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Cedar Meadows

SHARED OWNERSHIP IN HERTFORDSHIRE

A collection of 2 bedroom apartments and
3 bedroom houses in the quaint village of Woolmer Green

HOMETOWN

Experience the charm of village life in your new home at Cedar Meadows, whilst benefiting from attractive amenities in nearby Knebworth and Welwyn Garden City. At nearby Knebworth Country House, enjoy open air concerts, or wonder around the quaint wooden nature reserve at Mardely Heath.

Knebworth train station is just a 5-minute drive away offering excellent connections into London Kings Cross and Cambridge city centre, ideal for commuting. The A1 and A602 are easily accessible, allowing homeowners to travel the rest of the country with ease.

SPECIFICATION

Kitchen

Modern white gloss kitchen from Symphony range
Silver laminate silver worktop with upstand
Integrated cooker and hob with extractor hood
Integrated fridge freezer
Integrated washer dryer

Bathroom

Heated towel rail to bathroom
Shower above bath with screen

Externals

1 or 2 parking spaces per house
Visitors parking spaces
Secure cycle storage
Turfed gardens

General

Carpets to bedrooms, stairs and landing (where applicable)
Wood effect vinyl to all other areas of your home
Walls painted in white emulsion
Gas central heating
12 years NHBC build warranty
Fitted wardrobes to one bedroom
Visitors parking spaces
Turfed gardens

Apartments

Dual aspect open plan living space
Balcony to all apartments with double doors
1 or 2 parking spaces per apartment
Communal digital aerial to apartment blocks
Phone entry system to apartments
Secure cycle storage

The Ardale – Plot 24 (92.7sqm/997.8sqft) THREE BEDROOM

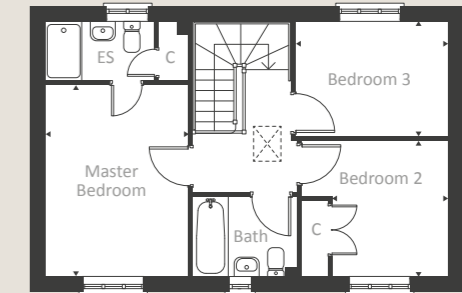
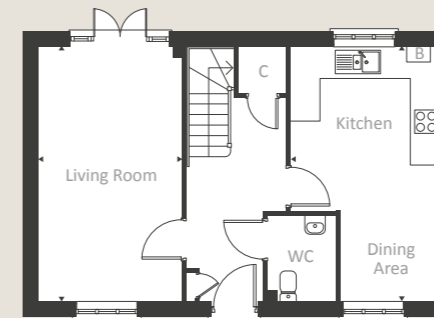


GROUND FLOOR

Kitchen/Dining Area 5.47m x 3.24m
Living Room 5.47m x 3.06m

FIRST FLOOR

Master Bedroom 4.25m x 3.14m
Bedroom 2 3.00m x 2.56m
Bedroom 3 2.55m x 3.30m



B – Boiler
C – Cupboard

ES – En-Suite
WC – Cloakroom

The Coltford – Plot 23 (92.94sqm/1,000sqft) THREE BEDROOM

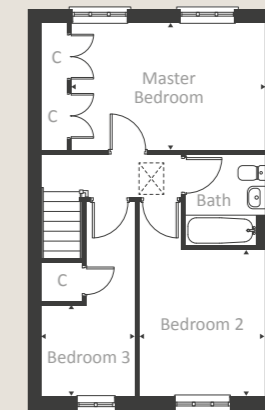
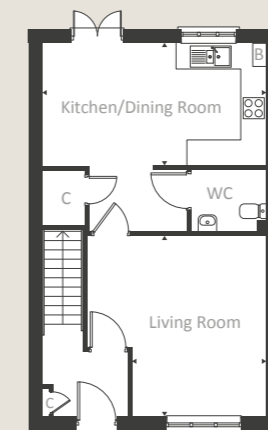


