

Orchard Grove

VALLEY ROAD RICKMANSWORTH HERTFORDSHIRE WD3 4DT

BEWLEY
HOMES PLC

Orchard Grove

*An exclusive development
of four superb 6 & 7
bedroom family homes*

BEWLEY
HOMES PLC

Rickmansworth

Hertfordshire

Bewley Homes are very proud to welcome you to Orchard Grove, our exclusive development of four executive quality houses. These elegant and spacious family homes are ideally situated in the charming town of Rickmansworth, Hertfordshire.



One of Rickmansworth's many coffee shops

Rickmansworth is a very popular town and is ideally located for Watford and Croxley Green. The High Street offers an abundance of quality restaurants, traditional pubs, coffee shops and quaint shopping boutiques along with the usual array of High Street

stores such as Boots, WH Smith, Waitrose, a Marks & Spencer Food Hall and an out of town Tesco superstore.

Rickmansworth is the administrative seat of the Three Rivers District Council, so named from the confluence of three rivers, the River Gade and Grand Union Canal join the upper River Colne which then join the River Chess near the town centre. There are many nature trails to explore with an abundance of flora and fauna.

Playing cricket under the spire of Christ Church, Chorleywood



Rickmansworth is a lively, vibrant town surrounded by beautiful countryside - no wonder it is in demand.

Right in the heart of the town, covering 100 acres, you can find Rickmansworth Aquadrome, encompassing Batchworth Lake, Bury Lake and Stockers Lake: an ideal spot for a leisurely picnic or relaxing stroll. For the more energetic there is a vast range of watersports on Batchworth and Bury Lakes. In 2009, the Rickmansworth Aquadrome received a Green Flag award which is given to parks and open spaces which meet certain high standards.

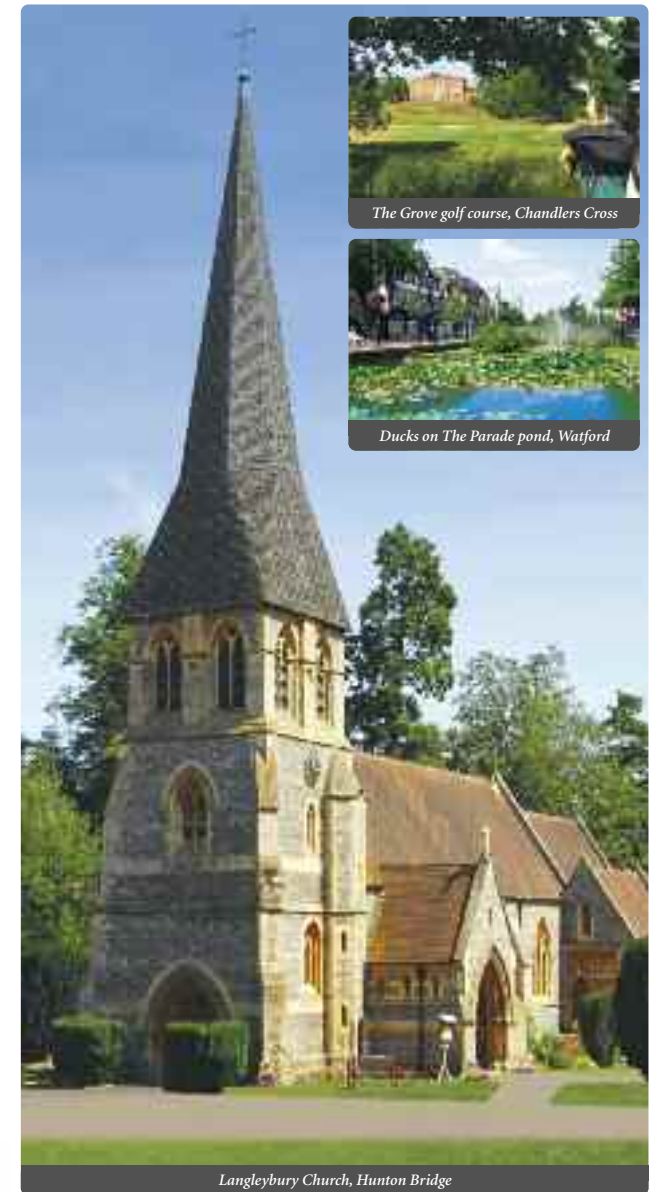


Yachting on Rickmansworth Aquadrome

Ideally connected for transport links into central London, Rickmansworth Station is under 1 mile from Orchard Grove and connects direct to Baker Street via the London Metropolitan Line or into Marylebone via National Rail, both in as little as 25 minutes.

