

A COLLECTION OF PREMIUM HOMES
IN CUFFLEY, HERTFORDSHIRE

BROOKHILL

Stonebond.

B

Life *flows* better by the brook

**Welcome to Brookhill – where open countryside
meets a fast track to the city.**

This premium collection of two, three, four and five bedroom homes sits in the heart of Cuffley, bordered by the gentle curve of Cuffley Brook and just a short walk from the station. Central London is only 45 minutes away, yet life feels distinctly village-like – great schools, local everyday amenities and luxurious homes with the benefit of the highest Stonebond specification.

For families, professionals and downsizers alike, Brookhill offers space to grow and the connections to make the most of it.



WELCOME

**Thoughtfully designed inside and out,
with space for every part of life.**

Brookhill provides opportunities for a healthy lifestyle while allowing wildlife to thrive. Attractive landscaping provides an easy village feel; quieter pockets of planting provide places to wander and escape into nature.

The homes come in a wide choice of sizes and layouts, but all share the same principle – spaces that work hard for modern life. Open plan designs give you the freedom to cook, work, relax and entertain without feeling boxed in. Whether you're starting out, growing a family or simply looking for a home that suits your way of living, there's a home at Brookhill to fit your lifestyle.

Space to live, work & play



Image shown is computer generated and indicative only.



Enjoy
**work - life
balance**

Whether you're focused on work or taking time to unwind, Brookhill's natural surroundings make it easier to find your everyday balance.

Enjoy the comfort, style, and practicality of a high-quality home with a modern, thoughtfully designed specification. With leafy streets on your doorstep and scenic countryside just beyond, the setting is both calming and inspiring - perfect for recharging, staying active, and making time for what matters most.





Relaxed village living

Cuffley's historic charm, diverse amenities and genuine community spirit make it one of Hertfordshire's most desirable villages.

Life moves at an easier pace - familiar faces and independent businesses create a village feel that's both welcoming and convenient.

Everything you need is close by - local shops, a butchers, doctors, dentist, village hall and a community centre all bringing people together.



Chicken Mayo, Brie, Tuna Mayo, Sausage, Bacon	£3.60	£4.75	£4.15	£3.20	£4.95	£9.20	£4.95
Speciality Chicken, Prosciutto, Chicken Mayo & Bacon	£3.70	£4.60	£4.30	£5.95	£5.10	£6.25	£5.40
Salmon, Rare Roast Beef, Prawn Mayo	£3.95	£4.95	£4.75	£6.10	£5.40	£6.60	£5.99
ADD... CHEESE £1.75 PEPPERS £1.30 COLESRAW £1.30 MUSHROOMS £1.95 AVOCADO £1.95							

“”

Cuffley has such a strong sense of community - you really get to know your customers here. We see families pop in every day, from school runs to weekend treats, and that's what makes this village so special. It's a wonderful place to call home.

Rochelle
Simmons Bakery

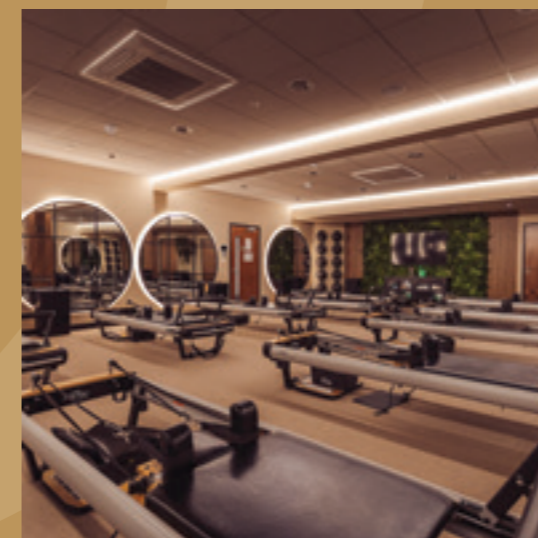


Wellness, work, social

a luxury lifestyle destination



Just minutes from Brookhill, SÓpers House is one of the area's most sought-after destinations – a place locals know and love for bringing together fitness, relaxation and social space in a beautifully designed setting.



