



# SENUNA PARK

STATION ROAD  
ASHWELL  
BALDOCK HERTFORDSHIRE SG7 5LT

# MATTHEW HOMES

OVER 40 YEARS OF QUALITY

Matthew Homes Limited, is a privately owned housebuilder specialising in the construction of homes throughout the South East of England.

Established in 1976 Matthew Homes has been building homes for over 40 years and prides itself on building quality homes in a variety of locations that compliment the tradition and character of each individual site.

Our homes range from one-bedroom flats ideally suited for first time buyers to five bedroomed generously proportioned houses for the more established family.

Based in Potters Bar, Hertfordshire, we operate throughout the Home Counties, into Cambridgeshire, Norfolk and Suffolk to the North, to the West in Oxfordshire and Gloucestershire and to the South into Kent & East/West Sussex.

SENUNA PARK

A DEVELOPMENT BY MATTHEW HOMES



ASHWELL, HERTFORDSHIRE



## ASHWELL

HERTFORDSHIRE

THE POPULAR AND PICTURESQUE NORTH HERTFORDSHIRE VILLAGE OF ASHWELL IS SET IN AN AREA OF OPEN COUNTRYSIDE WITH A WEALTH OF HISTORICAL BUILDINGS BEING SOME 4 MILES NORTH EAST OF THE TOWN OF BALDOCK.

THE VILLAGE ENJOYS A WIDE RANGE OF FACILITIES WHICH INCLUDE A CHILDCARE NURSERY, DOCTORS AND DENTAL SURGERIES, PHARMACY, GENERAL STORE, BUTCHERS, BAKERS, COFFEE SHOP AND PUBLIC HOUSES. ALSO WITHIN THE VILLAGE IS A PRIMARY SCHOOL AND FURTHER SCHOOLS FOR ALL AGES CAN ALSO BE FOUND IN THE SURROUNDING AREA.





Situated just off the A505 there is easy access to the A1(M) at Letchworth for journeys south to the M25 and North London and to the A10 at Royston for travel to the University City of Cambridge.

Ashwell and Morden Station is located outside the village with regular train services to London (Kings Cross) and Cambridge. Local buses serve the village, railway station, schools and surrounding areas.

The village lies close to the Roman Icknield Way and has a number of characterful buildings dating from the medieval period and the 14th century St Mary's Church providing over 1100 years of history documented in the Village Museum.

Ashwell has a vibrant and varied assortment of activities throughout the year including 'Ashwell at Home' held each May and the Ashwell Show an annual event taking place in August. There are a number of local societies including a Theatre Club, Horticultural Society, Church Choir and Women's Institute. For those of a sporting nature you will find cricket, football and tennis clubs in the village.

The village and surrounding area also offer excellent walking trails to explore the landscape and history of the region including the renowned Ashwell Springs.



