



OFFLEY, HERTFORDSHIRE

AN EXCLUSIVE DEVELOPMENT FROM JARVIS HOMES



THE PERFECT
WORK-LIFE BALANCE



IDYLLIC COUNTRYSIDE LIVING

Rookery End is a small private cul-de-sac comprising six luxury barn-style contemporary homes, located in the pretty and sought-after village of Offley, just four miles from the thriving Hertfordshire market town of Hitchin.

A DELIGHTFUL VILLAGE SETTING

Offley is a desirable village in North Hertfordshire, in a picturesque hilltop location surrounded by rolling countryside. Situated between Hitchin and Luton, the village comprises a number of barns and old farm buildings that have been sympathetically restored, preserving the character of this former farming community.

Offley's local amenities include a post office and convenience store (with a new store to be built during 2020), a hairdressers, a reputable primary school, the pretty village church of St Mary's, as well as two village pubs and a restaurant. Offley Place, a 17th Century country house hotel and wedding venue sits in the centre of the village, surrounded by 27 acres of parkland. The village has a good community, with the local village hall running many regular social and sports activities.

Close to the Chiltern Hills, an area of outstanding natural beauty, there are many walks, bike routes and bridle paths to discover and enjoy.





ROOKERY END

ON THE DOORSTEP

For more comprehensive amenities, the historic market town of Hitchin is just minutes away. A popular and desirable town, Hitchin is mentioned in the Sunday Times Top 50 places to live “offering the perfect work-life balance”. It boasts a charming historic centre, providing a vast range of independent shops and boutiques, as well as the more familiar high street stores and a Waitrose supermarket.

For families there are numerous excellent private and state schools in the local area.

In recent years, the town has developed its own exciting and vibrant modern café culture and visitors are spoilt for choice with many restaurants, cafés and winebars, spilling out onto the cobbled market square. The thriving outdoor market is held in the main square alongside the River Hiz three days a week, overlooked by the beautiful St Mary's church which dominates the pretty town centre. Speciality food and craft markets are held every month and annual festivals are held in summer.

Offley is perfectly situated with easy access to the A6 and A1M in just over ten minutes.



- The A5 and M1 (junction 10A) are under 20 minutes away by car, with links to the M25, M40 and M11.
- There is a regular bus service to both Hitchin, Stevenage and Luton, whilst Hitchin is the closest rail station, offering a fast, frequent service to London King's Cross and St Pancras International in under 30 minutes.
- For international travel, London Luton Airport is only six miles away.

DESIGNED FOR CONTEMPORARY LIVING

This exclusive development is being built to exacting standards and purchasers have the opportunity to choose finishes from our selected ranges (subject to build stage).

The detached houses have a wonderful open-plan kitchen/dining/family room, while the semi-detached homes are designed with a spacious kitchen/dining room. All properties feature a separate living room and study. There is a choice of shaker-style or contemporary kitchens and each home features bi-fold doors opening onto a generous-sized garden surrounded by open countryside.

Each property comes with the added benefit of a garage and allocated parking, with additional parking spaces available for visitors. Security alarms are fitted for additional peace of mind and all homes are protected by a 10-year NHBC warranty.



All interior images are for illustrative purposes only.

SPECIFICATIONS



GENERAL:

- Traditional two-storey houses
- Imposing hallway with feature staircase
- Garages and ample parking
- NACOS-approved security alarm
- Digital aerial and satellite dish
- Wi-fi boosters
- Heating: Mitsubishi Electric Ecodan air source heat pump (renewable energy)
- Underfloor heating to ground floor, radiators to first floor
- Polished chrome light switches
- Amtico or similar flooring to hallway, kitchen/dining/family room and utility room
- 10-year NHBC warranty
- UPVC windows

KITCHEN & UTILITY ROOM:

- Contemporary kitchens from Daniel Ramsay Kitchens to include an extensive range of base and wall-mounted units with LED under-cupboard lighting
- 20mm Quartz worktops with matching upstands
- Siemens' appliances to include fridge/freezer, integrated dishwasher, integrated single oven, combination oven/microwave, induction hob and extractor