GROUND FLOOR

Kitchen/Dining Room 3.00m x 5.34m
Living Room 4.37m x 3.22m

FIRST FLOOR

Master Bedroom 2.92m x 4.65m
Bedroom 2 3.52m x 3.05m
Bedroom 3 2.23m x 2.24m

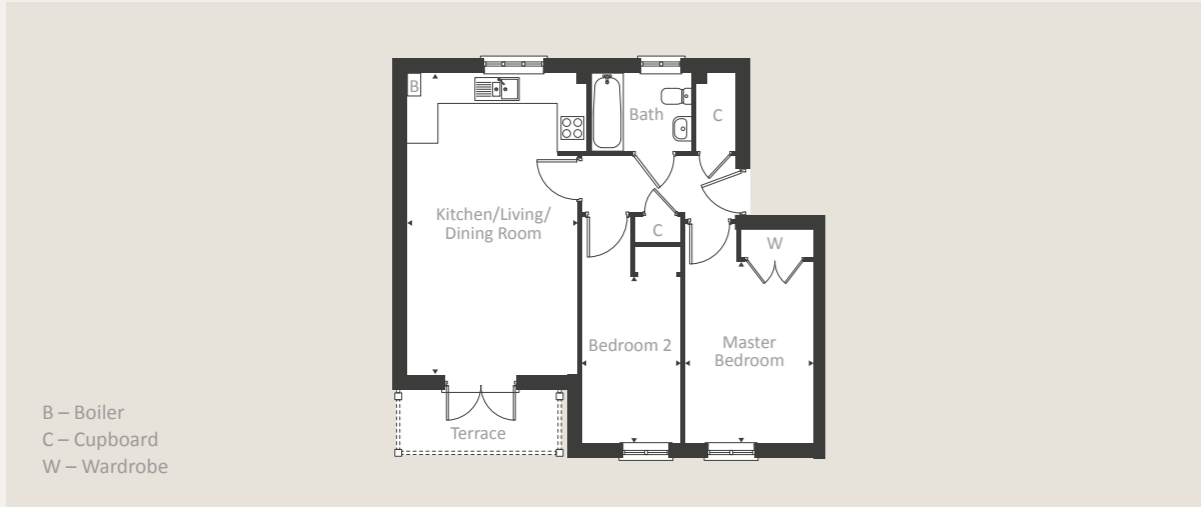


B – Boiler
C – Cupboard
WC – Cloakroom

Friesian Court – Plot 51 (60.56sqm/652sqft)
GROUND FLOOR – TWO BEDROOM



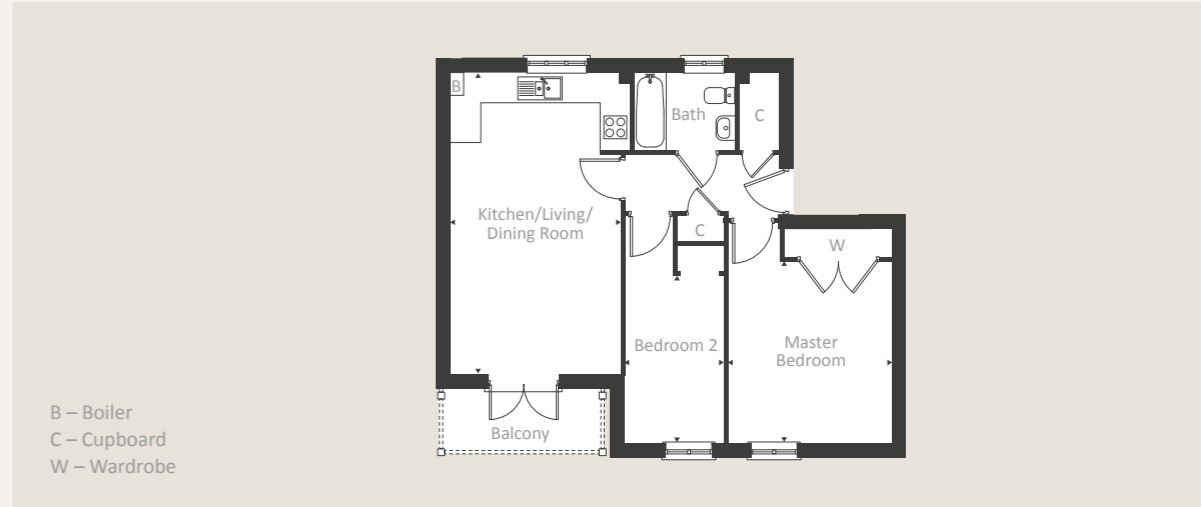
GROUND FLOOR		FIRST FLOOR	
Kitchen/Living/ Dining Room	7.21m x 3.74m	Master Bedroom	4.71m x 2.81m
		Bedroom 2	5.00m x 2.18m