# SENUNA PARK

OUR HOUSE TYPE RANGE AT ASHWELL



**THE FLAMSTEAD**  
THREE BEDROOM



**THE EASTWICK**  
FOUR BEDROOM



**THE AYOT**  
FOUR BEDROOM



**THE CODICOTE**  
FOUR BEDROOM



**THE GRAVELEY**  
FOUR BEDROOM



**THE DATCHWORTH**  
FOUR BEDROOM



**THE DIGSWELL**  
FOUR BEDROOM



**THE DIGSWELL (A)**  
FOUR BEDROOM



**THE BRAUGHING**  
FIVE BEDROOM



**THE BRAUGHING (A)**  
FIVE BEDROOM

3 BEDROOM HOMES

◆ Flamstead 22 & 23

4 BEDROOM HOMES

◆ Eastwick 5 & 27

◆ Ayot 1

◆ Codicote 3 & 6

◆ Graveley 7

◆ Datchworth 4 & 9

◆ Digswell 25 & 28

◆ Digswell (A) 26

5 BEDROOM HOMES

◆ Braughing 2, 8 & 10

◆ Braughing (A) 24



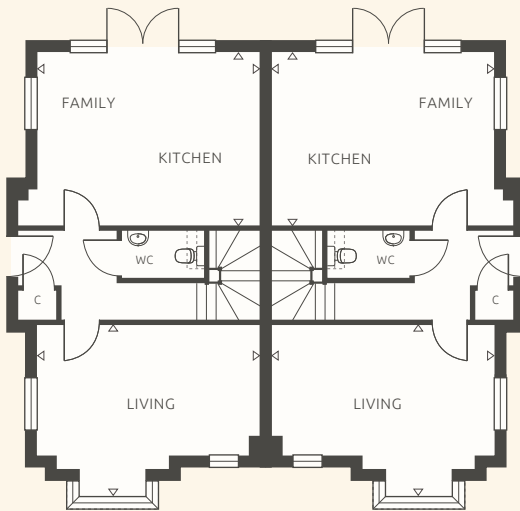
◆ AFFORDABLE HOUSING  
11-21

# 3

BEDROOM

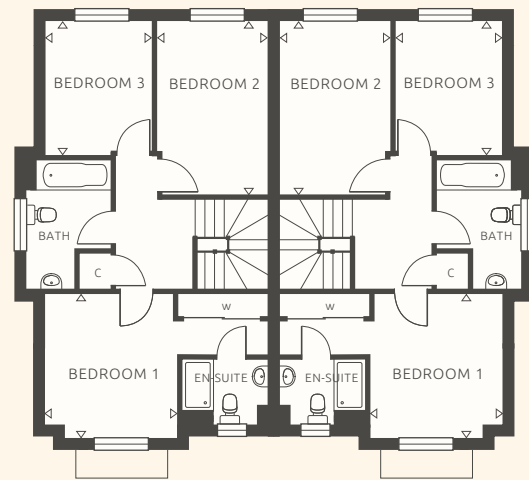
## THE FLAMSTEAD

PLOTS  
22 & 23



GROUND FLOOR

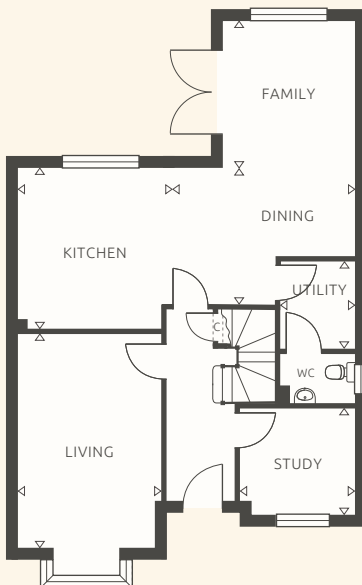
Living Room	5175 (max) x 4000 (to bay)	17' 0" (max) x 13' 1" (to bay)
Kitchen/Family	5175 (min) x 4050	17' 0" (min) x 13' 3"



FIRST FLOOR

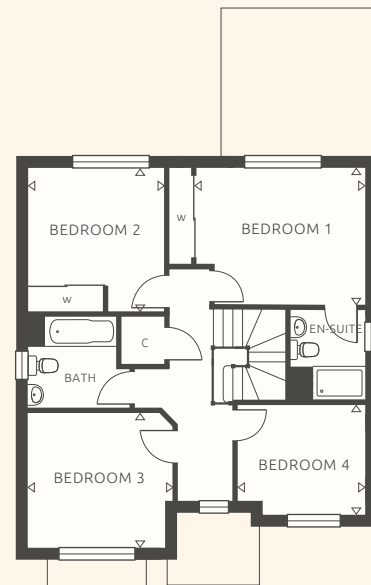
Bedroom 1	3350 (max) x 3025	11' 0" (max) x 9' 11"
Bedroom 2	4100 (max) x 2575	13' 5" (max) x 8' 5"
Bedroom 3	3175 x 2500	10' 5" x 8' 2"





GROUND FLOOR

Living Room	4500 (+bay) x 3325 (max)	14' 11" (+bay) x 10' 11" (max)
Study	2450 (max) x 2375 (max)	8' 0" (max) x 7' 10" (max)
Kitchen Area	3750 x 3550	12' 4" x 11' 8"
Dining Area	4275 (max) x 3150 (max)	14' 0" (max) x 10' 4" (max)
Family Area	3425 x 3050	11' 3" x 10' 0"
Utility	2075 x 1700	6' 10" x 5' 7"