BATHROOM & EN-SUITE:

- Contemporary bathroom and en-suite shower room
- Wall-hung vanity units and WCs
- Porcelanosa floor and wall tiles
- Chrome towel warmers
- Recessed mirrors and niches





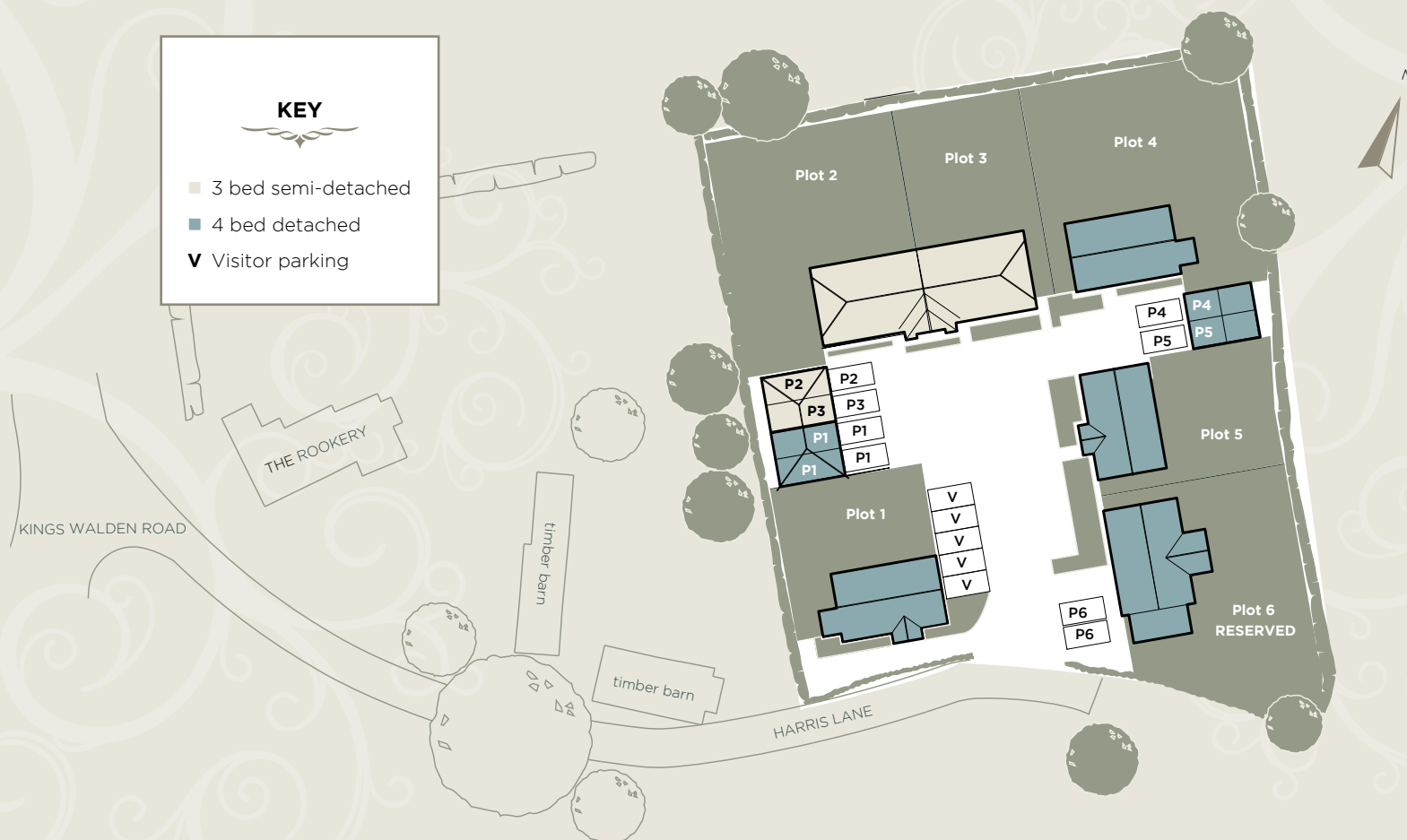


ROOKERY END

ROOKERY END SITE PLAN

KEY

- 3 bed semi-detached
- 4 bed detached
- V Visitor parking



PLOT 1

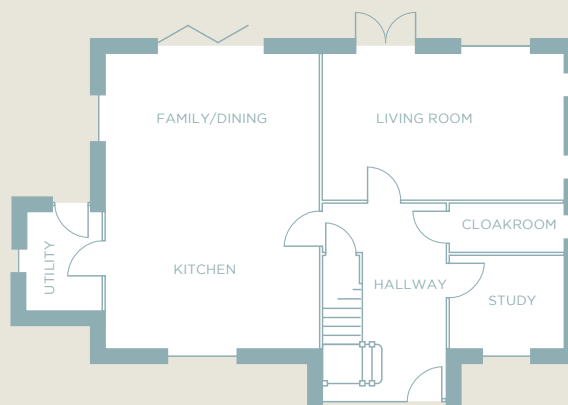
179 sq m / 1,927 sq ft

A four-bedroom detached home with double garage and two allocated parking spaces.