Take advantage of the vibrant rooftop terrace, open to all, hosting summer barbecues, DJ nights and social events throughout the year, alongside a stylish restaurant and bar, perfect for meeting friends and unwinding after work.

Members enjoy access to a fully equipped gym, swimming pool and spa, as well as group classes and personal training. There's also an elegant co-working space for focused days close to home, plus exciting new additions including two padel courts.

With everything in one place, SÓpers House makes it easy to balance wellbeing, productivity and downtime – all just around the corner.

There's a variety of recreational options nearby, including sports pitches, several golf courses, children's play areas and plenty of green space.

Wander through nearby Northaw Great Wood, an attractive country park, nature reserve and ancient woodland or, closer still, Goffs Oak playing field provides tennis, football and basketball facilities. Head to adjacent Cuffley Hill for far-reaching views over London.



Northaw Great Wood

Next to *nature*



Capel Manor Gardens

For a family day out, Hertfordshire Zoo is considered one of the best attractions in the UK, or Capel Manor Gardens is home to a beautiful Georgian house and 40 colourful gardens. Another cultural spot steeped in history is Waltham Abbey Royal Gunpowder Mills.

Fitness fans have great options on the doorstep. Ignite Fitness is just a few minutes away, where you'll find a sleek, modern gym and fitness studio with everything from Pilates and circuits to kids' classes. Stylish Sopers House also has state-of-the-art fitness facilities, a pool and spa.





Everyday essentials

weekend discoveries

Cuffley and its surrounding neighbourhoods offer a vibrant mix of places to eat, drink, shop and unwind, all within easy reach of Brookhill.

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We focus on quality and consistency, and our customers value that. There's a real sense of familiarity here - you get to know people over time. It makes Cuffley an easy place to settle into.

Tom
The Pickled Pig

Loca Café is a buzzing brunch spot, or The Orchid is a unique blend of florist, café and tapas bar. HAUS Bar & Restaurant is known for its bold Cantonese cuisine and luxurious modern setting. If it's a traditional pub you're looking for, The Plough and The Goffs Oak are both within easy reach.



The Plough

A short trip to Newgate Street Village brings you to The Crown, plus Mediterranean and Turkish restaurants, Judges cocktail bar, and the Ponsbourne Hotel - where you can enjoy eclectic Asian food in their atmospheric outdoor pods.

On a leisurely weekend, explore East Barnet Village with its independent cafés, bars and Everyman Cinema, or head to Enfield Town for the Palace Shopping Centre and a bustling market full of fresh produce, handmade crafts and global street food.



Everyman Cinema, East Barnet
@everymancinema

A first choice for education

Families are well served in Cuffley, with an excellent choice of highly regarded schools for every age.



Nurseries & Early Years

- **Cuffley Hill Preschool**
Ofsted rating: Good
0.2 miles
- **Raffles Nursery & Preschool**
Ofsted rating: Good
2.5 miles
- **Potters Bar Day Nursery & Preschool**
Ofsted rating: Good
4.2 miles



Primary Schools

- **Cuffley School**
Ofsted rating: Good
0.7 miles
- **Goffs Oak Primary School**
Ofsted rating: Good
1.2 miles
- **Northaw C of E Primary School**
Ofsted rating: Good
2.5 miles
- **Ponsbourne St Mary's C of E Primary School**
Ofsted rating: Good
2.7 miles



Secondary Schools

- **Goffs Academy**
Ofsted rating: Good
2.4 miles
- **St Mary's C of E High School**
Ofsted rating: Good
3.2 miles
- **Goffs-Churchgate Academy**
Ofsted rating: Good
3.3 miles
- **Lochinver House School**
Independent school
5.4 miles





Everything you need, moments from home

From morning drop-offs to dinner plans,
life here feels effortlessly well-connected.