Situated between junctions 17 & 18 of the M25 Rickmansworth also offers convenient motorway connections around the country.

The schools in Rickmansworth and the surrounding towns have a fantastic reputation and there are a choice of both private, state, primary and secondary schools within the area.



The Grove golf course, Chandlers Cross



Ducks on The Parade pond, Watford

Langleybury Church, Hunton Bridge

An exclusive development of four spacious 6 and 7 bedroom elegant family homes

Each new home at Orchard Grove is constructed with a concrete ground and first floor system with traditional brick and block external cavity walls. The elevations are varied with stock facing brickwork, contrasting brick features and reconstructed stonework with plain clay tiles to the roof.

All homes are built to an extremely high specification and each property includes:-

- A contemporary designer kitchen with granite work surfaces and up stands
- Brushed stainless steel Miele appliances throughout including integrated 4 burner induction hob, extractor hood, electric single multi-function oven, steam oven, combination microwave oven and grill, fridge, dishwasher, warming drawer, wine cooler with glass door and integrated coffee machine. Boiling water tap and waste disposal unit. Freestanding freezer, washing machine and tumble dryer in the utility
- Polished porcelain floor tiling to hallway, cloakroom, kitchen, utility and family areas
- Attractive fireplaces to drawing rooms
- Ceramic tiled bathrooms with Roca sanitaryware and Grohe fittings
- Master en-suite with free standing bath and separate walk-in shower
- Under floor heating to ground and first floors, gas central heating via radiators to second floors
- Evacuated tube solar panels to rear with whole house ventilation system
- High specification zoned alarm system
- Audio system with ceiling speakers to kitchen, family room, drawing room, dining room, master bedroom and master en-suite
- Double garage and extensive patios to rear gardens

Premier Guarantee

Each new home will be sold with the benefit of the 10 year Premier structural warranty. A comprehensive Premier handbook and full details of the scheme will be given to the purchasers on completion.

24-hr Pinnacle Emergency Cover

All Bewley Homes purchasers benefit from 24-hour emergency cover provided by Pinnacle Property.

This service is valid for a period of two years from the date of legal completion and, should assistance be required, include cover for the following:-

- 24-hour cover. 7 days per week. All calls to a 24-hour emergency number. Maximum 2 hour response time. Calls to be answered immediately
- Blockages in toilet waste pipes in the property
- Plumbing problems such as burst pipes or leaking radiators
- Electricity supply failure
- Central heating or boiler failure. If the heating cannot be restored Pinnacle Property to supply electric heaters to each room
- Up to £100 towards the cost of overnight accommodation should hot water not be restored
- One boiler service at the end of the 1st year
- Blocked external drains
- Main lock failure