FIRST FLOOR

Bedroom 1	3900 (max) x 3225 (max)	12' 10" (max) x 10' 7" (max)
Bedroom 2	3350 (max) x 3150 (max)	11' 0" (max) x 10' 4" (max)
Bedroom 3	3375 (max) x 3150 (max)	11' 1" (max) x 10' 4" (max)
Bedroom 4	3000 (max) x 2550 (max)	9' 10" (max) x 8' 4" (max)

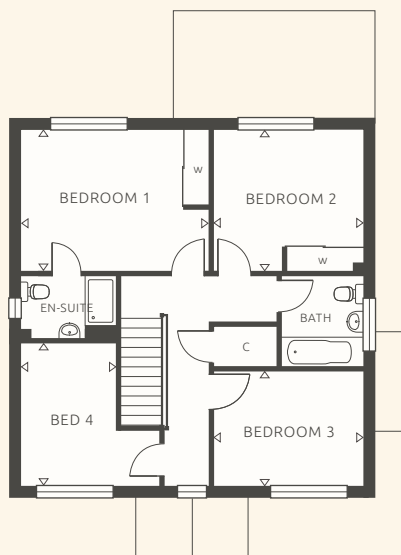
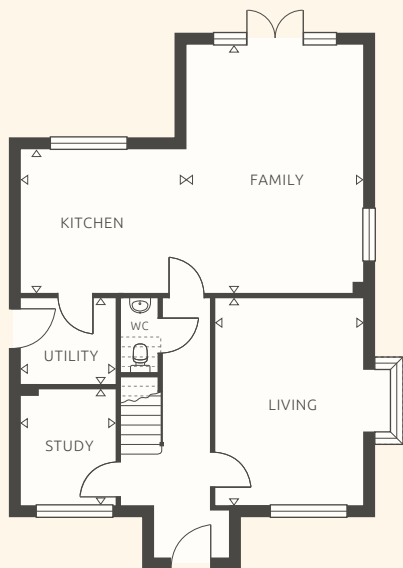
NOTE: Plot 27 is a handed version of above and with brick finish and garage attached.

4

BEDROOM

THE AYOT

PLOT 1



GROUND FLOOR

Living Room	4850 x 3400 (to bay)	15' 11" x 11' 3" (to bay)
Study	2750 x 2200	9' 0" x 7' 3"
Kitchen Area	3875 x 3330	12' 9" x 10' 11"
Family Area	5850 x 4050	19' 2" x 13' 3"
Utility	2200 x 2000	7' 3" x 6' 7"