Schools

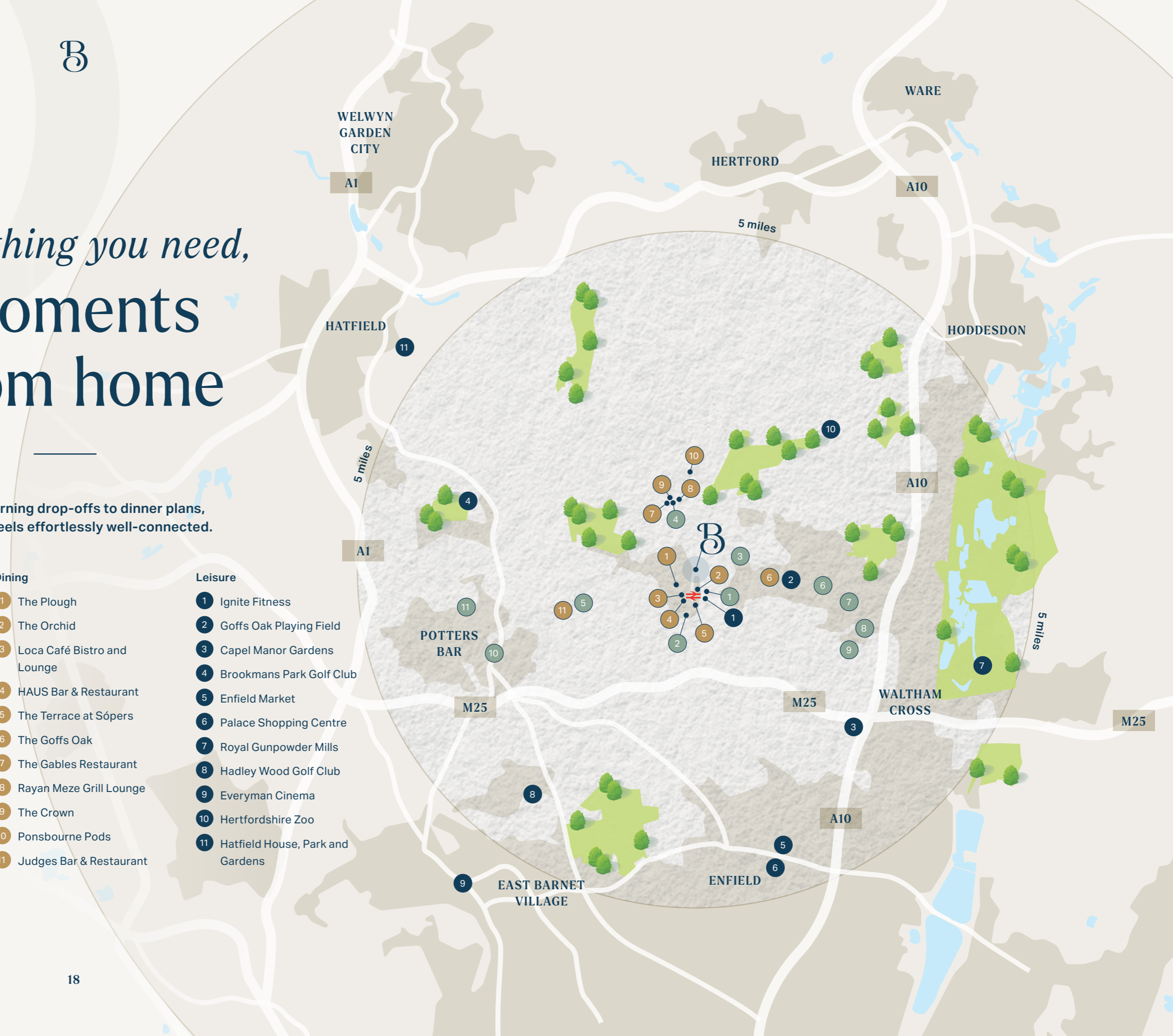
- 1 Cuffley Hill Preschool
- 2 Cuffley School
- 3 Goffs Oak Primary School
- 4 Ponsbourne St Mary's C of E Primary School
- 5 Northaw C of E Primary School
- 6 Raffles Nursery & Preschool
- 7 Goffs Academy
- 8 Goffs-Churchgate Academy
- 9 St Mary's C of E High School
- 10 Potters Bar Day Nursery & Preschool
- 11 Lochinver House School

