



FARRIER HEIGHTS

LANGLEY, HITCHIN

An exclusive collection of stylish **4 bedroom** family homes

Modern Living, Timeless Quality



Langley, a rural Hamlet enjoying stunning views across Hertfordshire's rolling countryside

The Development

Farrier Heights is a unique development of just four brand new semi-detached homes in Langley, a desirable hamlet surrounded by glorious Hertfordshire countryside in a convenient location a few minutes' drive from the picturesque market town of Hitchin.

The accommodation is arranged over three floors to fully enjoy the stunning views and designed with modern living in mind. Each home has been finished to an impressive standard and comes with the added piece of mind of a 10 year CRL warranty.

View from the front of Farrier Heights



Location

Langley is on the fringe of the late Queen Mother's Bowes Lyon Estate, with an impressive backdrop of ancient woodland. Nearby Hitch Wood is famous locally for its beautiful bloom of bluebells in the spring months. Knebworth House and Country Park is also within easy reach.

The bustling Georgian market town of Hitchin is just 5 miles to the north. Hitchin has a vibrant market square with a café culture and abundance of restaurants and boutique style shops.

To the south are the highly regarded villages of Codicote and Welwyn. Codicote is awash with period charm and character and has local shops, pubs and sporting facilities, whilst Welwyn Village dates back to Roman times and has many popular bars, restaurants and independent shops.

St Mary's Church Hitchin



Welwyn Garden City offers a wealth of shopping and leisure facilities, including a John Lewis superstore, the Howard Centre shopping centre and Gosling Sports Park which are approximately 12 minutes' drive to the south.

Schooling

Excellent schooling is available nearby with Codicote CoFE Primary School, Hitchin Girls' School and Hitchin Boys' School, all rated Outstanding by OFSTED. These schools, along with the independent schools of Kingshott, Princess Helena College and Sherrardswood, are all within a 5 mile radius of Farrier Heights.

Codicote Village Centre



Travel

For the commuter, Knebworth station is a short drive serving London's Kings Cross/St Pancras in as little as 24 minutes by fast train. Hitchin and Welwyn Garden City stations also serve London's Moorgate.

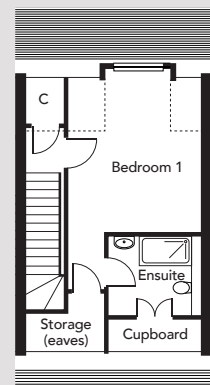
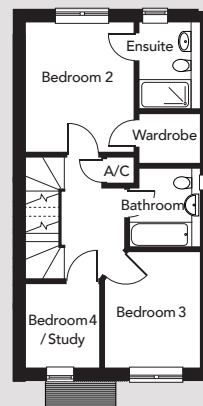
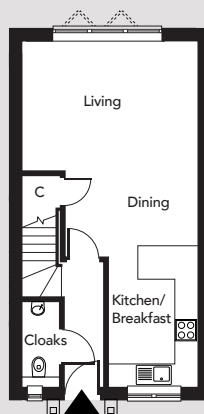
The A1(M) Junctions 6 and 7 are within easy reach and Farrier Heights is only 16 miles from the M25.

Luton airport is just 9 miles away. Heathrow and Stansted airports can also be reached in under an hour.

The Development



One Farrier Heights



C – Cupboard/Coats

Ground Floor

Kitchen
Living/Dining

Metric

3.48m x 2.40m
5.86m x 4.72m (max)

Imperial

11'5" x 7'10"
19'2" x 15'6" (max)

First Floor

Bedroom 2
Ensuite
Bedroom 3
Bedroom 4/Study
Bathroom

3.54m x 2.97m
2.33m x 1.39m
3.09m x 2.61m
2.24m x 2.10m
1.94m (max) x 2.13m

11'7" x 9'9"
7'8" x 4'7"
10'2" x 8'7"
7'4" x 6'11"
6'4" (max) x 7'0"

