GRANGE FARM

BOVINGDON

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DISCOVER THE BENEFITS OF MODERN, WELL CONNECTED LIVING

Nestled on the edge of the Chiltern Hills, the charming Hertfordshire village of Bovingdon offers a truly special blend of countryside tranquillity and everyday convenience. Surrounded by rolling farmland and open green spaces, it provides a peaceful, welcoming setting while remaining well connected. With a strong sense of community and a rich village character, Bovingdon is an ideal place to put down roots.

At the heart of the village lies a vibrant high street, home to a selection of independent shops, cosy cafés, and traditional pubs. Bovingdon Market, brings together local producers, artisan goods, and fresh food, adding to the area's sense of community. Living in Bovingdon means enjoying a lifestyle that combines village charm, natural beauty, and modern convenience, creating a place you'll be proud to call home.

Images used are for illustrative purposes only. These images may not reflect the homes at Grange Farm

"ABSOLUTELY FANTASTIC EXPERIENCE!"

-SettleParadigm shared owner

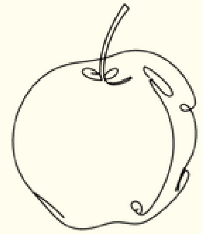
"BEING IN SHARED OWNERSHIP MADE US A FEEL A LITTLE MORE PROTECTED"

-SettleParadigm shared owner

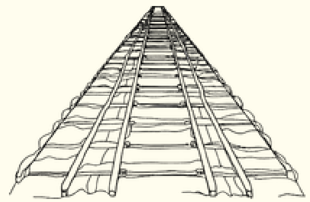
OUT & ABOUT

DISCOVER WHATS ON YOUR DOORSTEP AND BEYOND

Bovingdon Primary and Hemel Hempstead School are both located within 5 miles! Perfect for thriving young minds

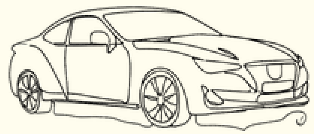


Tesco Superstore, and Sainsburys are both within 5 miles! Perfect for the big shop or little daily top ups



Chesham Underground just 5 miles away, providing you with direct links to London within minutes

Local gastropubs are within just 1 mile! Providing ample opportunities to treat yourself or catch up with friends

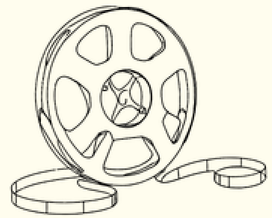


You can be on main roads such as the A41 or M1 within just 5 minutes, providing quick links for commuting or leisure

Chiltern Hills AONB is a beautiful setting to enjoy nature, outdoor activities and great for furry friends too