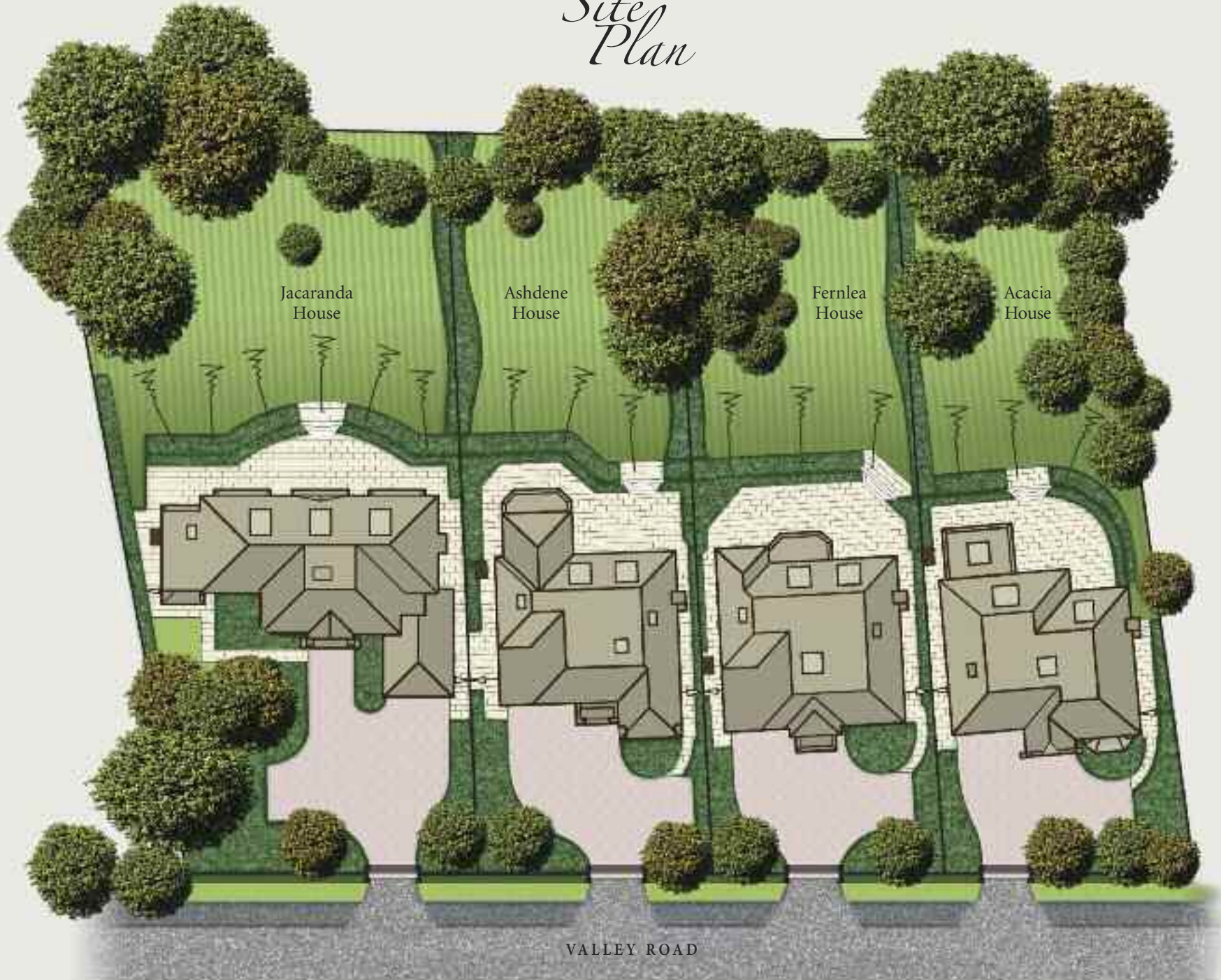
In addition, a number of guarantees will be available covering such items as the gas boiler and the kitchen appliances. These guarantees provide further peace of mind and, in the case of the kitchen appliances, the purchaser is able to contact the local service engineer directly in the event of a fault developing.

Orchard
Grove



Whilst these particulars are prepared with due care for the convenience of intending purchasers, the information and images contained herein are intended as a preliminary guide only. They do not form part of any contract and the developer reserves the right to vary as necessary to complete the works. All designs may vary a little according to plot and all details should be checked at the sales office. "Orchard Grove" has been chosen for marketing purposes only and should not be taken as forming any part of the final postal address, which is decided by Royal Mail and local authority.