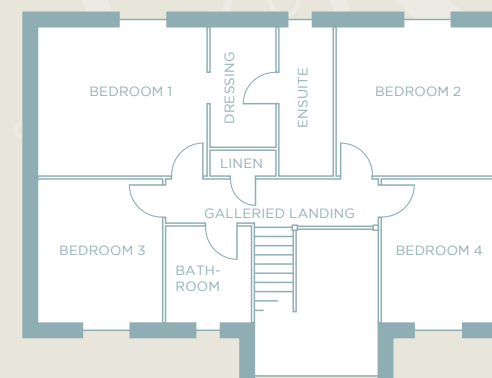
ROOM	DIMENSIONS	
GROUND FLOOR		
Entrance Hall		
Living Room	19'7" x 11'10"	5.98 x 3.60m
Study	9'1" x 7'4"	2.78 x 2.23m
Kitchen / Dining / Family	24'1" x 17'3"	7.33 x 5.25m
Utility	8'2" x 6'2"	2.50 x 1.88m
Cloakroom		
FIRST FLOOR		
Bedroom 1	13'8" x 12'	4.18 x 3.67m
Master En-suite		
Dressing Room		
Bedroom 2	12'11" x 12'	3.93 x 3.67m
Bedroom 3	11'7" x 10'	3.54 x 3.06m
Bedroom 4	11'7" x 9'2"	3.54 x 2.80m
Family Bathroom		