Dining

- 1 The Plough
- 2 The Orchid
- 3 Loca Café Bistro and Lounge
- 4 HAUS Bar & Restaurant
- 5 The Terrace at Sópers
- 6 The Goffs Oak
- 7 The Gables Restaurant
- 8 Rayan Meze Grill Lounge
- 9 The Crown
- 10 Ponsbourne Pods
- 11 Judges Bar & Restaurant

Leisure

- 1 Ignite Fitness
- 2 Goffs Oak Playing Field
- 3 Capel Manor Gardens
- 4 Brookmans Park Golf Club
- 5 Enfield Market
- 6 Palace Shopping Centre
- 7 Royal Gunpowder Mills
- 8 Hadley Wood Golf Club
- 9 Everyman Cinema
- 10 Hertfordshire Zoo
- 11 Hatfield House, Park and Gardens



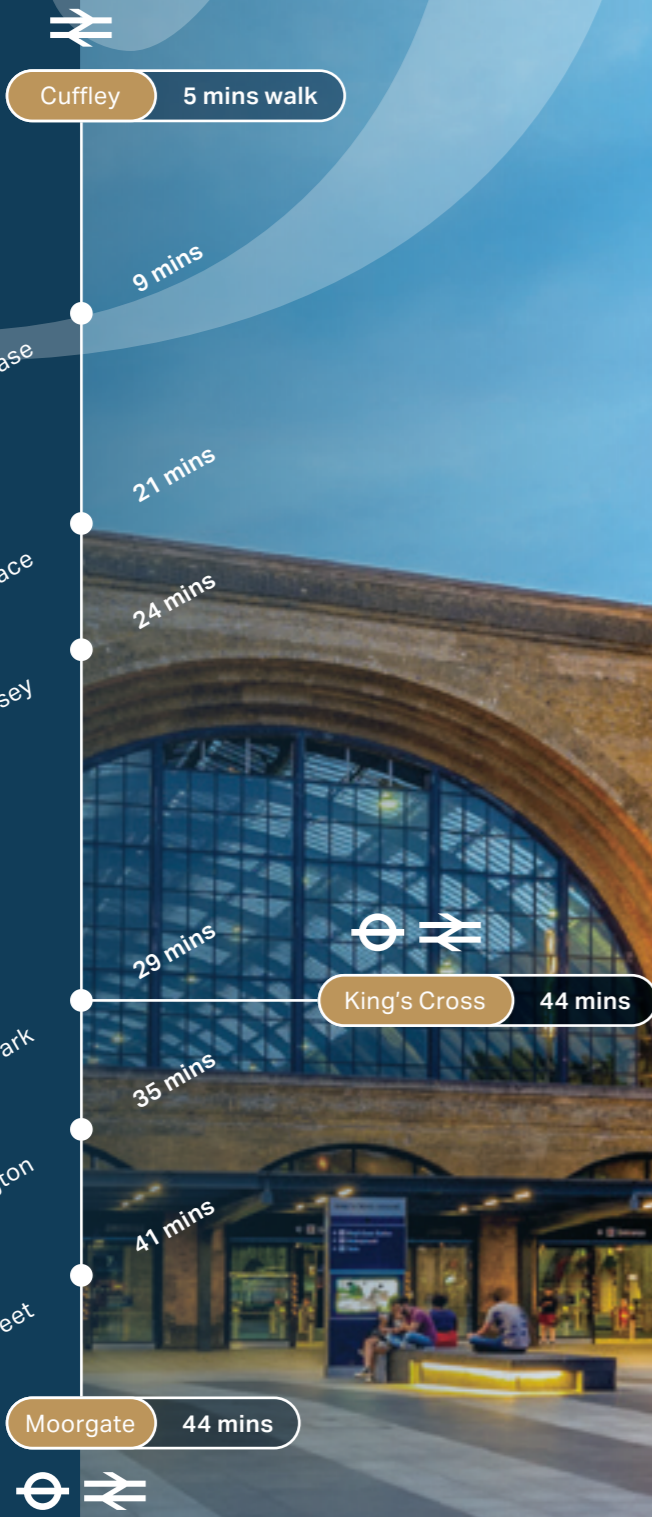
Cuffley to King's Cross in 44 mins

Brookhill is superbly positioned for connections to the city, with trains to Moorgate's bustling financial hub or vibrant King's Cross in approximately 44 minutes.