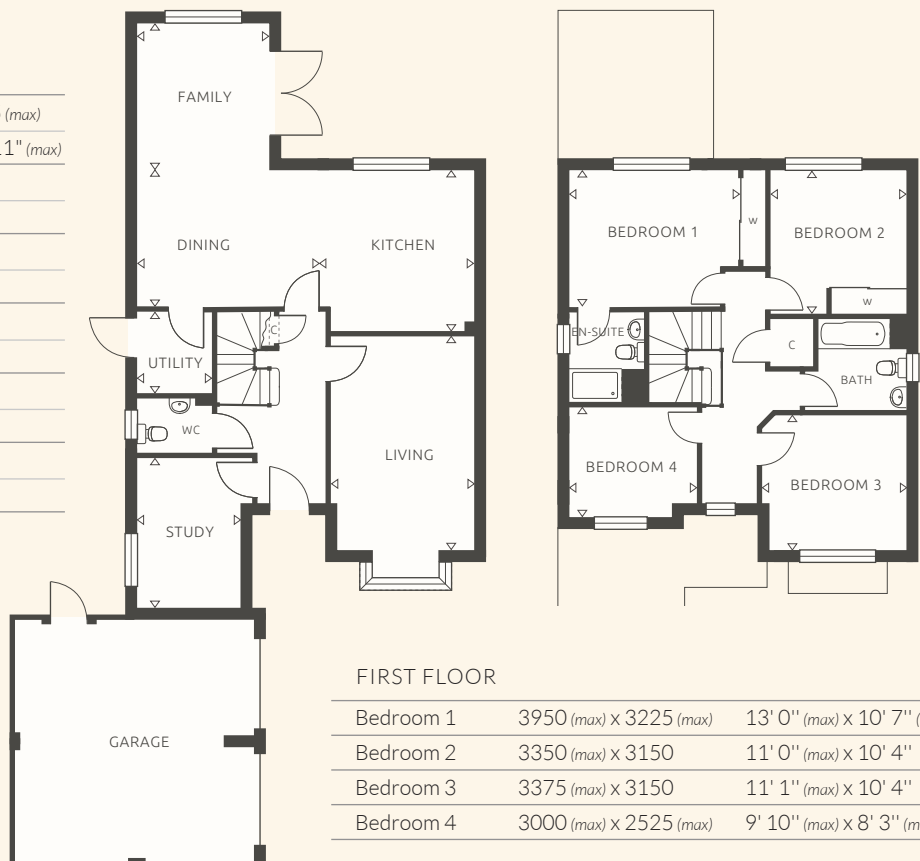
FIRST FLOOR

Bedroom 1	4375 (max) x 3300	14' 4" (max) x 10' 10"
Bedroom 2	3475 x 3300 (max)	11' 5" x 10' 10" (max)
Bedroom 3	3475 x 2675	11' 5" x 8' 9"
Bedroom 4	3325 x 2250 (min)	10' 11" x 7' 5" (min)



GROUND FLOOR

Living Room	4975 (+bay) x 3325 (max)
	16' 4" (+bay) x 10' 11" (max)
Study	3475 x 2375
	11' 5" x 7' 10"
Kitchen Area	3750 x 3325
	12' 4" x 10' 11"
Dining Area	4275 x 3150
	14' 0" x 10' 4"
Family Area	3425 x 3050
	11' 3" x 10' 0"
Utility	1900 x 1700
	6' 3" x 5' 7"



FIRST FLOOR

Bedroom 1	3950 (max) x 3225 (max)	13' 0" (max) x 10' 7" (max)
Bedroom 2	3350 (max) x 3150	11' 0" (max) x 10' 4"
Bedroom 3	3375 (max) x 3150	11' 1" (max) x 10' 4"
Bedroom 4	3000 (max) x 2525 (max)	9' 10" (max) x 8' 3" (max)

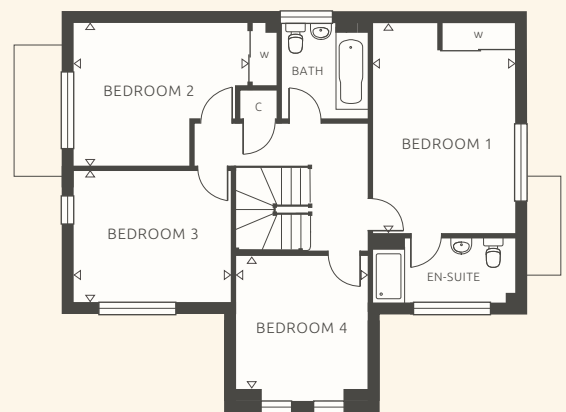
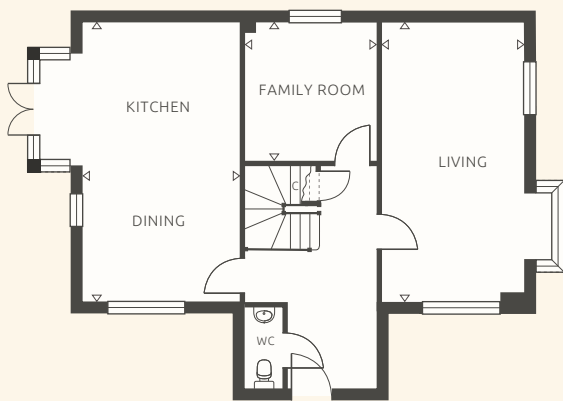
NOTE: Plots 3 is a handed version of above.