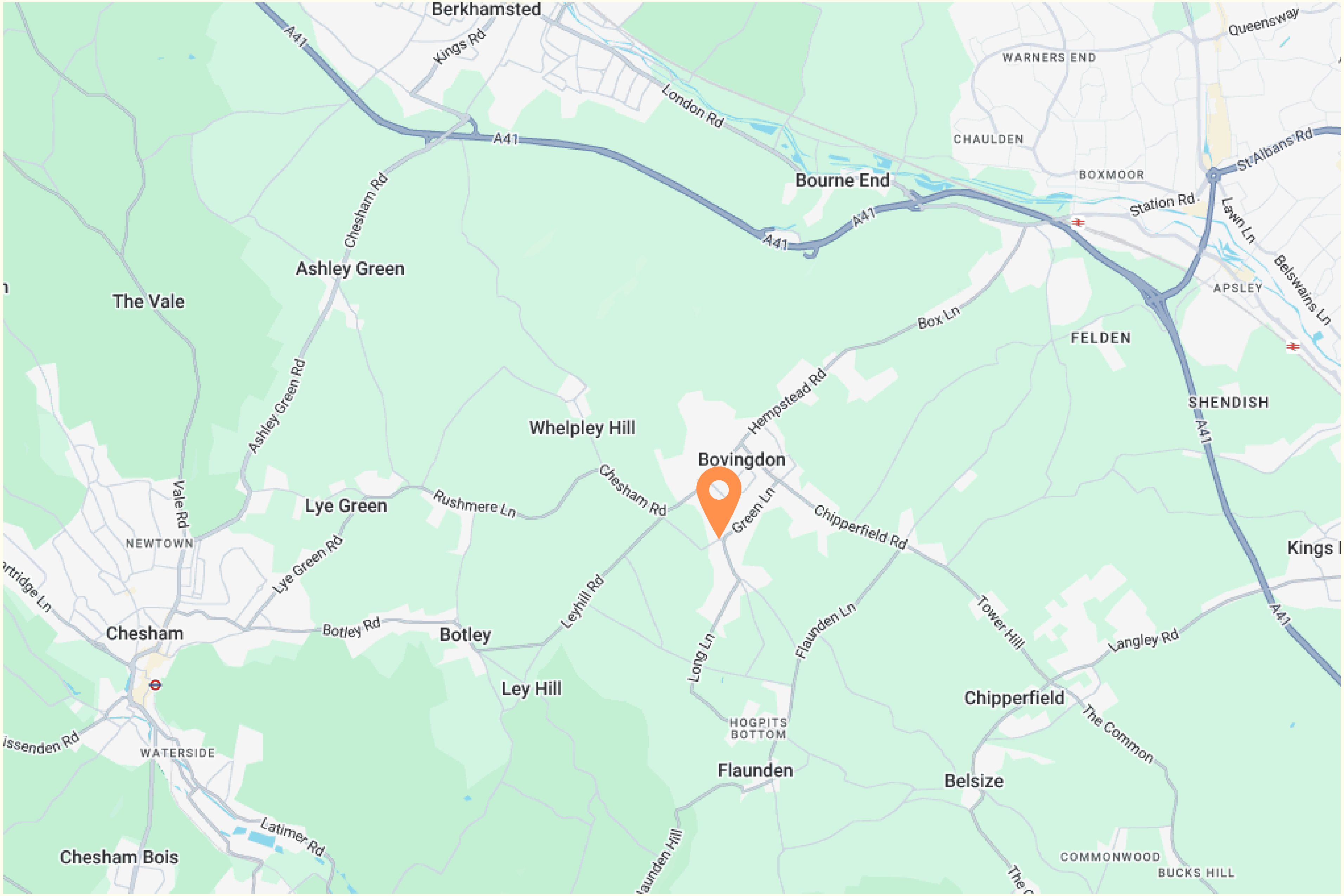
There are ample local and popular cycle routes. Well suited to relaxed weekend rides and confident family cyclists.

The Marlowes Shopping Centre in Hemel Hempstead is perfect for your retail therapy needs



Local gyms, cinemas and fast food restaurants can all be found within a 10 minute drive of your new home!

WHERE'S HOME?


Berkhamsted
Kings Rd
A41
London Rd
Queensway
WARNERS END
CHAULDEN
BOXMOOR
St Albans Rd
Bourne End
Station Rd
Lawn Ln
Chesham Rd
Ashley Green
The Vale
APSLEY
Belswains Ln
Box Ln
FELDEN
Ashley Green Rd
Hempstead Rd
SHENDISH
Whelpley Hill
Bovingdon
Vale Rd
Lye Green
Rushmere Ln
Chesham Rd
Green Ln
Chipperfield Rd
NEWTOWN
Lye Green Rd
Leyhill Rd
Chesham
Botley Rd
Botley
Tower Hill
Flaunden Ln
Langley Rd
Long Ln
Ley Hill
Chipperfield
HOGPITS BOTTOM
The Common
WATERSIDE
Flaunden
Belsize
Latimer Rd
Chesham Bois
COMMONWOOD
BUCKS HILL