Site Plan



Jacaranda
House

Ashdene
House

Fernlea
House

Acacia
House

VALLEY ROAD

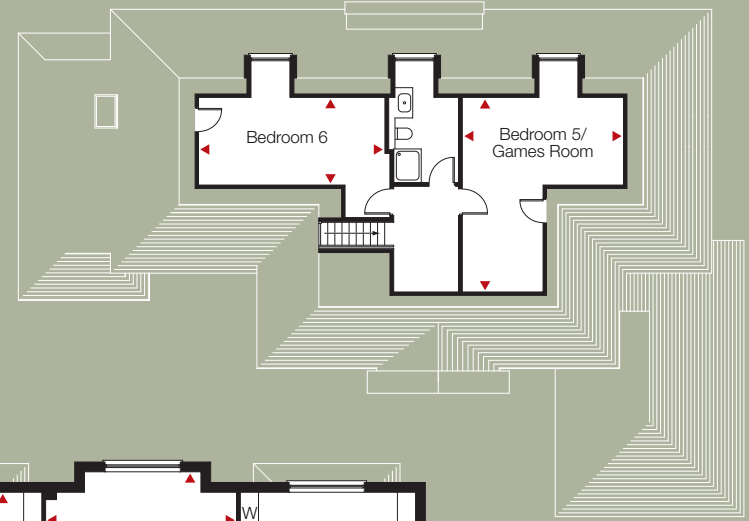
*Jacaranda
House*



Second FLOOR

BEDROOM 5 / GAMES ROOM: 6.42M X 5.32M | 21'0" X 17'6"

BEDROOM 6: 6.15M X 2.89M | 20'0" X 9'6"



First FLOOR

MASTER BEDROOM: 6.30M X 4.24M | 20'6" X 13'9"

GUEST BEDROOM: 4.85M X 4.07M | 15'9" X 13'3"

BEDROOM 3: 4.70M X 2.90M | 15'3" X 9'6"

BEDROOM 4: 4.44M X 3.57M | 14'6" X 11'9"



Ground FLOOR

KITCHEN: 4.89M X 3.87M | 16'0" X 12'9"

FAMILY ROOM: 7.10M X 6.01M | 23'3" X 19'9"

DINING ROOM: 6.19M X 4.20M | 20'3" X 13'9"

DRAWING ROOM: 7.55M X 5.78M | 24'9" X 19'0"

STUDY: 4.46M X 3.39M | 14'6" X 11'0"



DISCLAIMER
ALL MEASUREMENTS ARE APPROXIMATE AND WHERE IMPERIAL MEASUREMENTS ARE SHOWN, THESE ARE ROUNDED TO THE NEAREST 3 INCHES. DESIGNS MAY VARY ACCORDING TO PLOT AND ALL DETAILS SHOULD BE CHECKED AT THE SALES OFFICE. BEWLEY HOMES RESERVES THE RIGHT TO VARY AS NECESSARY TO COMPLETE THE WORKS.

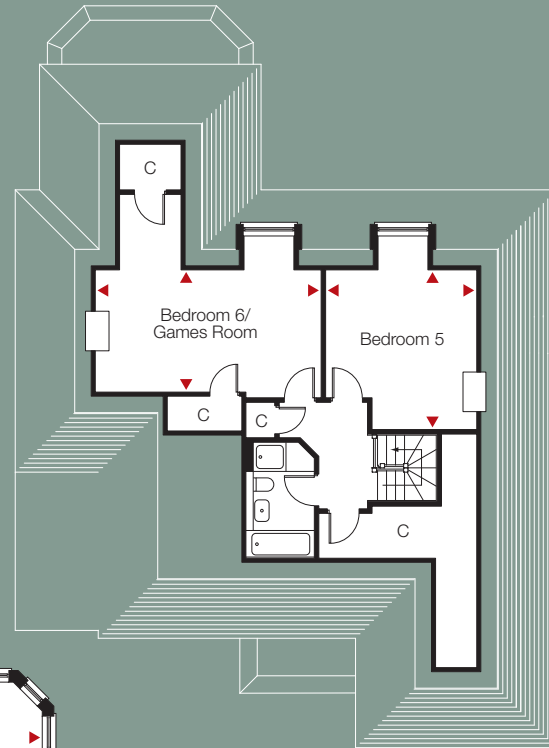
*Ashdene
House*



Second FLOOR

BEDROOM 5: 4.43M x 4.19M | 14'6" x 13'9"

BEDROOM 6 / GAMES ROOM: 6.27M x 3.39M | 20'6" x 11'0"



First FLOOR

MASTER BEDROOM: 5.65M x 4.97M | 18'6" x 16'3"

GUEST BEDROOM: 5.36M x 4.53M | 17'6" x 14'9"

BEDROOM 3: 4.40M x 3.92M | 14'6" x 12'9"