4

BEDROOM

THE GRAVELEY

PLOT 7

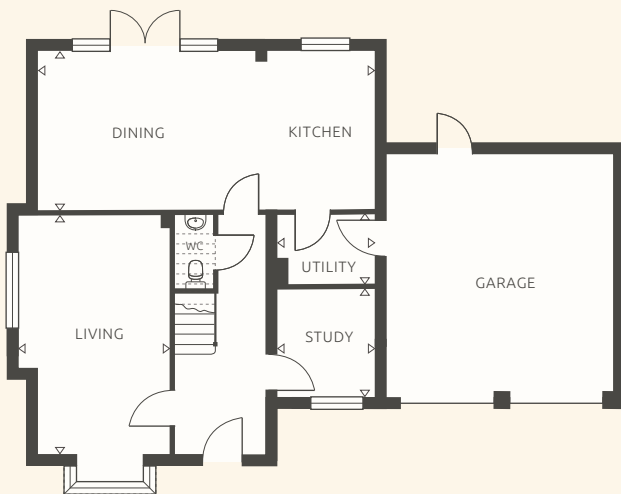


GROUND FLOOR

Living Room	6525 x 3325 (+bay)	21' 5" x 10' 11" (+bay)
Family Room	3250 x 3050	10' 8" x 10' 0"
Kitchen/Dining	6525 x 3675 (+bay)	21' 5" x 12' 1" (+bay)

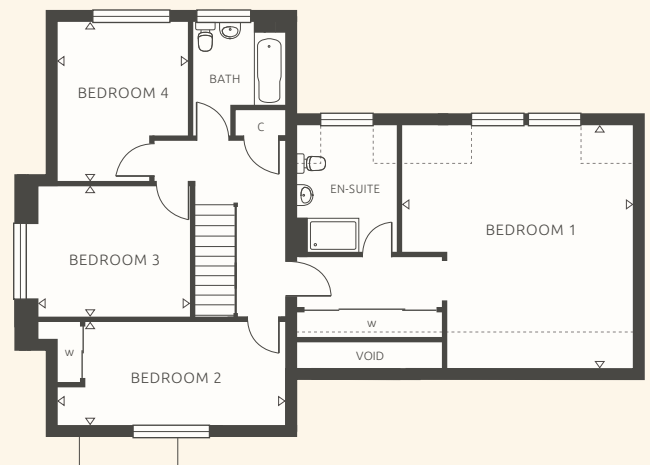
FIRST FLOOR

Bedroom 1	4950 (max) x 3400	16' 3" (max) x 11' 2"
Bedroom 2	4000 (max) x 3350 (max)	13' 1" (max) x 11' 0" (max)
Bedroom 3	3850 x 3100	12' 8" x 10' 2"
Bedroom 4	3125 x 2900	10' 3" x 9' 6"



GROUND FLOOR

Living Room	5625 (+bay) x 3375 (max)	18' 5" (+bay) x 11' 1" (max)
Study	2525 x 2225	8' 3" x 7' 4"
Kitchen/Dining	7875 x 3675	25' 10" x 12' 1"
Utility	2225 x 1650	7' 4" x 5' 5"



FIRST FLOOR

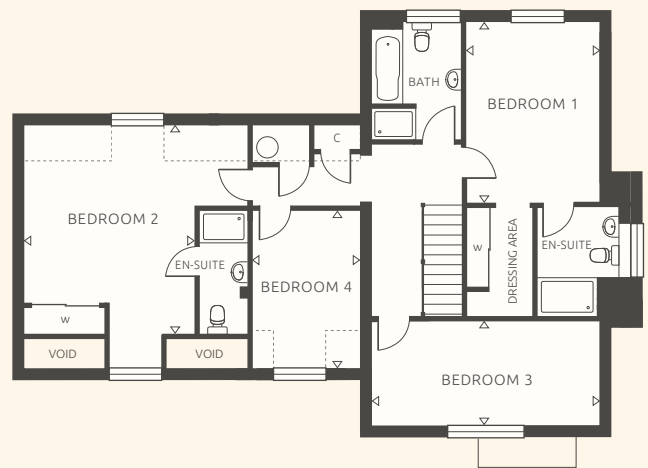
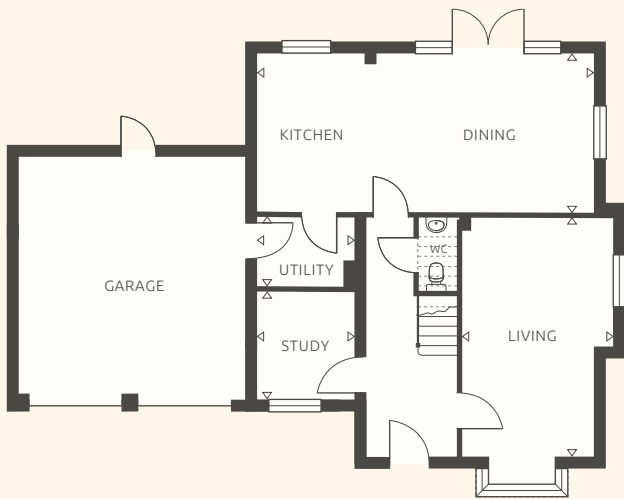
Bedroom 1	5625 x 5450	18' 5" x 17' 11"
Bedroom 2	5300 (max) x 2450	17' 5" (max) x 8' 0"
Bedroom 3	3575 x 3075	11' 9" x 10' 1"
Bedroom 4	3725 (max) x 3050 (max)	12' 3" (max) x 10' 0" (max)