Second Floor

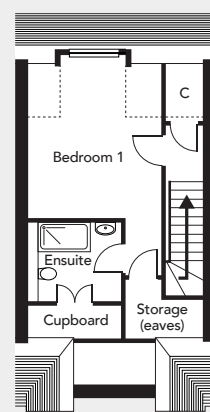
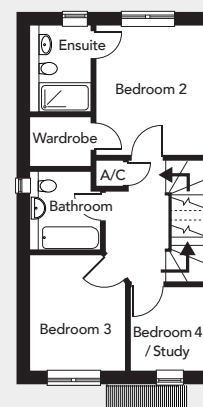
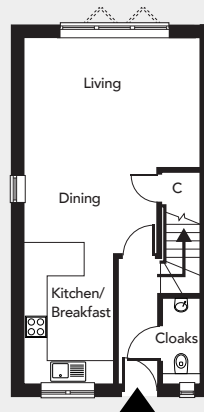
Bedroom 1
Ensuite

6.07m (max) x 3.63m
2.34m x 2.66m

19'11" (max) x 11'11"
7'8" x 8'9"



Two Farrier Heights



C – Cupboard/Coats

Ground Floor

Kitchen
Living/Dining

Metric

3.48m x 2.40m
5.86m x 4.72m (max)

Imperial

11'5" x 7'10"
19'2" x 15'6" (max)

First Floor

Bedroom 2
Ensuite
Bedroom 3
Bedroom 4/Study
Bathroom

3.56m x 3.03m
2.38m x 1.39m
3.13m x 2.56m
2.27m x 2.03m
1.91m (max) x 2.15m

11'8" x 9'11"
7'10" x 4'7"
10'3" x 8'5"
7'5" x 6'8"
6'3" (max) x 7'1"

Second Floor

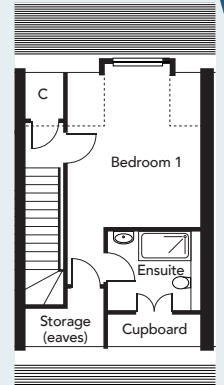
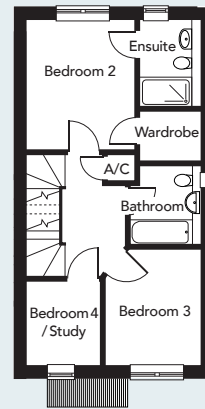
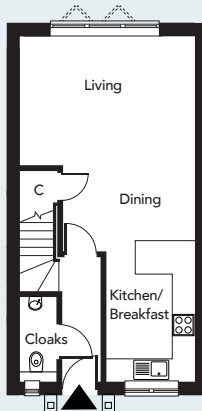
Bedroom 1
Ensuite

6.04m (max) x 3.58m
2.14m x 2.50m

19'10" (max) x 11'9"
7'0" x 8'2"



Three Farrier Heights



C – Cupboard/Coats

Ground Floor

Kitchen
Living/Dining

Metric

3.48m x 2.40m
5.86m x 4.72m (max)

Imperial

11'5" x 7'10"
19'2" x 15'6" (max)

First Floor

Bedroom 2
Ensuite
Bedroom 3
Bedroom 4/Study
Bathroom

3.54m x 2.97m
2.33m x 1.39m
3.09m x 2.61m
2.24m x 2.10m
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7'8" x 4'7"
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7'4" x 6'11"
6'4" (max) x 7'0"

Second Floor

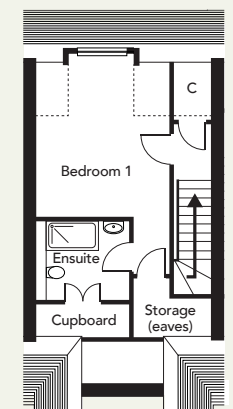
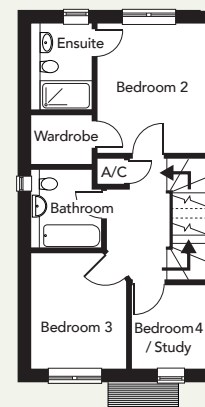
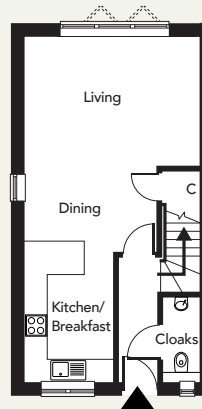
Bedroom 1
Ensuite

6.07m (max) x 3.63m
2.34m x 2.66m

19'11" (max) x 11'11"
7'8" x 8'9"



Four Farrier Heights



C – Cupboard/Coats

Ground Floor

Kitchen
Living/Dining

Metric

3.48m x 2.40m
5.86m x 4.72m (max)

Imperial

11'5" x 7'10"
19'2" x 15'6" (max)