BEDROOM 4: 4.27M x 4.14M | 14'0" x 13'6"



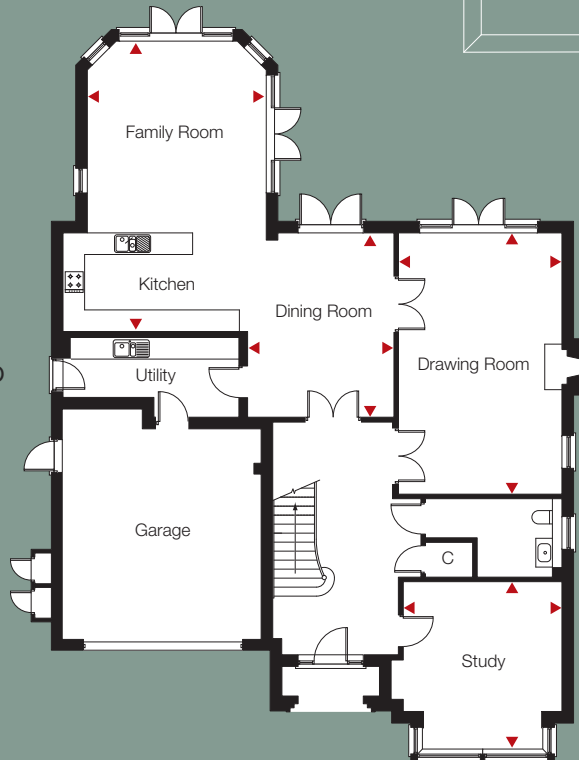
Ground FLOOR

KITCHEN AND FAMILY ROOM: 8.06M x 4.96M | 26'6" x 16'3"

DINING ROOM: 5.12M x 4.05M | 16'9" x 13'3"

DRAWING ROOM: 7.25M x 4.54M | 23'9" x 14'9"

STUDY: 4.61M x 4.40M | 15'0" x 14'6"



DISCLAIMER
 ALL MEASUREMENTS ARE APPROXIMATE AND WHERE IMPERIAL MEASUREMENTS ARE SHOWN, THESE ARE ROUNDED TO THE NEAREST 3 INCHES. DESIGNS MAY VARY ACCORDING TO PLOT AND ALL DETAILS SHOULD BE CHECKED AT THE SALES OFFICE. BEWLEY HOMES RESERVES THE RIGHT TO VARY AS NECESSARY TO COMPLETE THE WORKS.

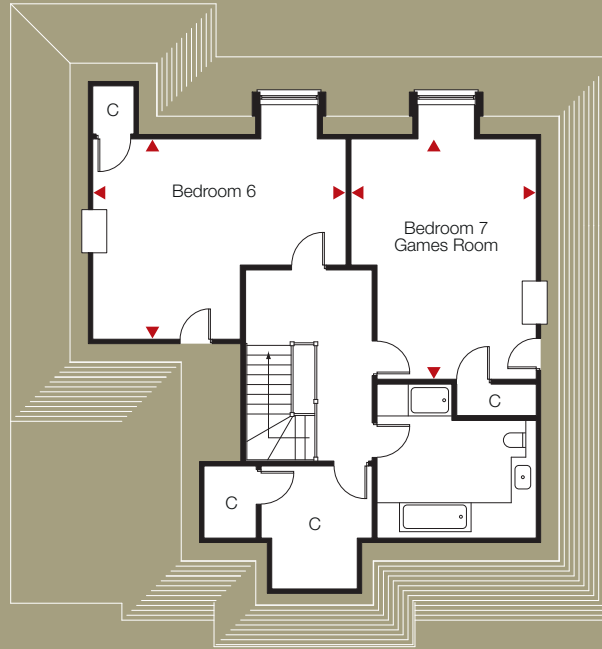
*Fernlea
House*



Second FLOOR

BEDROOM 6: 6.44M X 5.09M | 21'0" X 16'9"

BEDROOM 7 / GAMES ROOM: 6.10M X 4.71M | 20'0" X 15'6"