4

BEDROOM

THE DIGSWELL

PLOTS  
25 & 28

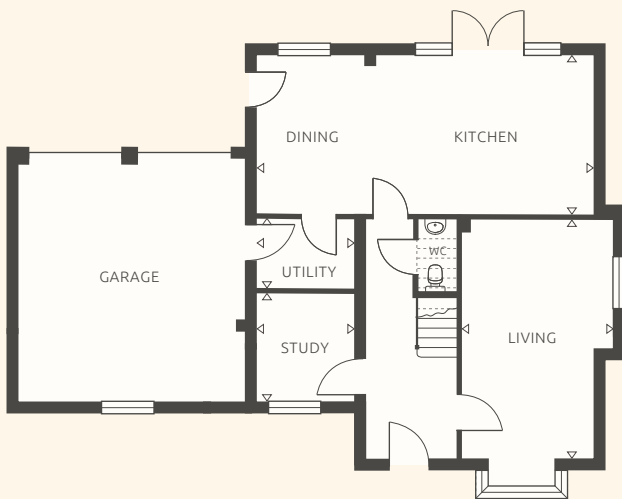


GROUND FLOOR

Living Room	5625 (+bay) x 3375 (max)	18' 5" (+bay) x 11' 1" (max)
Study	2525 x 2225	8' 3" x 7' 4"
Kitchen/Dining	7875 x 3675	25' 10" x 12' 1"
Utility	2225 x 1650	7' 4" x 5' 5"

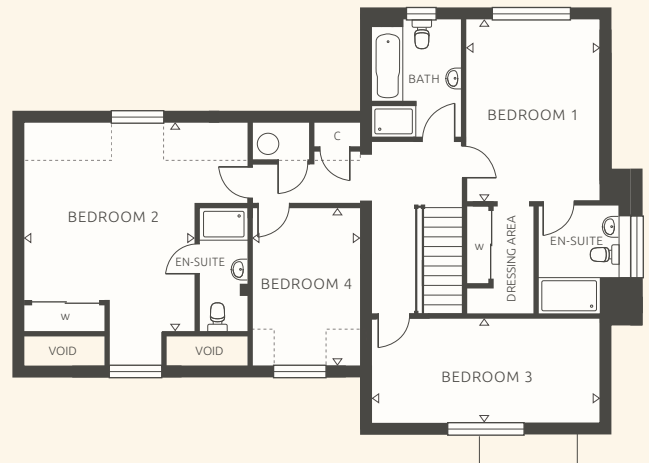
FIRST FLOOR

Bedroom 1	4275 x 3125	14' 0" x 10' 3"
Bedroom 2	4825 (+bay) x 4000 (min)	15' 10" (+bay) x 13' 1" (min)
Bedroom 3	5300 x 2450	17' 5" x 8' 0"
Bedroom 4	3675 x 2500	12' 1" x 8' 2"



GROUND FLOOR

Living Room	5625 (+bay) x 3525 (max)	18' 5" (+bay) x 11' 7" (max)
Study	2525 x 2225	8' 3" x 7' 4"
Kitchen/Dining	7875 x 3675	25' 10" x 12' 1"
Utility	2225 x 1650	7' 4" x 5' 5"