GROUND FLOOR



FIRST FLOOR

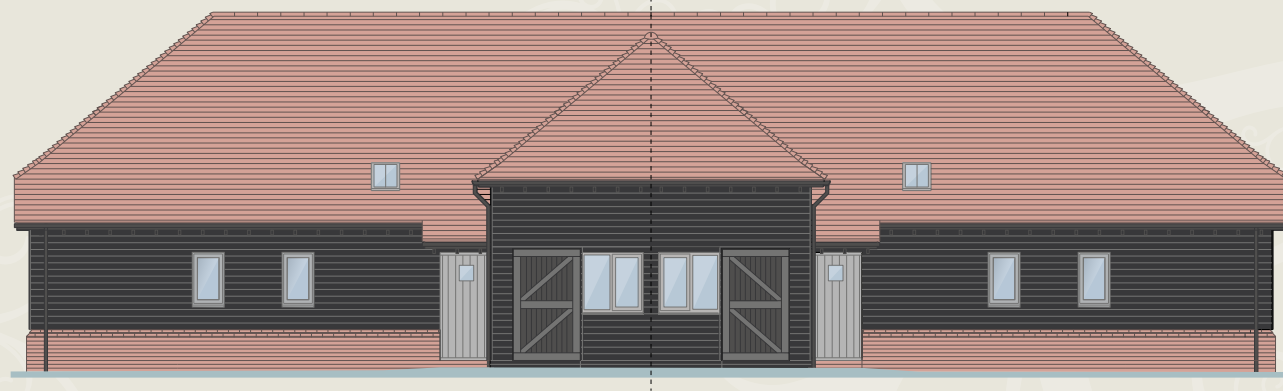


PLOTS 2 & 3 156 sq m / 1,679 sq ft

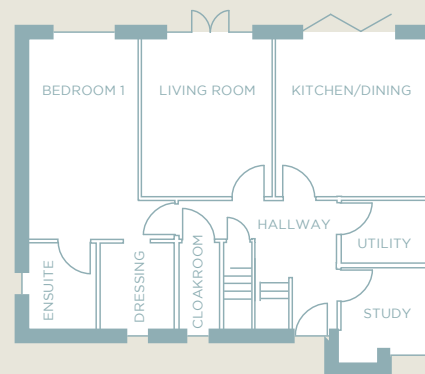


A pair of three-bedroom semi-detached homes, each with a garage and one allocated parking space.

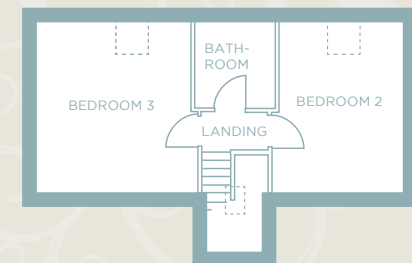
ROOM	DIMENSIONS	
GROUND FLOOR		
Entrance Hall		
Living Room	14'9" x 12'2"	4.50 x 3.70m
Study	8'10" x 8'4"	2.70 x 2.55m
Kitchen / Dining / Family	14'9" x 14'6"	4.50 x 4.43m
Utility	8'4" x 5'11"	2.55 x 1.80m
Bedroom 1	18'10" x 10'2"	5.75 x 3.10m
Cloakroom		
En-suite		
Dressing Room		
FIRST FLOOR		
Bedroom 2	16'6" x 15'1"	5.03 x 3.71m
Bedroom 3	16'6" x 15'1"	5.03 x 4.59m
Family Bathroom		



GROUND FLOOR



FIRST FLOOR



Floor plans show plot 2 (plot 3 is a mirror image)

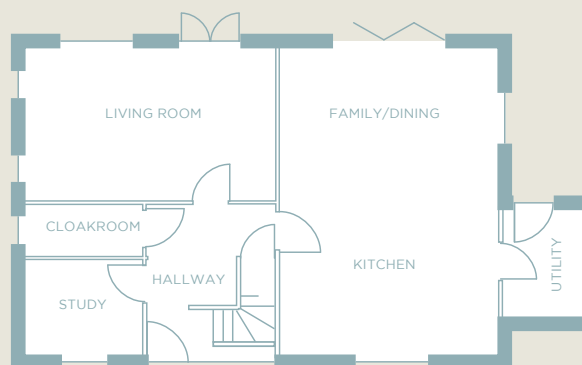
PLOT 4 171 sq m / 1,841 sq ft

A four-bedroom detached home with garage and one allocated parking space.

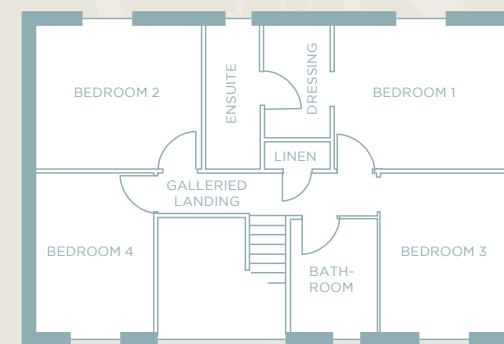
ROOM	DIMENSIONS	
GROUND FLOOR		
Entrance Hall		
Living Room	19'7" x 11'10"	5.98 x 3.60m
Study	9'1" x 7'4"	2.78 x 2.23m
Kitchen / Dining / Family	24'1" x 17'3"	7.33 x 5.25m
Utility	8'2" x 6'2"	2.50 x 1.88m
Cloakroom		
FIRST FLOOR		
Bedroom 1	13'8" x 11'3"	4.18 x 3.42m
En-suite		
Dressing Room		
Bedroom 2	12'11" x 11'3"	3.93 x 3.42m
Bedroom 3	12'5" x 10'	3.79 x 3.06m
Bedroom 4	12'5" x 9'2"	3.79 x 2.80m
Family Bathroom		