First FLOOR

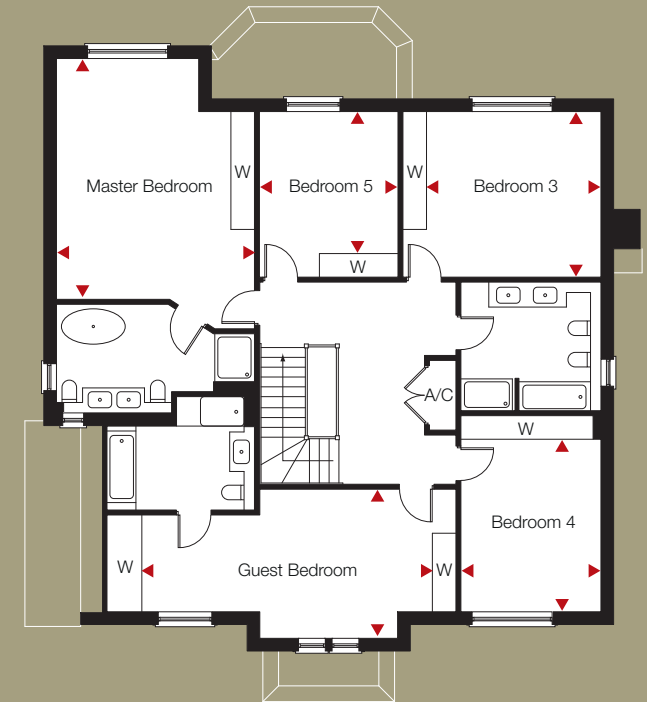
MASTER BEDROOM: 6.13M X 5.03M | 20'0" X 16'6"

GUEST BEDROOM: 7.48M X 3.79M | 24'6" X 12'3"

BEDROOM 3: 4.34M X 4.21M | 14'3" X 13'9"

BEDROOM 4: 4.29M X 3.56M | 14'0" X 11'6"

BEDROOM 5: 3.52M X 3.51M | 11'6" X 11'6"



Ground FLOOR

KITCHEN AND FAMILY ROOM: 8.68M X 7.03M | 28'6" X 23'0"

DRAWING ROOM: 8.45M X 5.00M | 27'9" X 16'3"

STUDY / DINING ROOM: 5.00M X 4.14M | 16'3" X 13'6"



DISCLAIMER
ALL MEASUREMENTS ARE APPROXIMATE AND WHERE IMPERIAL MEASUREMENTS ARE SHOWN, THESE ARE ROUNDED TO THE NEAREST 3 INCHES. DESIGNS MAY VARY ACCORDING TO PLOT AND ALL DETAILS SHOULD BE CHECKED AT THE SALES OFFICE. BEWLEY HOMES RESERVES THE RIGHT TO VARY AS NECESSARY TO COMPLETE THE WORKS.

*Acacia
House*

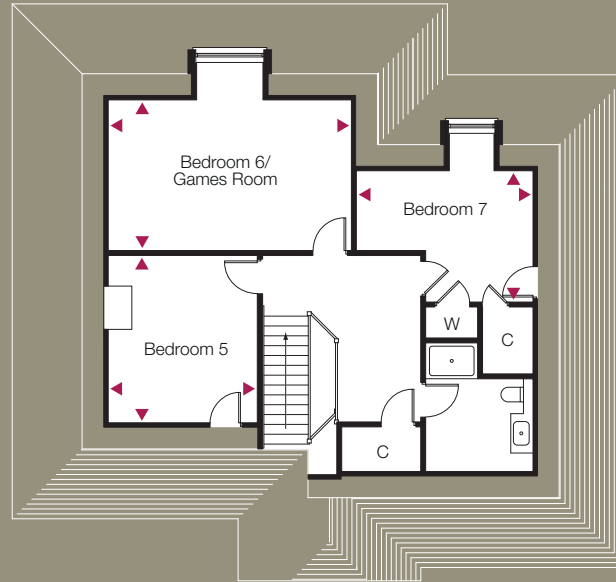


Second FLOOR

BEDROOM 5: 4.25M X 3.78M | 13'9" X 12'3"

BEDROOM 6 / GAMES ROOM: 6.17M X 3.82M | 20'3" X 12'6"

BEDROOM 7: 4.48M X 3.33M | 14'9" X 10'9"