For work, shopping, culture or dining, King's Cross has evolved into one of London's most exciting districts. Historic Coal Drops Yard is a striking destination blending retail, bars and restaurants with a bold industrial edge.

A network of streets, squares, parks and gardens has reshaped the neighbourhood, creating welcoming places to pause, meet and explore, while global names such as Google, Meta, Universal Music and Havas add to the area's creative energy.

Journey times are approximate and taken from thetrainline.com





Find your place at Brookhill

The care, expertise and creativity we have devoted to designing Brookhill means you'll be proud to call this home for many years to come.

2 bedroom homes

- The Silverhurst**
790 sqft
Plots 1, 2, 3, 4, 5, 30, 31, 71, 72, 73

3 bedroom homes

- The Woodcroft**
950 sqft
Plots 43, 44
- The Chestnut**
1,013 sqft
Plots 12, 13, 17, 18, 24, 38, 39, 41, 42, 67, 68, 69, 70

- The Beechwood**
1,221 sqft
Plots 21, 23, 25

- The Elmwood**
1,272 sqft
Plots 6, 7, 40

- 4 bedroom homes**
- The Willowacre**
1,442 sqft
Plots 11, 14, 19, 32

- The Alderacre**
1,511 sqft
Plots 9, 10, 15, 16

- The Meadowhurst**
1,670 sqft
Plots 33, 34, 36, 37

- 5 bedroom home**
- The Ridgewood**
2,155 sqft
Plots 8, 20, 22, 35

● Shared Ownership* ● Affordable Homes

*Homes available to purchase through Persona Homes.



V: Visitor Parking Bays. S: Sub-Station. PU: Pumping Station.

Whilst the development layout shown has been prepared for the assistance of the prospective purchaser, it is for guidance purposes only. Please speak to the Sales Consultant for further information. Ground levels and other variations are not shown. Suggested north position, hard and soft landscaping and similar details are approximate and may vary from what is shown – purchasers should satisfy themselves that such information is correct and can ask our Sales Consultant to view the detailed architects site drawings for full and accurate details.



The Silverhurst

Plots 1, 2*, 3*, 4, 5*, 30*, 31, 71, 72, 73*

2 bedroom home
790 sqft / 73 sqm

Ground Floor

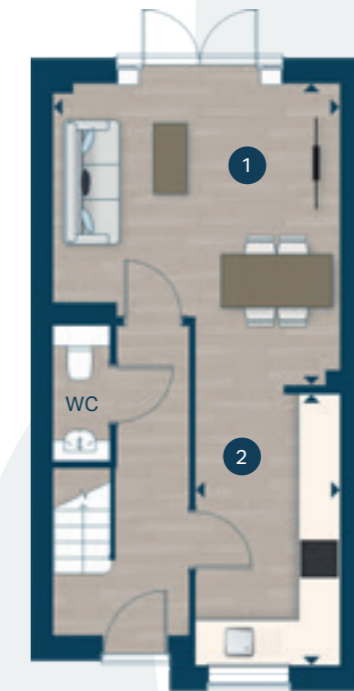
1	Living/Dining	14'9" x 14'0"	4.51m x 4.28m
2	Kitchen	13'3" x 7'1"	4.05m x 2.16m

First Floor

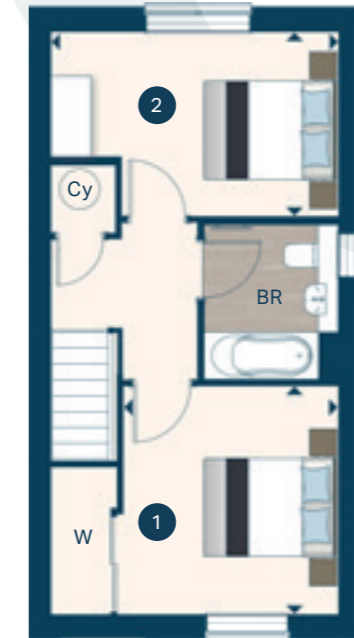
1	Bedroom 1	11'2" x 10'6"	3.41m x 3.21m
2	Bedroom 2	14'0" x 9'0"	4.28m x 2.75m



Computer generated image of The Silverhurst.
For indicative use only.



