

MANOR COURTYARD

— H I T C H I N —



LUXURY AWAITS YOU
AT MANOR COURTYARD.

These impressive 5 bedroom homes afford each resident the highest specification, beautiful dual-aspect living areas and plenty of natural light which floods every room. Within a short walk to Hitchin town centre, you can enjoy all the delights this historic market town has to offer.



HERITAGE & CHARM

DISCOVER THE UNIQUE ATTRACTION OF A THRIVING MARKET TOWN

The quaint market town of Hitchin boasts picturesque medieval and Georgian buildings and an excellent choice of boutique and high street shops. The town centre has an array of cafés and coffee shops, sparking the development of an exciting and vibrant café culture. Take a stroll around the artisan markets and sample the fresh and homemade wares.

Your new home at Manor Courtyard not only benefits from the close proximity to central Hitchin, but is well connected by train and car. From Hitchin station, you can be in London, Peterborough or Cambridge within 45 minutes, making commuting and days out a breeze. The A1 can be reached in 8 minutes by car, connecting you to London, Welwyn Garden City, Stevenage, and as far as Edinburgh.

MANOR COURTYARD

SITE PLAN

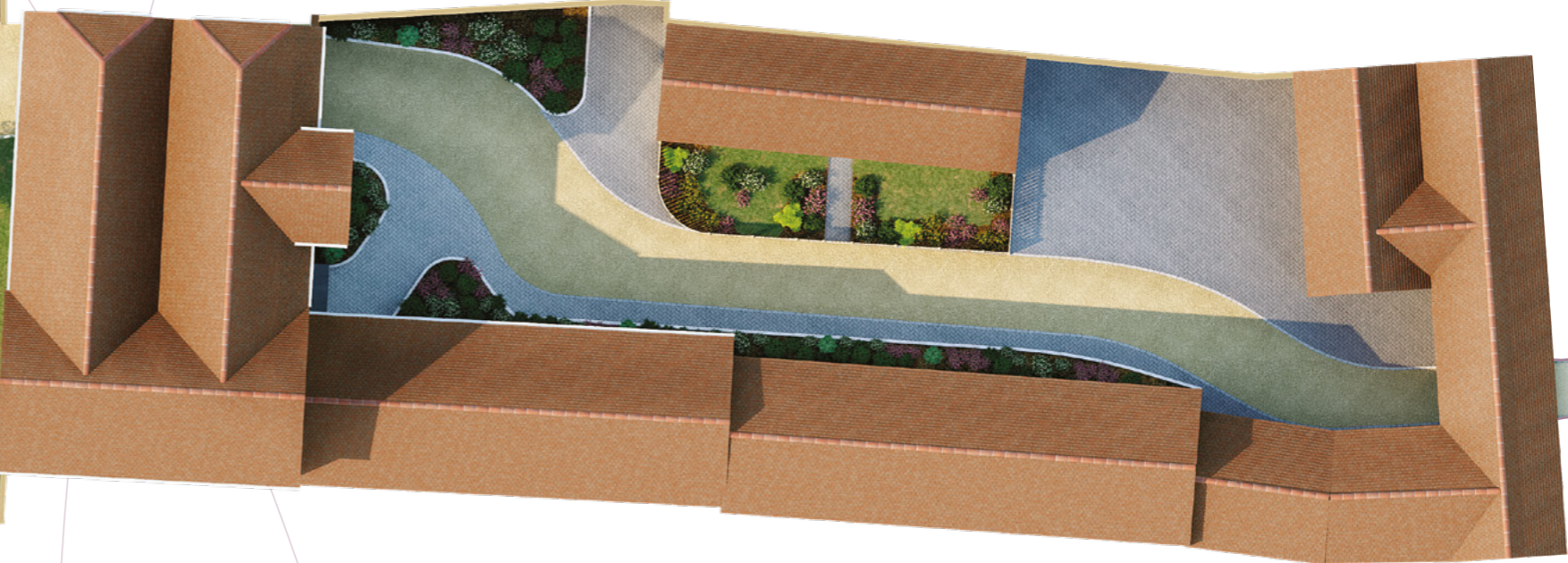
Each home at Manor Courtyard benefits from private parking, front and rear landscaped gardens and an electric entrance gate for security. All rooms are spacious and flooded with natural light across three floors, served by a lift. The impressive master suite to the top floor includes a large en-suite, separate dressing room and private balcony.