First FLOOR

MASTER BEDROOM: 5.64M X 4.08M | 18'6" X 13'3"

GUEST BEDROOM: 5.60M X 3.86M | 18'3" X 12'6"

BEDROOM 3: 6.19M X 4.47M | 20'3" X 14'6"

BEDROOM 4: 4.45M X 2.94M | 14'6" X 9'6"



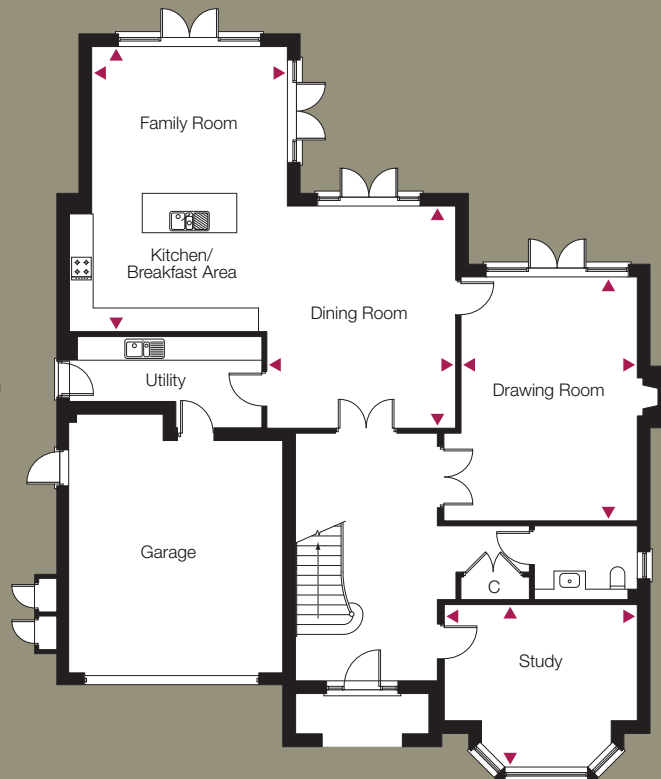
Ground FLOOR

KITCHEN AND FAMILY ROOM: 7.23M X 4.97M | 23'9" X 16'3"

DINING ROOM: 5.64M X 4.79M | 18'6" X 15'9"

DRAWING ROOM: 6.19M X 4.47M | 20'3" X 14'6"

STUDY: 4.90M X 4.11M | 16'0" X 13'6"



DISCLAIMER
ALL MEASUREMENTS ARE APPROXIMATE AND WHERE IMPERIAL MEASUREMENTS ARE SHOWN, THESE ARE ROUNDED TO THE NEAREST 3 INCHES. DESIGNS MAY VARY ACCORDING TO PLOT AND ALL DETAILS SHOULD BE CHECKED AT THE SALES OFFICE. BEWLEY HOMES RESERVES THE RIGHT TO VARY AS NECESSARY TO COMPLETE THE WORKS.

about Bewley

The Bewley Homes story is not just about building houses. Since its formation in 1991 by chairman Colin Brooks, the company's ethos of responsible development has created an enviable award-winning reputation for excellence and innovation. Today, Bewley Homes is widely recognised as being at the cutting edge of contemporary design, imaginative redevelopment and restoration, and particularly for the way it meets aspirations, personal preferences and changing lifestyles of homebuyers.

Within every development, each home has its own individual external elevation and even the layouts of firm favourites are continually updated and improved to deliver homes that are both practical and a pleasure to live in.

Bewley Homes believes advantages are gained for purchasers by providing additional benefits wherever possible, rather than only implementing those that are dictated as part of the planning consent.

In its quest to deliver individual and high quality designs that will stand the test of time, the company regularly commissions well-known and established architects. The move by Bewley Homes into urban development has seen the company working with top pedigree architects to create new schemes that rival the best of those found in London, Manchester and Birmingham.

Bewley Homes promotes environmentally responsible designs and specifies building techniques that typically score in the top 10 percent for energy efficiency.

The company also has a clearly defined policy regarding landscaping and protecting the environment and as a result is a consistent winner of Green Leaf Awards for its extensive new plantings and the implementation of eco-friendly products like hazel hurdle fencing and creating habits for local wildlife.