Friesian Court – Plots 53 & 55 (64.20sqm/691sqft)
FIRST & SECOND FLOOR – TWO BEDROOM



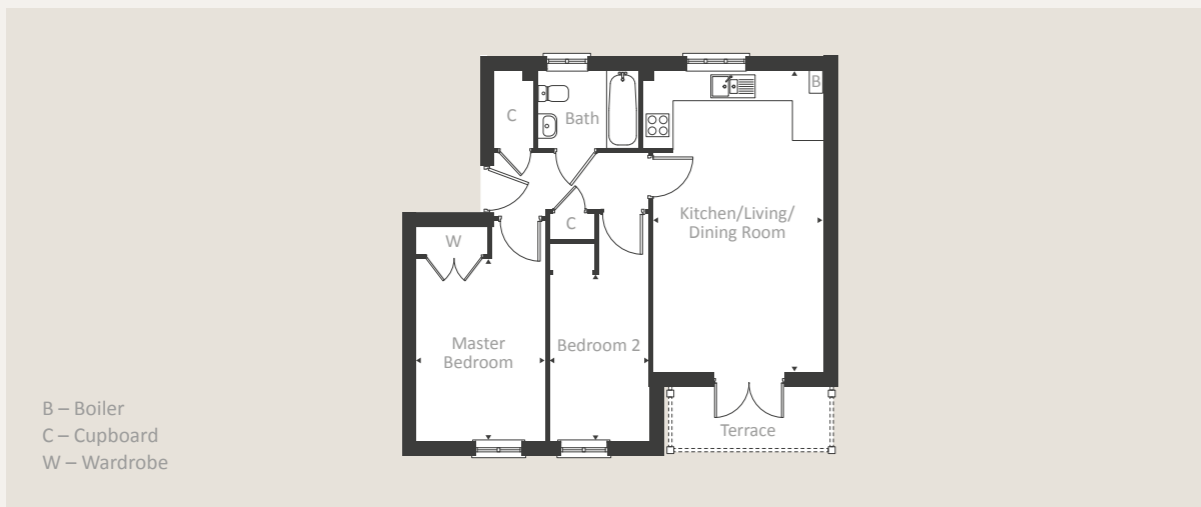
GROUND FLOOR		FIRST FLOOR	
Kitchen/Living/ Dining Room	7.21m x 3.74m	Master Bedroom	4.70m x 3.61m
		Bedroom 2	5.00m x 2.18m