Every detail has been considered in the design and construction of these homes. Only the highest specification has been chosen, with a bespoke kitchen including Siemens appliances and contemporary fitted bathroom suites.



KEY

- 1 WHISTON HOUSE
- 2 GARDEN HOUSE



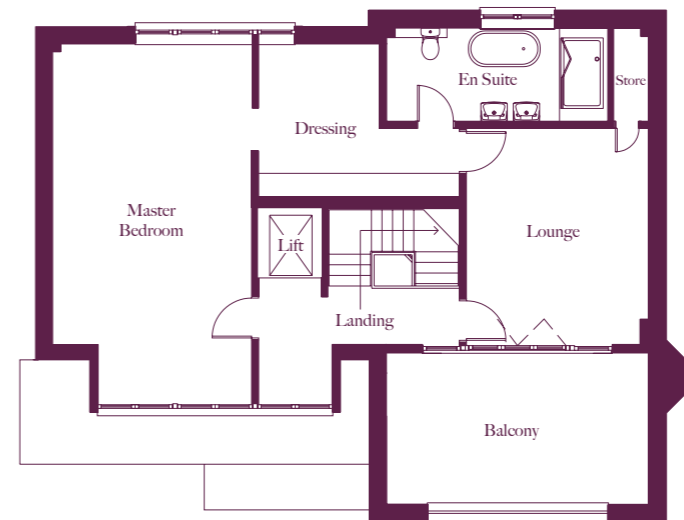
*Computer generated image. The site plan is for illustration purposes only, is not a legal plan and is not intended to indicate specific landscaping. The artist's impressions in this brochure have been created to give you a general indication of the finished properties. During the construction and planning application process it may be necessary to make certain changes. Landscaping, parking and garages, ground levels, steps, retaining walls, planting and material colours are indicative only.

WHISTON HOUSE

A BEAUTIFUL, SPACIOUS FIVE BEDROOM HOME WITH IMPRESSIVE MASTER SUITE ON THE UPPER LEVEL



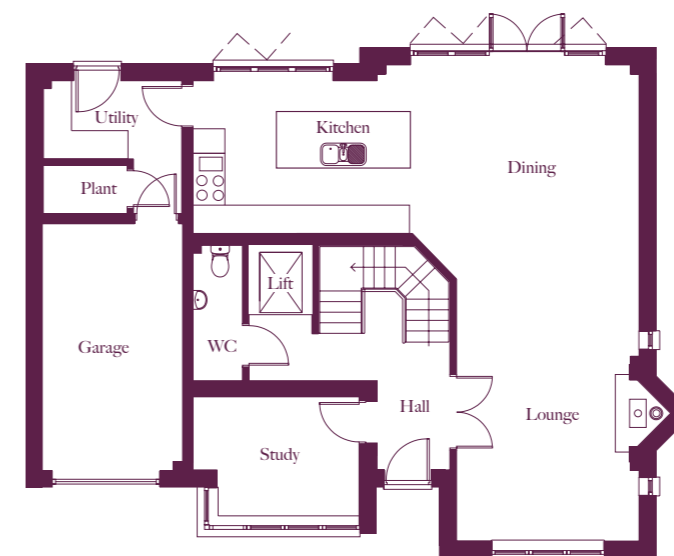
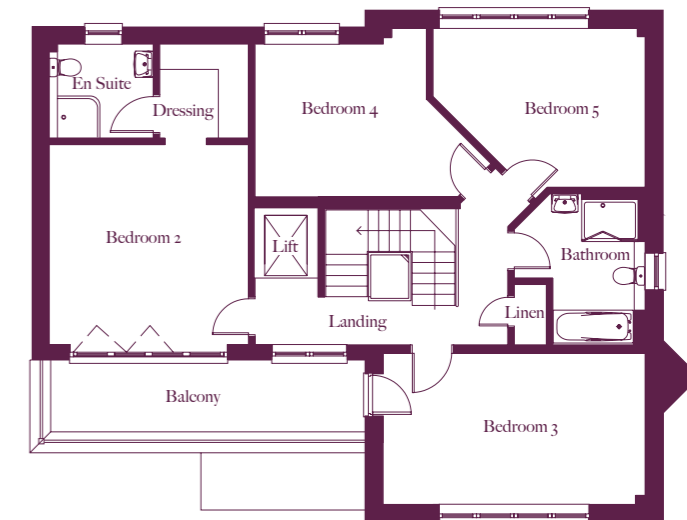
Computer generated image, landscaping is indicative only.