Ground Floor



First Floor

*Indicates a handed plot. ❖ Bathroom window omitted from plots 2 and 72.

WC: Water Closet. BR: Bathroom. W: Fitted Wardrobe. Cy: Cylinder.

Floorplans shown are for approximate measurements only. All measurements may vary within a tolerance of 5% and are not intended to be used for carpet or appliance sizes or items of furniture. Furniture layouts are indicative only. Accordingly, due to Stonebond's policy of continuous improvement, the finished product may vary from the information provided. All customers are advised to contact Stonebond to ascertain the availability of any particular property.



The Woodcroft

Plots 43*, 44

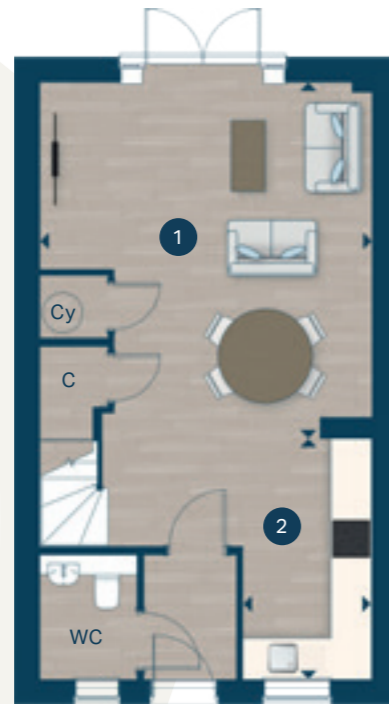
3 bedroom home
950 sqft / 88 sqm

Ground Floor

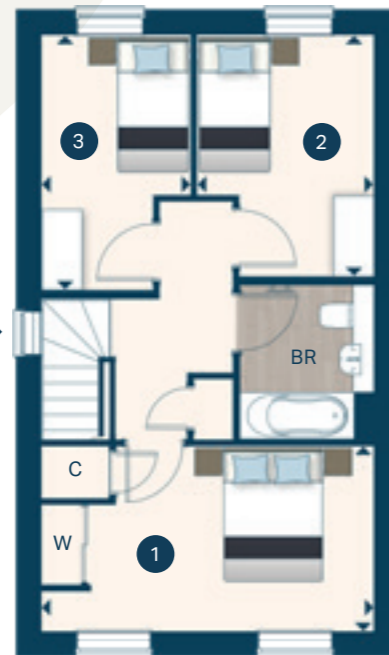
1	Living/Dining	17'5" x 16'3"	5.30m x 4.95m
2	Kitchen	11'10" x 6'4"	3.60m x 1.93m

First Floor

1	Bedroom 1	16'3" x 9'1"	4.95m x 2.77m
2	Bedroom 2	11'10" x 8'8"	3.61m x 2.64m
3	Bedroom 3	12'6" x 7'4"	3.81m x 2.23m



Ground Floor



First Floor

*Indicates a handed plot. ♦ Window to plot 44 only.

WC: Water Closet. BR: Bathroom. W: Fitted Wardrobe. C: Cupboard. Cy: Cylinder.

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Computer generated image of The Woodcroft.
For indicative use only.