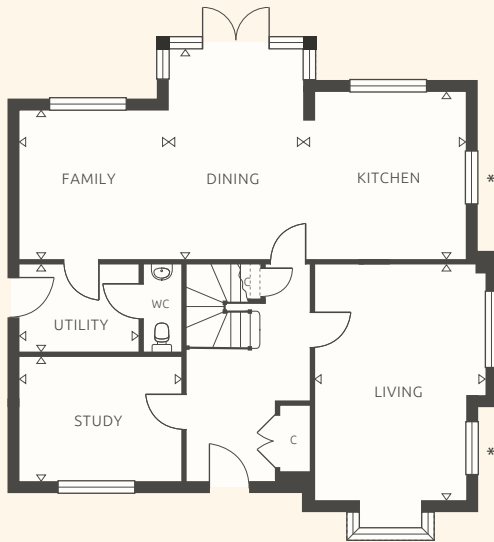
FIRST FLOOR

Bedroom 1	3775 x 3125	12' 5" x 10' 3"
Bedroom 2	4825 (+bay) x 4025 (min)	15' 10" (+bay) x 13' 2" (min)
Bedroom 3	5300 x 2450	17' 5" x 8' 0"
Bedroom 4	3675 x 2475	12' 1" x 8' 1"

5

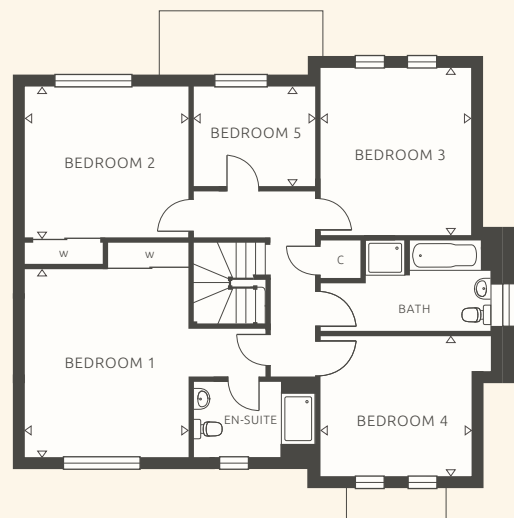
BEDROOM

THE BRAUGHING

PLOTS  
2, 8 & 10

GROUND FLOOR

Living Room	5525 (+bay) x 3950 (max)	18' 2" (+bay) x 13' 0" (max)
Study	3775 x 2925	12' 5" x 9' 7"
Kitchen Area	3900 x 3500	12' 10" x 11' 6"
Dining Area	4900 x 3400	16' 1" x 11' 2"
Family Area	3550 x 3450	11' 8" x 11' 4"
Utility	2775 x 2050	9' 1" x 6' 9"



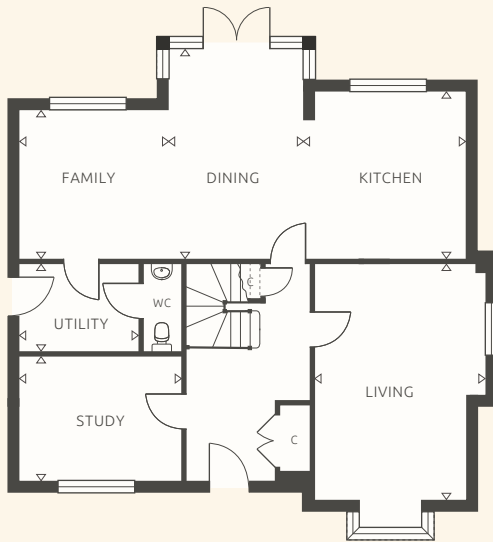
FIRST FLOOR

Bedroom 1	4375 x 3825	14' 4" x 12' 7"
Bedroom 2	3825 x 3500	12' 7" x 11' 6"
Bedroom 3	3700 x 3500	12' 2" x 11' 6"
Bedroom 4	3500 (min) x 3225	11' 6" (min) x 10' 7"
Bedroom 5	2900 x 2350	9' 6" x 7' 9"

\* NOTE : Side kitchen window and second living window to plot 8 only.