Master Bedroom	8.33m x 4.27m	27'4" x 14'0"
Lounge	4.64m x 3.91m	15'3" x 12'10"



Bedroom 2	4.29m x 4.27m	14'1" x 14'0"
Bedroom 3	5.60m x 3.25m	18'5" x 10'8"
Bedroom 4	3.68m x 3.28m	12'1" x 10'9"
Bedroom 5	4.54m x 3.42m	14'11" x 11'3"

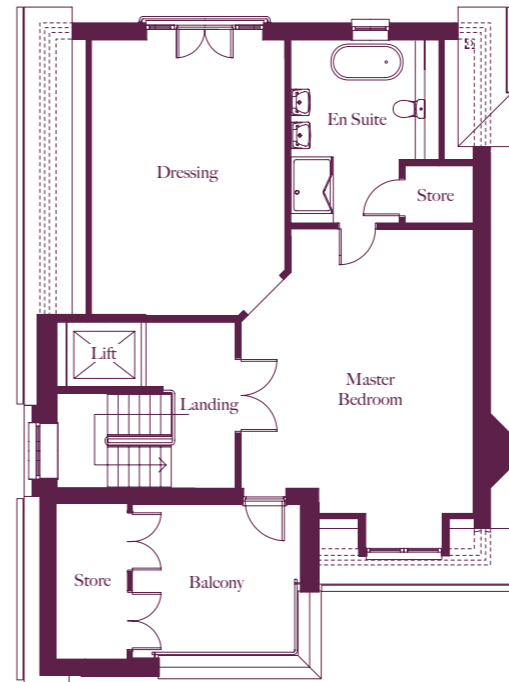


Kitchen	4.69m x 3.28m	15'5" x 10'9"
Dining Room	4.84m x 3.63m	15'11" x 11'11"
Lounge	7.21m x 3.92m	23'8" x 12'10"
Study	3.38m x 2.57m	11'1" x 8'5"

HOUSE AREA 284m² (3,070 ft²) | GARAGE AREA 20m² (215 ft²) | TOTAL AREA 304m² (3,285 ft²)

