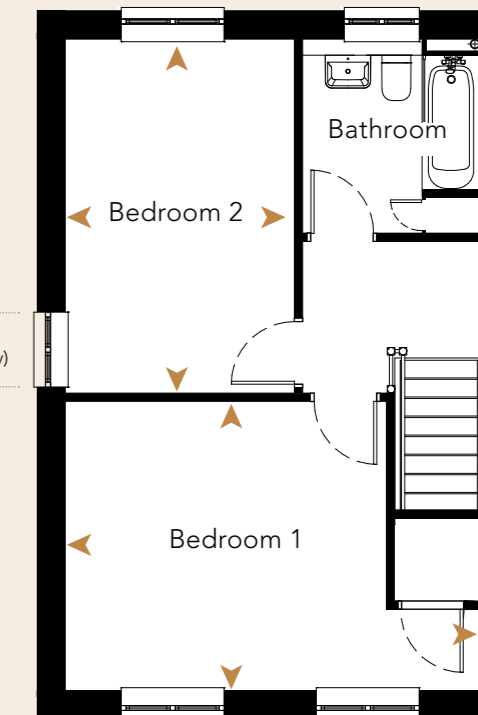
A two bedroom home

plots 14, 16 and 28
(15, 17 and 27 handed)



Ground floor

Kitchen	2.90m x 2.79m	9'6" x 9'2"
Living Room	5.02m x 3.81m	16'6" x 12'6"



First floor

Bedroom 1	5.02m x 3.50m	16'6" x 11'6"
Bedroom 2	4.29m x 2.77m	14'1" x 9'1"

Window
(plot 14 & 27 only)

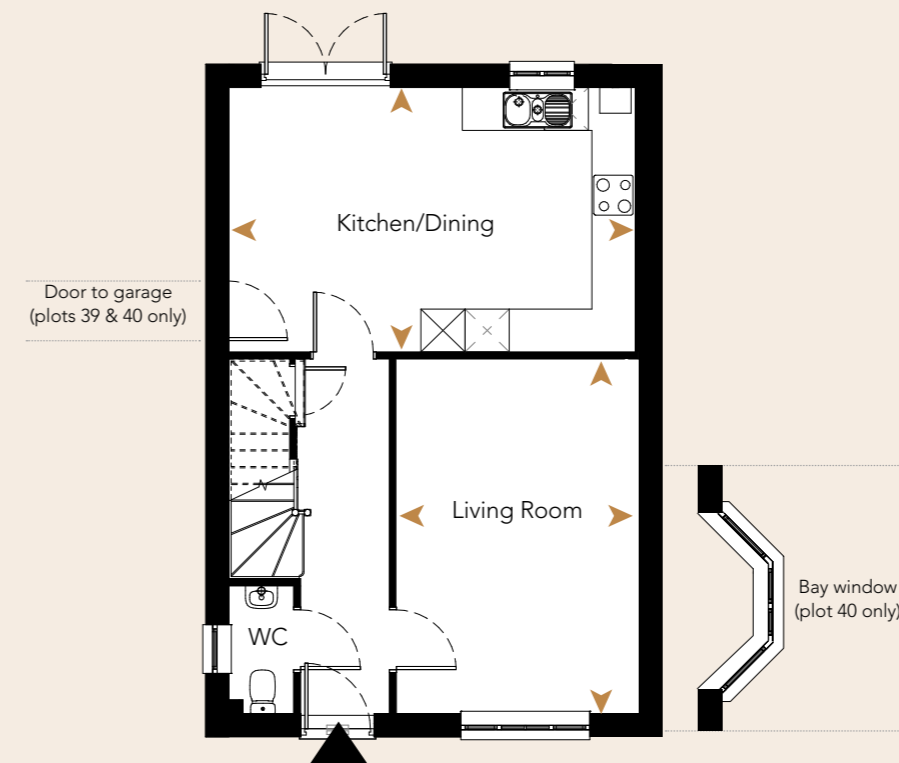
The arrows and measurements denote maximum dimensions and the dimension location.