3 Bedroom House
Maitland Crescent
Maitland Crescent
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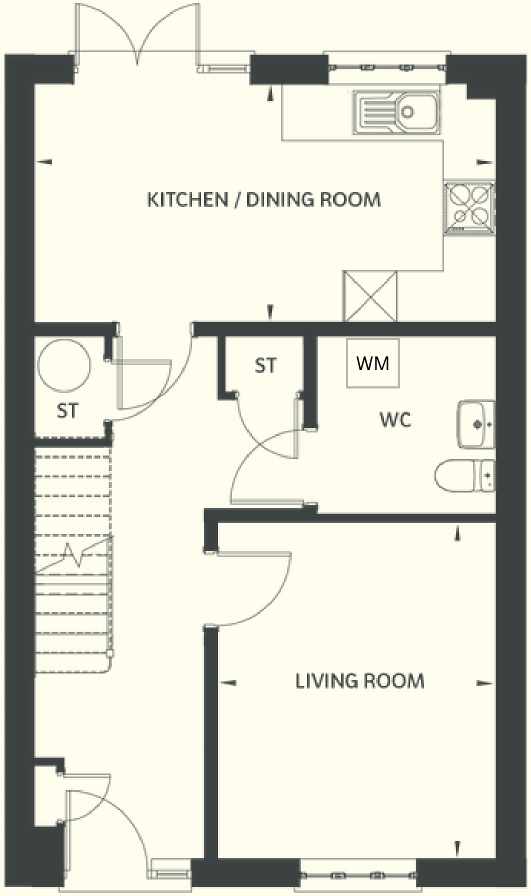
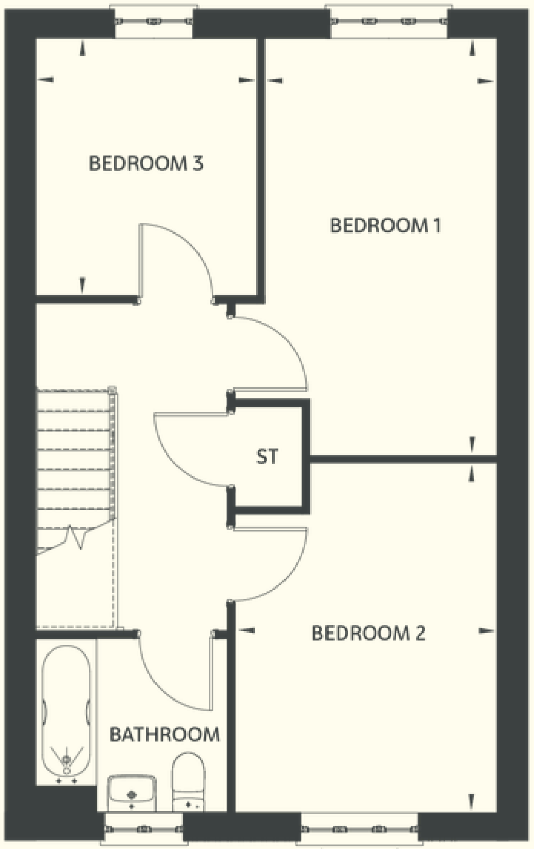
PLOT 69, 70, 71, 72 & 92



GROUND FLOOR



FIRST FLOOR

ST - Storage

LIVING ROOM	3.23m x 3.90m
KITCHEN / DINING ROOM	5.34m x 2.79m
BEDROOM 1	2.71m x 4.84m
BEDROOM 2	3.04m x 4.02m
BEDROOM 3	2.57m x 3.01m

Whilst these floor plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.

DESIGNED WITH YOU IN MIND

KITCHEN

- Stylish fitted kitchen from Symphony in Urban White
- Laminate worktop and upstand
- Stainless steel chimney style extractor
- Built-in oven with 4 ring induction hob
- Integrated fridge/freezer, washing machine and dishwasher

FLOORING

- Vinyl flooring to hall, lounge, kitchen and bathrooms
- Carpet to bedrooms

BATHROOM

- Modern white bathroom suite with chrome taps.
- Full height tiling to bathing areas
- Glass shower screen
- Shower over bath in bathroom
- Heated towel rail

GENERAL

- Allocated parking space
- Air Source Heat Pump
- Mains-powered smoke, carbon monoxide and heat detection systems.
- 10-Year NHBC warranty.