GARDEN HOUSE

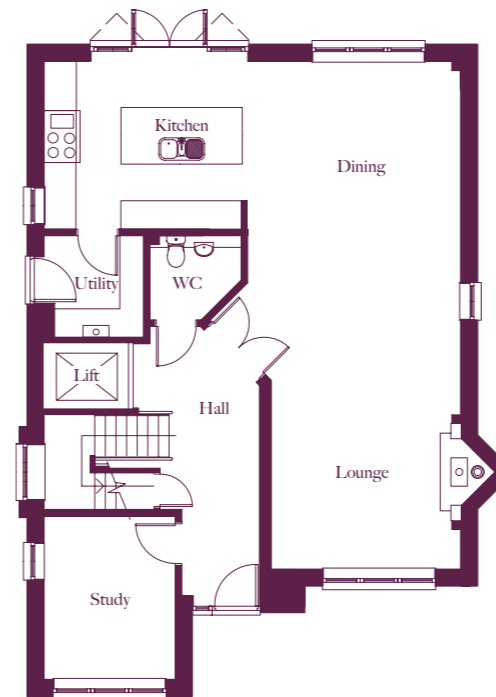
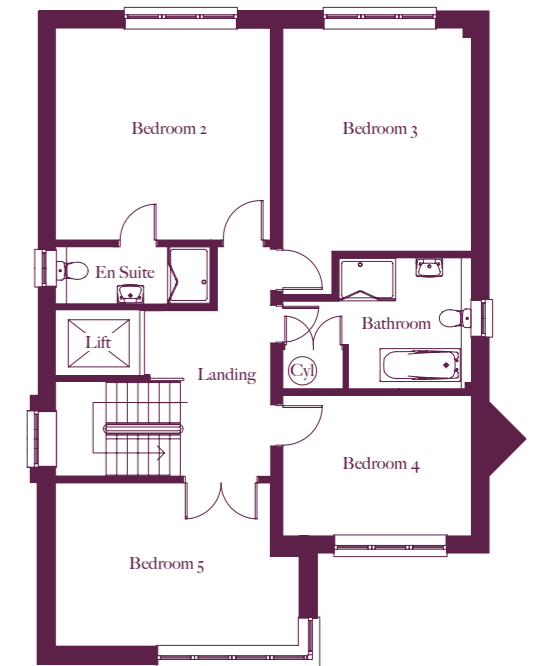
A BEAUTIFUL, SPACIOUS FIVE BEDROOM HOME WITH IMPRESSIVE MASTER SUITE ON THE UPPER LEVEL AND SEPARATE DOUBLE GARAGE



Master Bedroom	6.79m x 4.96m	22'3" x 16'3"
Dressing Room	5.89m x 4.13m	19'4" x 13'7"



Bedroom 2	5.89m x 4.60m	19'4" x 15'1"
Bedroom 3	4.77m x 4.05m	15'8" x 13'3"
Bedroom 4	4.05m x 3.02m	13'3" x 9'11"
Bedroom 5	5.20m x 3.50m	17'1" x 11'6"



Kitchen	4.31m x 3.60m	14'2" x 11'10"
Dining Room	4.51m x 3.60m	14'10" x 11'10"
Lounge	6.64m x 4.05m	21'9" x 13'3"
Study	5.20m x 3.50m	11'6" x 9'3"

HOUSE AREA 290m² (3,125 ft²) | GARAGE AREA 34m² (360 ft²) | TOTAL AREA 324m² (3,485 ft²)

Computer generated image, landscaping is indicative only.

THE HEIGHT OF LUXURY

SPECIFICATION

KITCHEN / UTILITY

- Professionally designed bespoke kitchen and utility
- 30mm Quartz work surfaces in kitchen
- 20mm Quartz work surfaces in utility
- Siemens appliances
- Liebherr wine cooler
- Blanco supreme 1.5 under mounted stainless steel sink with drainer grooves included into stone work tops
- Blanco chrome pull out tap
- Quooker boiling water tap
- Back painted glass splashbacks
- High quality Karndean flooring
- Feature pendant lights over kitchen island

MASTER EN-SUITE, FAMILY BATHROOM, EN-SUITE & CLOAKROOM

- Duravit bathroom furniture and chinaware
- VADO brassware
- Heated towel rails to all en-suites and bathrooms
- Digital water delivery and heat control to master en-suite shower
- Large feature showers
- Dual voltage shaver point
- Porcelanosa feature wall and floor tiles

HEATING, LIGHTING & INTERNAL FINISHES

- Gas powered central heating system
- Zoned underfloor heating system to all floors
- Heatmiser programmable smart thermostats
- Low energy recessed LED down lighting throughout
- Brushed steel finished sockets and switches throughout
- Multi fuel stove with black granite hearth
- Mains powered smoke and carbon monoxide alarms

MEDIA & COMMUNICATION

- Centralised distribution hub for TV, sound system, heating system, telephone/internet and WIFI networks
- Dual satellite, TV connection point with dual CAT6 outlet to sitting room, study, kitchen/dining room, and all bedrooms
- Alarm system

LIFT

- Passenger lift serving all floors

GARAGE

- Electric garage door
- Electronic door opener with remote control fobs for use in cars