GROUND FLOOR



FIRST FLOOR



PLOT 5

174 sq m / 1,873 sq ft

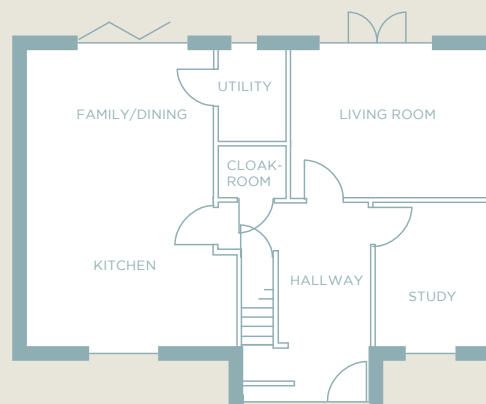


A four-bedroom detached home with garage and one allocated parking space.

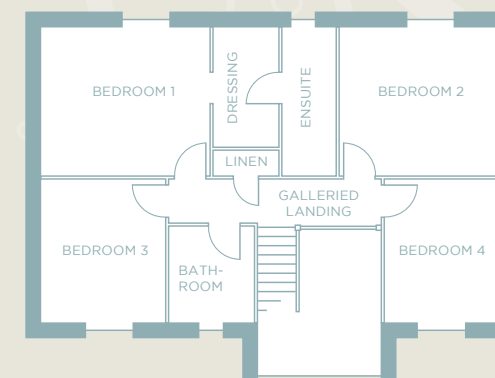


ROOM	DIMENSIONS	
GROUND FLOOR		
Entrance Hall		
Living Room	15'10" x 11'10"	4.83 x 3.60m
Study	11'9" x 9'1"	3.58 x 2.78m
Kitchen / Dining / Family	24'1" x 15'1"	7.33 x 4.60m
Utility	7'3" x 5'5"	2.20 x 1.65m
Cloakroom		
FIRST FLOOR		
Bedroom 1	13'8" x 12'	4.18 x 3.67m
Master En-suite		
Dressing Room		
Bedroom 2	12'11" x 12'	3.93 x 3.67m
Bedroom 3	11'7" x 10'	3.54 x 3.06m
Bedroom 4	11'7" x 9'2"	3.54 x 2.80m
Family Bathroom		

GROUND FLOOR



FIRST FLOOR



PLOT 6

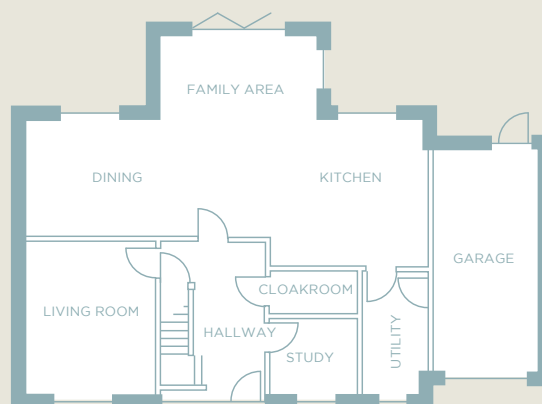
202 sq m / 2,175 sq ft

A four-bedroom detached home with garage and two allocated parking spaces.