First Floor

Bedroom 2
Ensuite
Bedroom 3
Bedroom 4/Study
Bathroom

3.56m x 3.03m
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11'8" x 9'11"
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7'5" x 6'8"
6'3" (max) x 7'1"

Second Floor

Bedroom 1
Ensuite

6.04m (max) x 3.58m
2.14m x 2.50m

19'10" (max) x 11'9"
7'0" x 8'2"

Property Specifications

General

- Ensuite shower room to bedrooms 1 and 2
- TV points to living area, kitchen, bedroom 1, bedrooms 2 and 3
- Brushed chrome electrical sockets and switches
- USB power sockets in kitchen and bedrooms
- Gas fired central heating system (served by Calor) with thermostatically controlled radiators and Worcester Bosch boiler
- Karndean flooring (Van Gogh range) throughout ground floor
- Carpet to stairs, landing and bedrooms
- Walk in wardrobes to bedroom 2
- 'Suffolk' style internal doors with chrome ironmongery
- Walls finished in white emulsion, woodwork finished in white satin gloss
- Wired for digital and satellite TV
- High performance double glazed PVCU windows with chrome ironmongery
- Bi-fold aluminium doors leading to garden terrace
- Turfed and fenced rear garden
- External wall mounted lights on PIR sensors
- Block paved parking bays
- External tap and power socket to rear garden

Kitchen

- Designer fitted kitchen with quartz worktop, upstands and window sill
- Quartz breakfast bar
- Integrated AEG energy efficient double oven and ceramic hob
- Designer under mounted stainless steel sink with satin finish
- Grohe single lever mixer tap
- Energy efficient integrated AEG dishwasher, washing machine, fridge and freezer
- Recessed chrome energy efficient LED downlights

Bathroom & ensembles

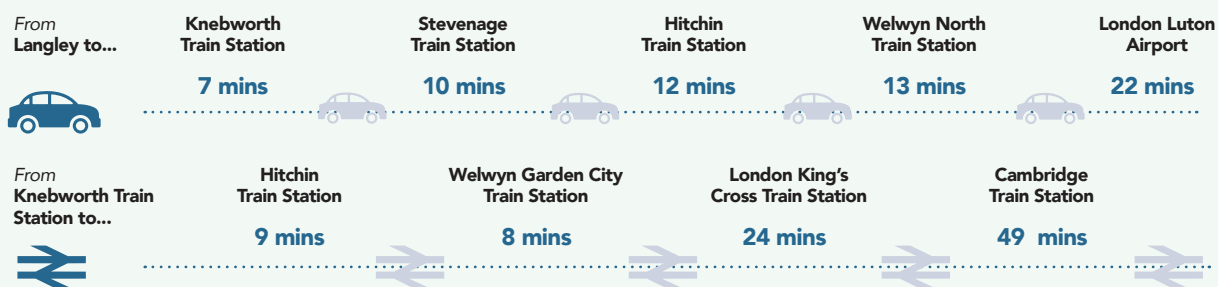
- Contemporary white sanitaryware by Duravit
- Wall mounted vanity units to ensuites
- Stylish Hansgrohe chrome taps
- Demisting mirrors with shaver sockets
- Hansgrohe rainfall showers to ensuites with low profile shower trays
- Heated chrome towel rails
- Ceramic floor and wall tiles
- Recessed chrome energy efficient LED downlights

The specifications listed are the anticipated specifications at the time this brochure was prepared, but may be subject to change during construction so final finishes could vary. Computer generated images and photos are indicative only. Neither the agents nor any person in their employ has any authority to make or give representation warranty or guarantee (whether written or oral) in respect of or in relation to the development (or any parts thereof).