SPECIFICATION SAMPLES ARE TO BE USED A REFERENCE ONLY AND MAY DIFFER TO THE REAL PRODUCT.
SPECIFICATION IS ACCURATE AT THE TIME THIS DOCUMENT WAS PRODUCED. SPECIFICATION MAY CHANGE.

THE LEGAL BIT

When issuing the Memorandum of Sale, we are instructing the sale. We will set a deadline for exchange within 42 days.

THE LEGAL PROCESS:

- Your solicitor will raise any enquiries they have regarding the purchase
- Your mortgage lender will instruct a valuation on the property you are purchasing
- You will receive a copy of your mortgage offer
- Your solicitor will prepare the relevant documents for you to sign and will also ask you to send them your full deposit amount, which will be 5% or 10% of your share purchase, dependent on your mortgage.
- We will then exchange contracts with completion on notice. 'Completion on notice' means that, as soon as the properties are ready to move into, we will issue notice to solicitors and expect completion to happen within 10 working days of that notice having been served.
- Our sales team will keep you updated regularly on the progress of the build and will keep you informed about expected completion dates. If your property is ready to move in, we expect exchange and completion within 8 weeks.
- Your reservation fee will go towards your payments at completion.

WHEN CAN I MOVE IN?

This date will be set when you exchange contracts, unless
properties are not built, in this instance we will complete on notice, this means once the property is built we will issue you with 10 working days' notice to confirm a completion date.

On the day of completion, we will get in touch and arrange a time that suits you to meet you at the property and handover keys. A time cannot be confirmed until we have confirmation from the solicitor that the funds have been received.

Here we will take any meter readings so that you can set up your utility accounts with suppliers and provide you with a helpful homeowner user guide.

You will then need to contact the utility suppliers and council tax department to confirm your completion date and provide opening readings.

AFTER THIS, ALL THAT IS LEFT TO DO IS ENJOY LIFE IN YOUR NEW HOME!

WHY SETTLEPARADIGM?

We want to help you settle in a new community – by delivering new homes that meet local needs and creating diverse new neighbourhoods that let you live the life you choose. We are proud providers of high-quality, affordable homes across Hertfordshire, Bedfordshire, Buckinghamshire and Cambridgeshire. We provide a variety of tenures to suit everyone's needs, including offering affordable rent and shared ownership options.

WHAT IS SHARED OWNERSHIP?

Shared ownership is a great way to get your foot on the housing ladder if you're unable to purchase a home on the open market.

The Government backed scheme allows you to purchase up to 75% of a home available for shared ownership and you'll usually pay a mortgage on the part you own.

You'll then pay a subsidised rent of 2.75% on the remaining share of your home. This figure is reviewed annually in line with the Consumer Price Index (CPI).

The deposit required for a shared ownership mortgage is a lot lower than if you were purchasing the property outright. This is because it is calculated on the initial share you are purchasing, rather than the full value of the property and can be as little as 5%.

AM I ELIGIBLE?

You'll need to meet the following criteria to qualify for shared ownership:

- Have a household income of less than £80,000
- Unable to buy a home on the open market that satisfies your housing need
- You can pay for the mortgage deposit, legal, surveying and mortgage fee and stamp duty (if applicable).

You won't be able to purchase a shared ownership property if:

- You already own a home in the UK, or abroad, that you are unable or willing to sell
- You have any outstanding credit issues (i.e. unsatisfied defaults or County Court judgements)
- You have had a home repossessed within 6 years prior to the application or any mortgage arrears in the past 3 years.

We'll allocate the home on a First Come First Served basis.

GRANGE FARM

settle Paradigm