The Chestnut

Plots 12*, 13, 17, 18*, 24*, 38, 39*, 41*, 42, 67*, 68, 69*, 70

3 bedroom home
1,013 sqft / 94 sqm

Ground Floor

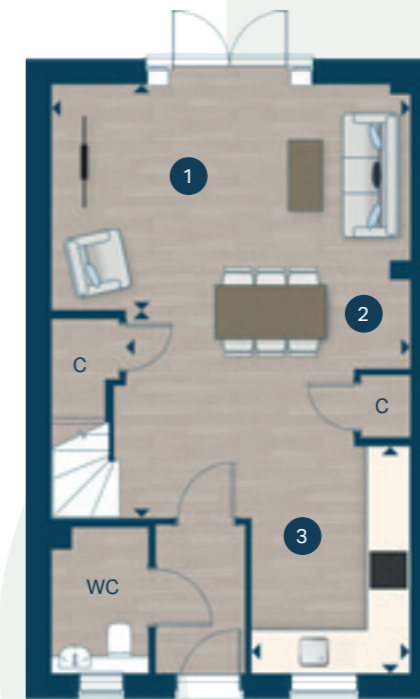
1	Living	17'6" x 11'1"	5.35m x 3.38m
2	Dining	13'11" x 10'2"	4.24m x 3.11m
3	Kitchen	11'1" x 7'9"	3.39m x 2.37m

First Floor

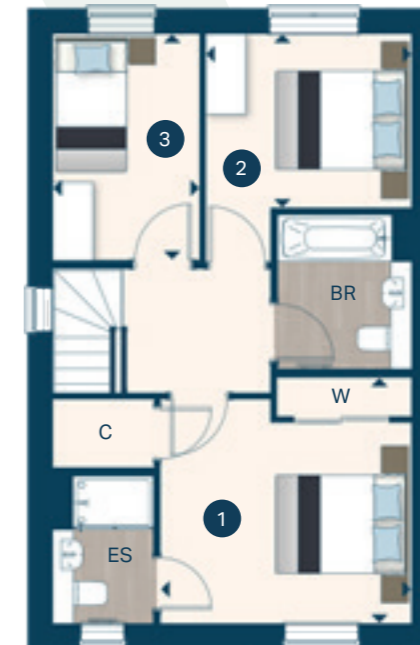
1	Bedroom 1	12'3" x 12'1"	3.74m x 3.70m
2	Bedroom 2	10'1" x 8'6"	3.07m x 2.60m
3	Bedroom 3	11'1" x 7'2"	3.38m x 2.19m



Computer generated image of The Chestnut.
For indicative use only.



Ground Floor



First Floor

*Indicates a handed plot.

WC: Water Closet. BR: Bathroom. ES: En suite. W: Fitted Wardrobe. C: Cupboard.