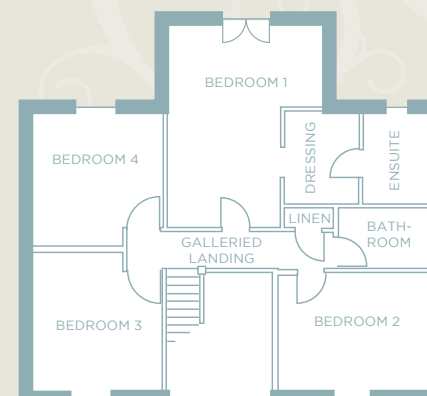
ROOM	DIMENSIONS	
GROUND FLOOR		
Entrance Hall		
Living Room	14'5" x 12'2"	4.40 x 3.70m
Study	8'3" x 7'4"	2.53 x 2.23m
Dining	12'8" x 10'11"	3.85 x 3.34m
Family Area	14'6" x 18'11"	4.43 x 5.77m
Kitchen	13'8" x 10'2"	4.16 x 3.10m
Utility	11'9" x 5'5"	3.58 x 1.65m
FIRST FLOOR		
Bedroom 1	18'7" x 14'6"	5.66 x 4.43m
En-suite		
Dressing Room		
Bedroom 2	14'3" x 11'2"	4.35 x 3.42m
Bedroom 3	13'1" x 12'3"	3.98 x 3.73m
Bedroom 4	12'5" x 12'3"	3.79 x 3.73m
Family Bathroom		



GROUND FLOOR



FIRST FLOOR





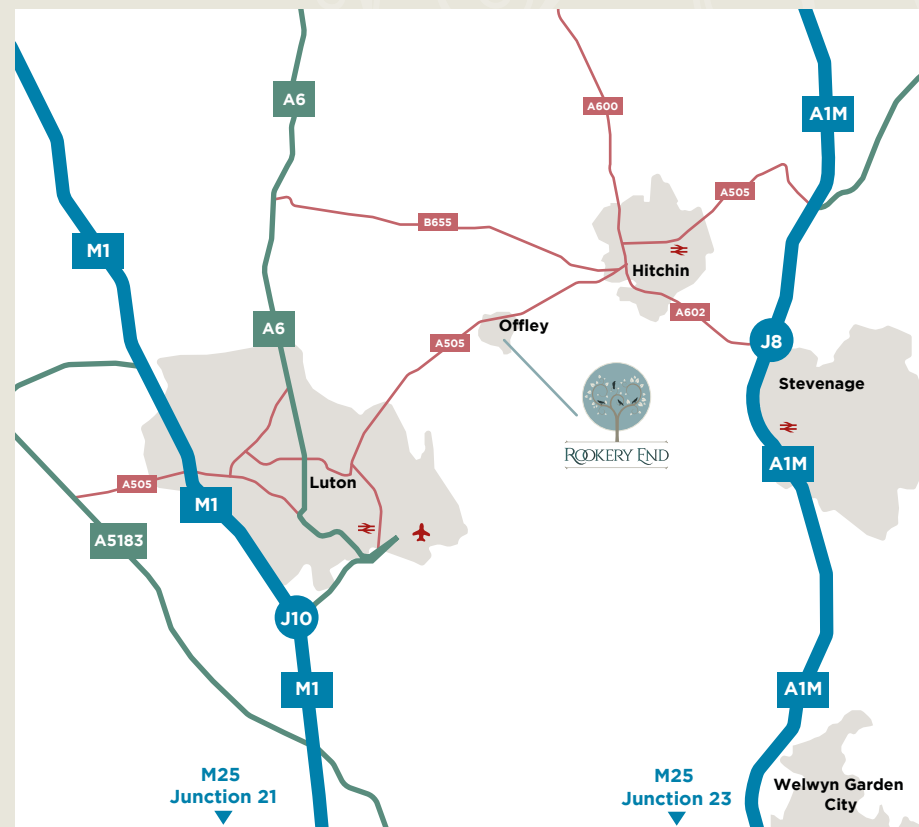
**HARRIS LANE, OFFLEY, HITCHIN,
HERTFORDSHIRE SG5 3DX**

- Properties range from 1,679 to 2,175 sq ft
- Anticipated completion: summer 2020
- An early off-plan reservation will enable the purchaser to choose the style of the interior of their chosen home (subject to build stage)
- Significant stamp duty savings available for early plot purchases

For further information please contact Putterills:

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E: newhomes@putterills.co.uk



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