GARDEN & PATIO AREA

- Electric entrance gate to courtyard
- Further electronically operated entrance gate to Garden House
- Courtyard combination of bound gravel and Marshalls block paving
- Marshalls Indian sandstone footpath and patios
- Outside taps and electrical points
- Planted front garden areas
- Rear and side gardens laid to lawn
- Paved sun terrace area to rear gardens
- External lighting

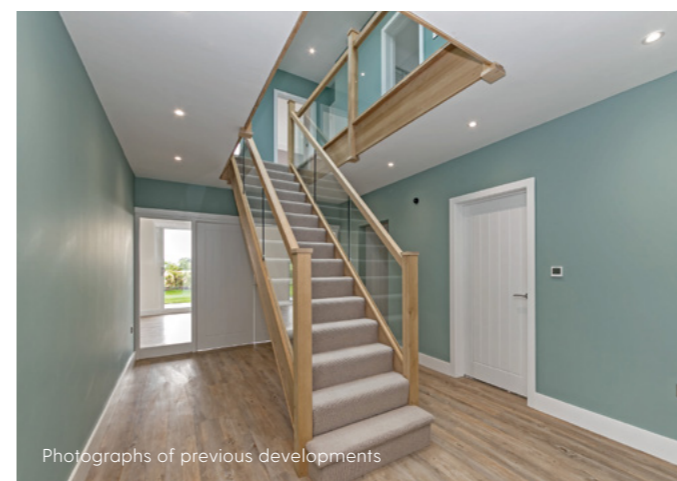
WINDOWS & DOORS

- Aluminium windows
- Aluminium bi-fold doors to patio and balcony areas

BALCONY

- External balcony and terrace areas
- External power and heating to second floor terraces
- Frameless glass balustrade

*Specification subject to change and dependent on stage of construction.



Photographs of previous developments












BANCROFT, HITCHIN SG5 1JW



Photographs of previous developments.



CONNECTIONS

<p> HITCHIN STATION 2 mins by car</p> <p> A1(M) 8 mins by car</p> <p> LETCHWORTH GARDEN CITY 11 mins by car</p> <p> STEVENAGE 16 mins by car</p>	<p> LUTON AIRPORT 22 mins by car</p> <p> LONDON KINGS CROSS 30 mins by train</p> <p> BEDFORD 33 mins by car</p> <p> CAMBRIDGE 32 mins by train 52 mins by car</p>
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Travel times are calculated using Google Maps. Times may vary.

ABOUT CHILTERN DEVELOPMENTS



HIGH QUALITY, BESPOKE DESIGNS

Chiltern Developments was established in 2010 and undertakes residential and mixed use development projects in North Hertfordshire and the surrounding area.

Chiltern has developed new build properties, conversions and refurbishments, including extensive work with listed buildings. In every development Chiltern takes great care to incorporate and use the individual scheme's location and characteristics. This, coupled with a design led approach, leads to fantastic bespoke designs, always targeted at the end user.

Chiltern takes pride in every project and creates individual, functional and attractive homes delivered with a high quality finish.

Open plan living and modern design features are key elements to any Chiltern home.

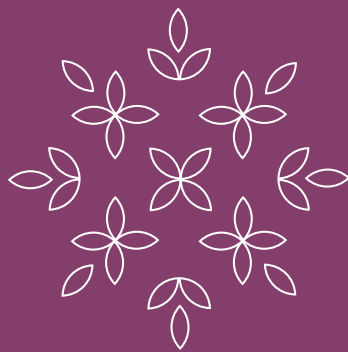
Recent projects include:

93 Datchworth Green, Datchworth, SG3 6TL – a brand new executive home on Datchworth Green.

Church View Apartments, Portmill Lane, Hitchin, SG5 1EU – a selection of exclusive apartments in Hitchin town centre.

Old Ramerick Barns, Bedford Road, Ickleford, SG5 3SB – a development of two barn style new build houses in a rural setting.

For further information on all our developments please visit: www.chiltern-developments.co.uk



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