Friesian Court – Plot 52 (60.56sqm/652sqft)
GROUND FLOOR – TWO BEDROOM



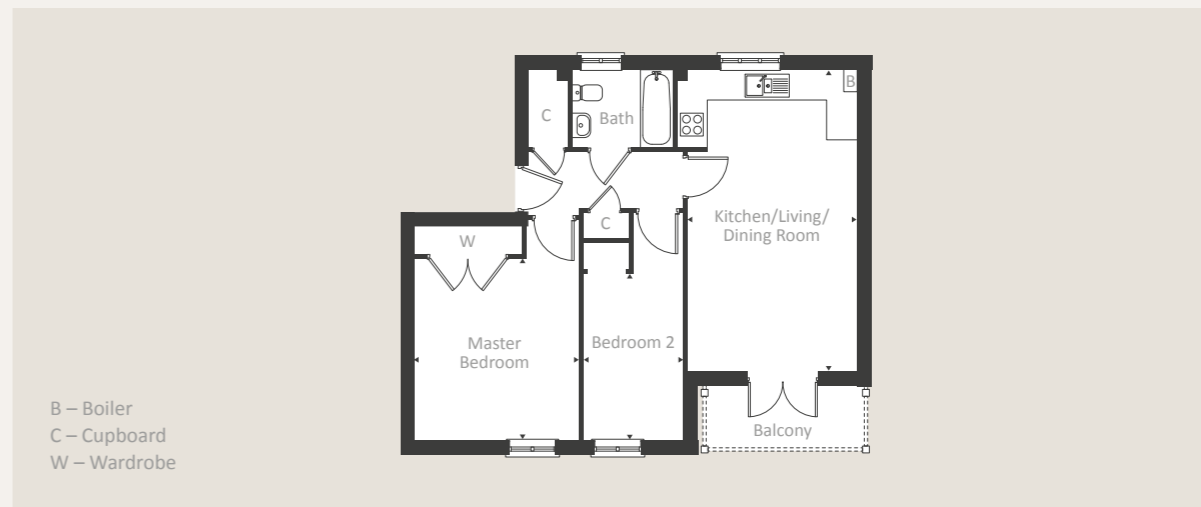
GROUND FLOOR		FIRST FLOOR	
Kitchen/Living/ Dining Room	7.21m x 3.74m	Master Bedroom	4.71m x 2.81m
		Bedroom 2	5.00m x 2.18m



Friesian Court – Plots 54 & 56 (64.20sqm/691sqft)
FIRST & SECOND FLOOR – TWO BEDROOM



GROUND FLOOR		FIRST FLOOR	
Kitchen/Living/ Dining Room	7.21m x 3.74m	Master Bedroom	4.70m x 3.61m
		Bedroom 2	5.00m x 2.18m