The Langbourn

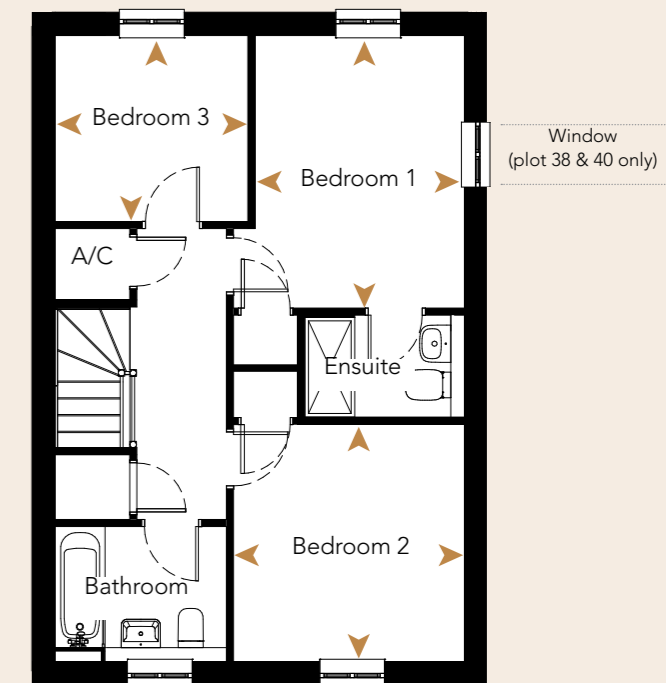
A three bedroom home

plots 21, 25, 37, 39 and 40
(3, 20, 24, 26, 34, 36 and 38 handed)



Ground floor

Kitchen/Dining	5.75m x 3.71m	18'10" x 12'2"
Living Room	4.98m x 3.40m	16'4" x 11'2"
Living Room*	4.98m x 3.97m	16'4" x 13'0" *Plot 40 Dimensions



First floor

Bedroom 1	3.85m x 2.94m	12'8" x 9'8"
Bedroom 2	3.33m x 3.25m	10'11" x 10'8"
Bedroom 3	2.70m x 2.61m	8'10" x 8'7"

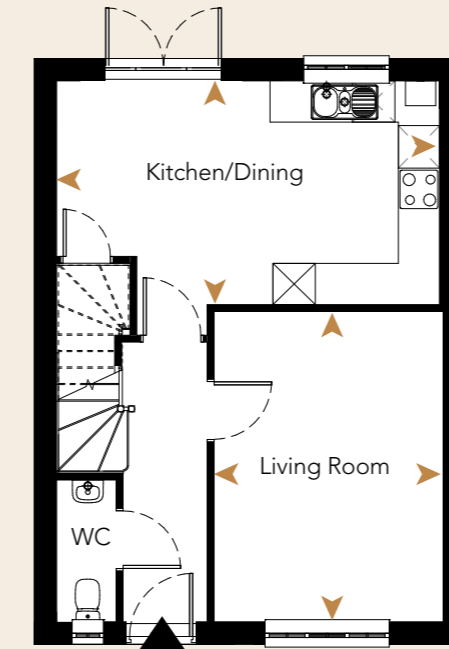
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The Mansfield

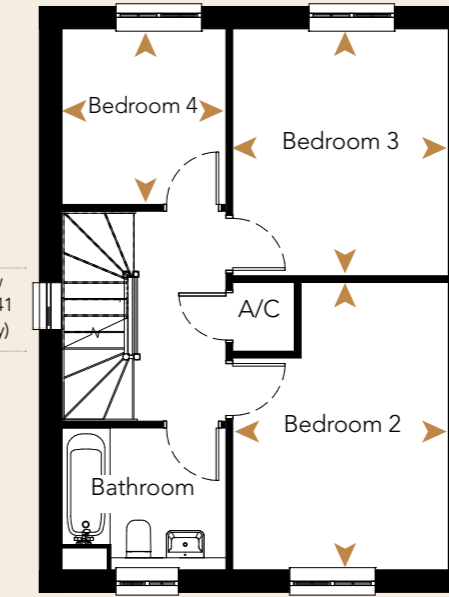
A four bedroom home

plots 1, 18, 23, 30, 31, 32, 41 and 43
(2, 19, 22, 29, 33, 42, 44 and 45 handed)



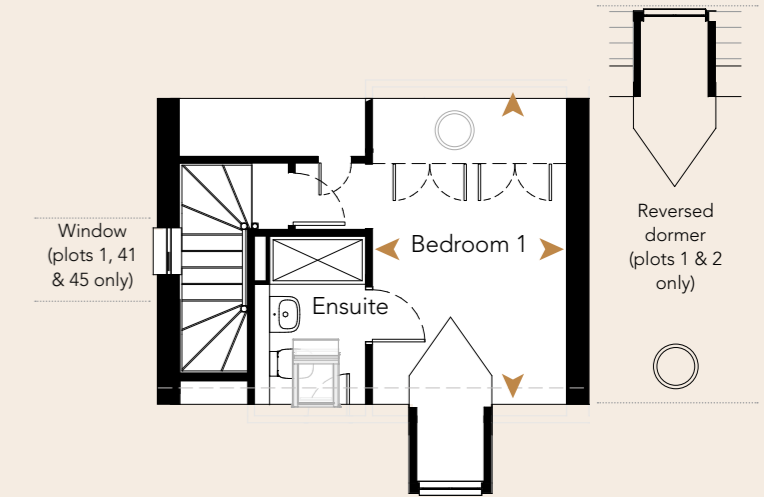
Ground floor

Kitchen/Dining 5.64m x 3.26m 18'6" x 10'8"
Living Room 4.53m x 3.34m 14'10" x 11'0"