Bewley awards



ELMBRIDGE BOROUGH COUNCIL
DESIGN AWARDS

HOT PROPERTY
NEW HOMES AWARDS
WINNER: INNOVATION AWARD

HART DISTRICT COUNCIL
BEST NEW CONVERSION
WINNER: BUILT IN QUALITY AWARD



GREEN LEAF AWARDS
WINNER

THE CHARTERED SURVEYORS
UK PROPERTY AND MARKETING
HIGHLY COMMENDED

HOUSING CONTRACTOR AWARDS
BRONZE MEDAL



SUSSEX HERITAGE TRUST AWARD
INTERNATIONAL PROPERTY AWARDS
HIGHLY COMMENDED:
BEST UK REDEVELOPMENT
SAFE HOME AWARD
BEST REDEVELOPMENT



CUSTOMER FIRST AWARD



Sponsored by The Sunday Times

Gold Award Winner

Best Exterior Design

Silver Award Winner

Best Luxury House

Best Renovation

Best Landscaping Design

Bronze Award Winner

Best Medium Sized House Builder



Sponsored by The Sunday Times

Silver Award Winner

Best Renovation

Bronze Award Winner

Best Starter Home

Best Luxury House

Best Exterior Design



Sponsored by The Daily Telegraph

Silver Award Winner

Best Brownfield Site



Sponsored by Smart New Homes

Silver Award Winner

Best Renovation

Evening Standard

Homes & Property

NEW HOMES
AWARDS

WINNER

Best Luxury Home
Winner

Best New Family Home
Highly Commended
5 Bedrooms or more
4 Bedrooms

Best Renovation
Best New Conversion
Winner

Best 5 Bedroom Home
Winner

Best 4 Bedroom Home
Winner



Overall Winner

Runner up for *Best Starter Home*
Commendation for *Best Major Builder*
2 further commendations



Commendations for:
Best Standard House Type
Best One Off House

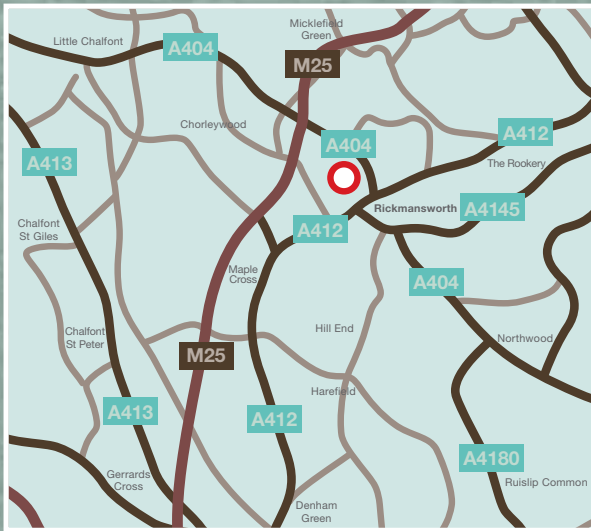


Citation:
Best New Housing Project



HOW TO FIND Orchard Grove

VALLEY ROAD RICKMANSWORTH HERTFORDSHIRE WD3 4DT



BY ROAD Located close to many motorway links - M25 (junctions 17 & 18), M1, M40 and M4

BY RAIL The Metropolitan Tube provides frequent services in and out of Baker Street, London. British Rail Chiltern Line has half-hourly services into London Marylebone

BY BUS Local bus services operated by ARRIVA - for up to date info please phone 0871 200 2233 or visit: www.arrivabus.co.uk/timetables-and-tickets/timetables/shires-and-essex. There is also a coach service to both London Heathrow and London Gatwick airports

BY AIR There are several airports all within easy reach - London Heathrow (approx 13 miles away), London Luton (approx. 17 miles), London City (approx. 27 miles), London Stansted (approx 36 miles) and London Gatwick (approx 37 miles)

BEWLEY HOMES PLC

Inhurst House | Brimpton Road | Baughurst | Hampshire | RG26 5JJ

Telephone: +44 (0) 118 970 8200 | Facsimile: +44 (0) 118 970 8202 | Email: sales@bewley.co.uk

www.bewley.co.uk