Holstein House – Plot 47 (60.56sqm/652sqft) GROUND FLOOR – TWO BEDROOM

GROUND FLOOR

Kitchen/Living/
Dining Room

6.54m x 3.74m

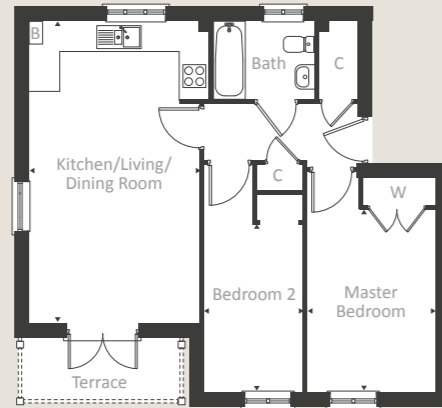
FIRST FLOOR

Master Bedroom
Bedroom 2

4.70m x 2.81m
5.00m x 2.18m



B – Boiler
C – Cupboard
W – Wardrobe



Holstein House – Plot 49 (64.20sqm/691sqft) FIRST FLOOR – TWO BEDROOM

GROUND FLOOR

Kitchen/Living/
Dining Room

6.54m x 3.74m

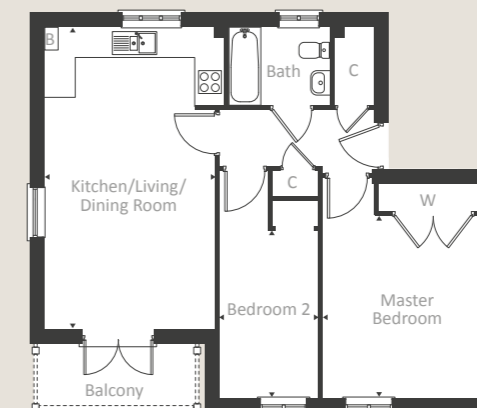
FIRST FLOOR

Master Bedroom
Bedroom 2

4.70m x 3.61m
5.00m x 2.18m



B – Boiler
C – Cupboard
W – Wardrobe



Holstein House – Plot 48 (60.56sqm/652sqft) GROUND FLOOR – TWO BEDROOM

GROUND FLOOR

Kitchen/Living/
Dining Room

6.54m x 3.74m

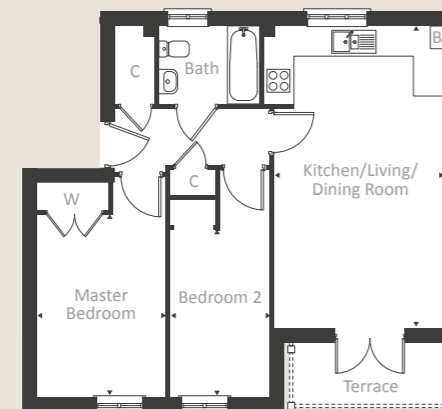
FIRST FLOOR

Master Bedroom
Bedroom 2

4.70m x 2.81m
5.00m x 2.18m



B – Boiler
C – Cupboard
W – Wardrobe



Holstein House – Plot 50 (64.20sqm/691sqft) FIRST FLOOR – TWO BEDROOM

GROUND FLOOR

Kitchen/Living/
Dining Room

6.54m x 3.74m

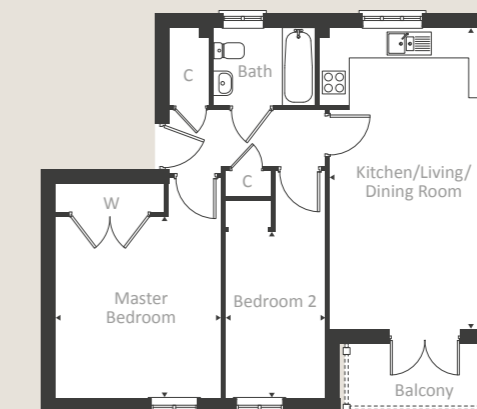
FIRST FLOOR

Master Bedroom
Bedroom 2

4.70m x 3.61m
5.00m x 2.18m



B – Boiler
C – Cupboard
W – Wardrobe



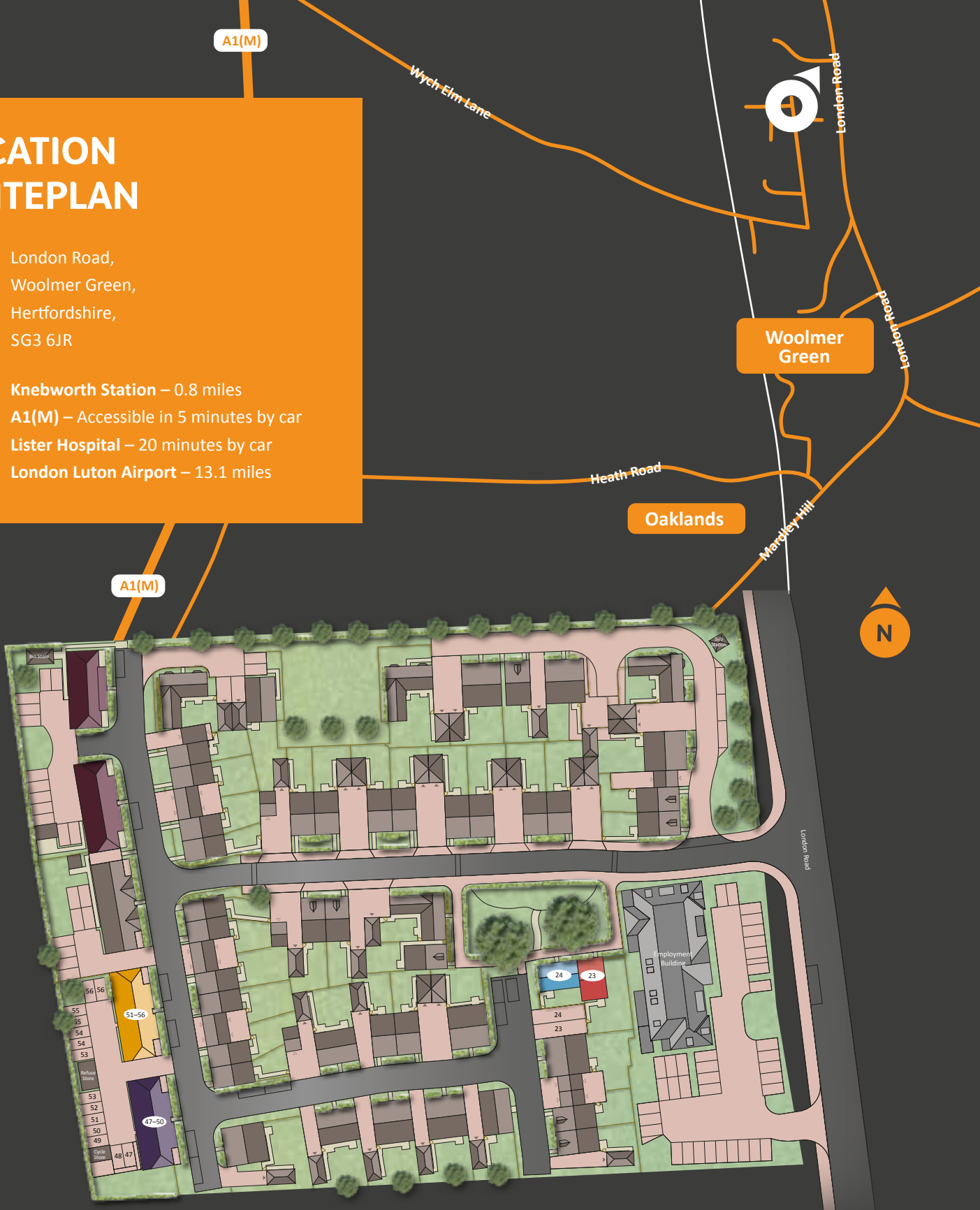
LOCATION & SITEPLAN



London Road,
Woolmer Green,
Hertfordshire,
SG3 6JR



Knebworth Station – 0.8 miles
A1(M) – Accessible in 5 minutes by car
Lister Hospital – 20 minutes by car
London Luton Airport – 13.1 miles



SHARED OWNERSHIP

- **The Ardale - Plot 24**
3 bedroom house
- **The Colford - Plot 23**
3 bedroom house
- **Holstein House - Plots 47-50**
2 bedroom apartment
- **Friesian Court - Plots 51-56**
2 bedroom apartment
- **Market Sale**
- **Affordable Rent**

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The artist's impressions in this brochure have been created to give a general indication of the finished properties. During the construction process it may be necessary to make certain changes. Landscaping, ground levels, steps, retaining walls, planting and material colours are indicative only. All room dimensions are given in metres and are between finished plastered faces. Dimensions are the maximum measurements and include window recesses. All dimensions are taken from architect's plans and are likely to vary during the construction process. Please consult your sales advisor for plot specific details on elevation treatments, floorplans, window/external door locations, parking details and garage positions. Kitchen and bathroom layouts are indicative only, these details do not form part of any contract. The specification outlined in this brochure is subject to the construction stage and may change, please consult your sales advisor for further plot specific details. Distances and times are taken from googlemaps.co.uk.

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