First floor

Bedroom 2 4.19m x 3.15m 13'9" x 10'4"
Bedroom 3 3.60m x 3.15m 11'10" x 10'4"
Bedroom 4 2.56m x 2.39m 8'5" x 7'10"



Second floor

Bedroom 1 4.79m x 2.80m 15'9" x 9'2"

The arrows and measurements denote maximum dimensions and the dimension location.



The Thornberry

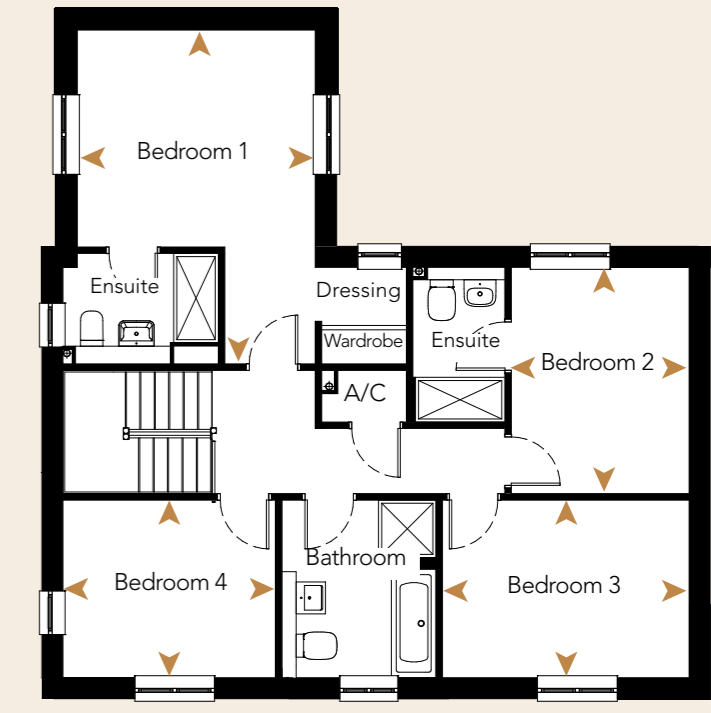
A four bedroom home

plot 35



Ground floor

Kitchen/Dining	6.42m x 3.76m	21'1" x 12'4"
Utility	1.98m x 1.84m	6'6" x 6'1"
Living Room	5.18m x 3.95m	17'0" x 12'11"
Study	3.25m x 2.78m	10'8" x 9'1"



First floor

Bedroom 1	5.22m x 3.72m	17'2" x 12'3"
Bedroom 2	3.54m x 2.78m	11'7" x 9'2"
Bedroom 3	3.86m x 2.78m	12'8" x 9'1"
Bedroom 4	3.33m x 2.78m	10'11" x 9'1"

The arrows and measurements denote maximum dimensions and the dimension location.

A showcase of harmonious **design**

Each home at The Paddocks has been thoughtfully designed and boasts a great specification throughout. From the kitchens to the bathroom suites, the quality of workmanship is evident throughout.

Externally, distinctive design meets classic style, creating homes of character. Inside, lovingly styled interior spaces have been carefully crafted to offer the very best lifestyle. Daylight floods in at every opportunity, adding bright natural warmth to the spacious, airy feel. Quality of life comes first with a brand new home – you can just move in and start living.



Each of our homes is completed to the **highest quality**





About Catalyst Homes



The UK has a housing problem. This affects every one of us, because housing is the foundation of the society we live in. Catalyst is part of the solution.

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. We are absolutely committed to our social purpose, in every part of our organisation. And we always seek to do better.

We provide a wide range of affordable housing options in London and the South East.

Our purpose:
homes people love



About Mears New Homes

We bring together contemporary designs with sustainable materials to offer homes that are unique and individual, and not mass produced. Our extensive experience in the repairs and maintenance sector give us a unique perspective to ensure that the homes that we build, regardless of tenure, are high quality, low cost and effectively designed for a low carbon, low energy future.

Customers and their individual needs are placed at the heart of our quality philosophy. We do not compromise our design standards or material selection in favour of higher profit. All of our homes are completed to the highest quality standards, with a strong emphasis on a successful customer experience – both at handover and long after our work on site has completed.

MEARS



Each of our homes is completed to the highest quality



the
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bourne end

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