Travel

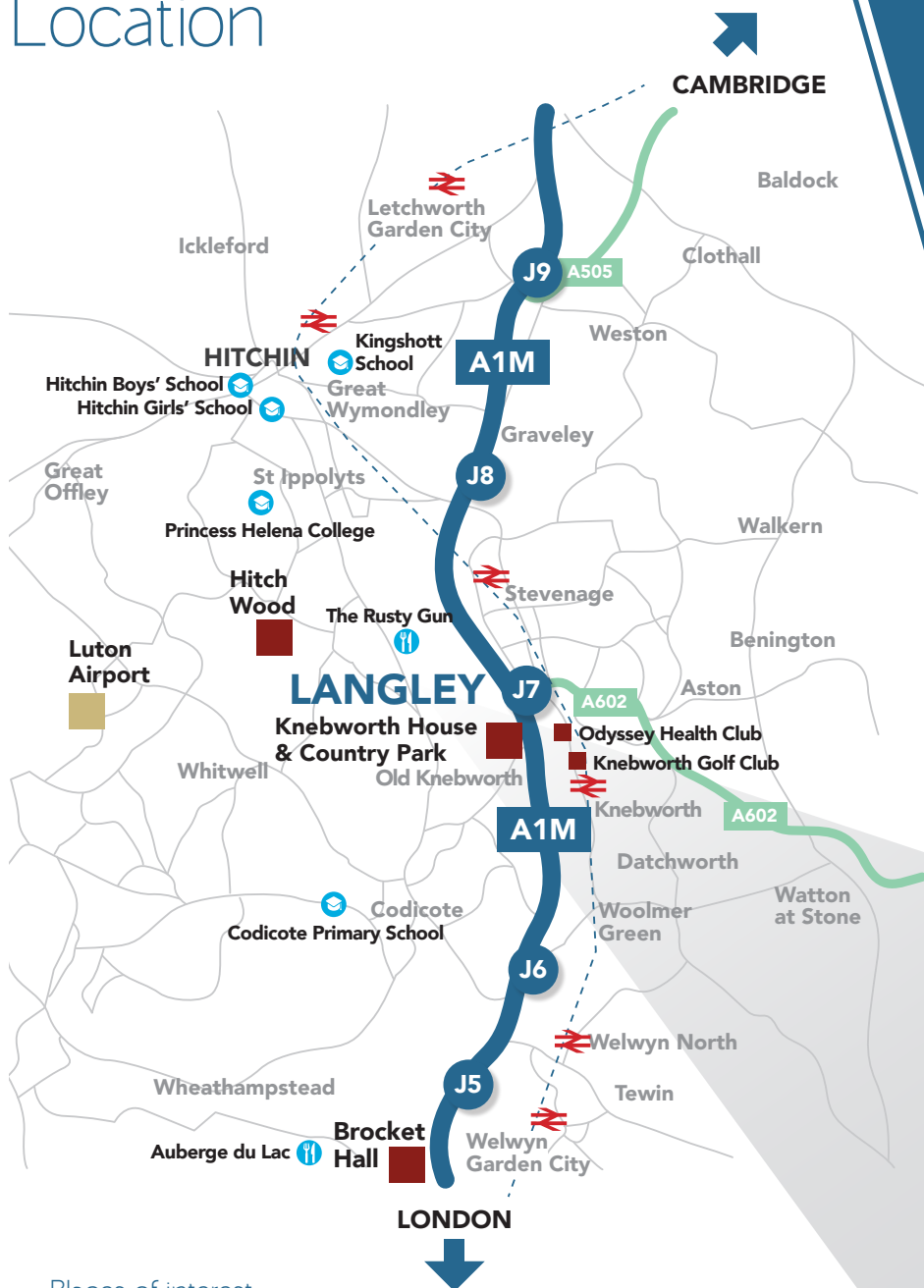


Times and distances are sourced from Google

Site Plan



Location

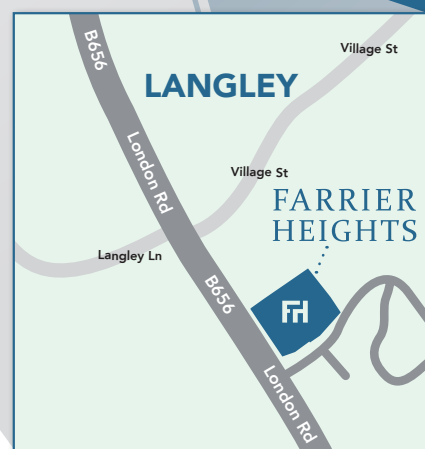


Places of interest

- | | |
|-----------------------------------|--------------------------------|
| Hitchin Girls' School, Hitchin | Hitch Wood, Hitchin |
| Hitchin Boys' School, Hitchin | Knebworth House & Country Park |
| Kingshott School, St Ippolyts | Bocket Hall, Welwyn |
| Princess Helena College, Preston | Knebworth Golf Club |
| Codicote Primary School, Codicote | Odyssey Health Club, Knebworth |
| The Rusty Gun, Hitchin | |
| Auberge du Lac, Welwyn | |

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HOMES

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Farrier Heights, London Road,
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