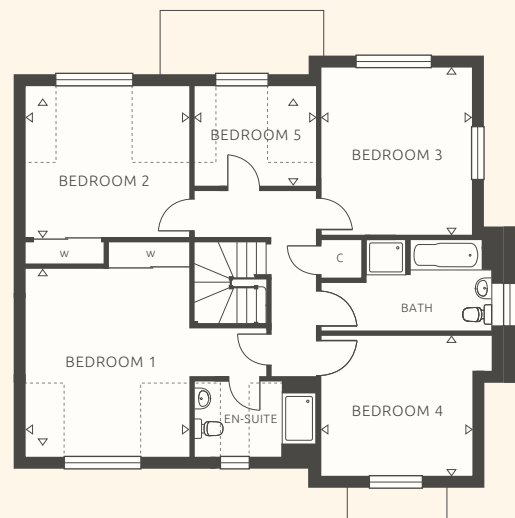
NOTE : Plots 2 & 8 are handed versions of the above, exact garage position and solar panel locations may also differ.





GROUND FLOOR

Living Room	5525 (+bay) x 3950 (max)	18' 2" (+bay) x 13' 0" (max)
Study	3775 x 2925	12' 5" x 9' 7"
Kitchen Area	3900 x 3500	12' 10" x 11' 6"
Dining Area	4900 x 3400	16' 1" x 11' 2"
Family Area	3550 x 3450	11' 8" x 11' 4"
Utility	2775 x 2050	9' 1" x 6' 9"



FIRST FLOOR

Bedroom 1	4075 x 3825	13' 4" x 12' 7"
Bedroom 2	3825 x 3200	12' 7" x 10' 6"
Bedroom 3	3900 x 3475	12' 10" x 11' 5"
Bedroom 4	3500 (max) x 3225	11' 6" (max) x 10' 7"
Bedroom 5	2900 x 2050	9' 6" x 6' 9"

# SENUNA PARK

GAS CENTRAL HEATING

FIVE VERTICAL PANEL INTERNAL DOORS

SATIN FINISH DOOR FURNITURE

UPVC DOUBLE GLAZED WINDOWS

LEMONGRASS KITCHEN WITH SOFT CLOSE DRAWERS AND DOORS

INTEGRATED KITCHEN INCLUDING

High level electric oven (twin ovens to The Braughing and The Braughing A)

Induction hob and stainless-steel cooker hood

Fridge / freezer

Dishwasher and washing machine

QUARTZ WORKTOPS TO KITCHEN AND UTILITY ROOMS

CHOICE OF CERAMIC FLOOR TILING TO KITCHEN AND UTILITY ROOMS

*(subject to stage of construction)*

BUILT IN WARDROBES TO BEDROOMS ONE AND TWO

*(except The Flamstead to bedroom one only)*

CHOICE OF CERAMIC FLOOR AND WALL TILING TO

CLOAKROOM, BATHROOM AND ENSUITE

*(subject to stage of construction)*

VILLEROY & BOCH SANITARYWARE

HEATED TOWEL RAIL TO BATHROOM AND EN-SUITE

INSET CEILING LIGHTS TO KITCHEN, BATHROOM AND EN-SUITE

LIGHT AND POWER TO GARAGES

CAR CHARGING POINT

PV SOLAR PANELS

NHBC COVER

**S P E C I F I C A T I O N**



# SENUNA PARK

STATION ROAD, ASHWELL, BALDOCK, HERTFORDSHIRE SG7 5LT



Every care has been taken to ensure that the details in this brochure present an accurate picture of the development. Where illustrations have been used these are of standard house types therefore elevational treatments and some windows and garage positions (if applicable) together with steps and ground levels can vary from plot to plot. Purchasers are advised to check with the sales office regarding specific plots. The landscaping shown on the site layout is indicative of a matured development and is subject to Local Authority approval. Measurements shown are accurate to +/- 50mm and should not be used for carpet sizes, appliance spaces or items of furniture. Please ask our sales representative for accurate details of kitchen layout. The contents of this brochure do not form any part of any contract and the vendor reserves the right to re-plan any part of the development.



Current additional Matthew Homes developments in the area



Protection for new-build home buyers



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