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The Beechwood

Plots 21, 23, 25

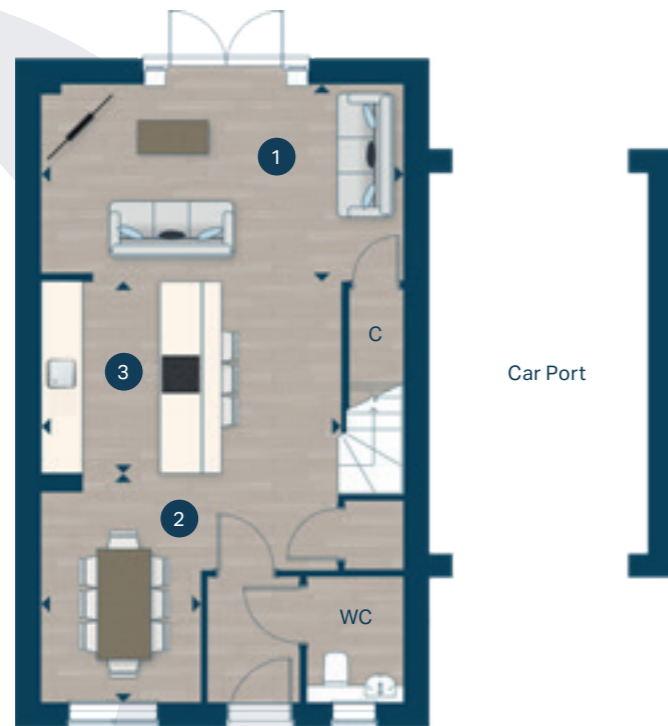
3 bedroom home
1,221 sqft / 113 sqm

Ground Floor

1	Living	17'9" x 9'8"	5.42m x 2.95m
2	Dining	11'3" x 7'10"	3.43m x 2.40m
3	Kitchen	14'10" x 9'5"	4.52m x 2.86m

First Floor

1	Bedroom 1	17'9" x 9'11"	5.42m x 3.02m
2	Bedroom 2	17'9" x 9'8"	5.42m x 2.94m
3	Bedroom 3	11'10" x 10'7"	3.62m x 3.23m



Ground Floor



First Floor

*Indicates a handed plot. ♦ Window omitted to plot 23.

WC: Water Closet. BR: Bathroom. ES: En suite. W: Fitted Wardrobe. C: Cupboard.

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Computer generated image of The Beechwood.
For indicative use only.



The Elmwood

Plots 6, 7, 40

3 bedroom home
1,272 sqft / 118 sqm

Ground Floor

1	Living	15'3" x 10'0"	4.64m x 3.06m
2	Dining	12'5" x 11'0"	3.78m x 3.36m
3	Kitchen	12'8" x 12'4"	3.86m x 3.77m
4	Study	6'5" x 5'10"	1.97m x 1.77m

First Floor

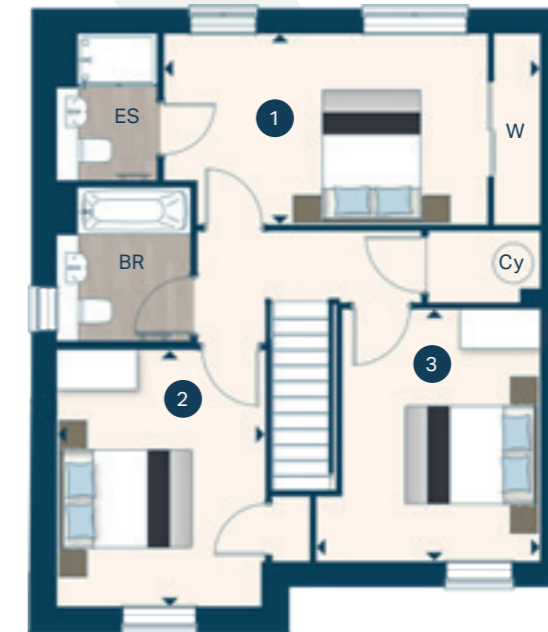
1	Bedroom 1	18'5" x 9'5"	5.62m x 2.86m
2	Bedroom 2	12'7" x 10'0"	3.85m x 3.06m
3	Bedroom 3	12'5" x 11'0"	3.78m x 3.35m



Computer generated image of The Elmwood.
For indicative use only.



Ground Floor



First Floor

*Indicates a handed plot. ♣ Window to plot 7 only. ◇ Window to plot 40 only.

WC: Water Closet. BR: Bathroom. ES: En suite. W: Fitted Wardrobe. C: Cupboard. Cy: Cylinder.

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The Willowacre

Plots 11, 14, 19, 32



Ground Floor



First Floor

*Indicates a handed plot.

WC: Water Closet / Utility. BR: Bathroom. ES: En suite. W: Fitted Wardrobe. C: Cupboard. Cy: Cylinder.

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4 bedroom home
1,442 sqft / 134 sqm

Ground Floor

1	Living	14'1" x 14'0"	4.30m x 4.26m
2	Dining	14'1" x 6'5"	4.30m x 1.96m
3	Kitchen	14'1" x 10'8"	4.30m x 3.25m
4	Family	11'0" x 10'7"	3.36m x 3.23m

First Floor

1	Bedroom 1	14'1" x 13'0"	4.30m x 3.96m
2	Bedroom 2	11'0" x 8'9"	3.36m x 2.68m
3	Bedroom 3	11'0" x 8'8"	3.36m x 2.65m
4	Bedroom 4	11'3" x 8'3"	3.43m x 2.51m



Computer generated image of The Willowacre.
For indicative use only.



The Alderacre

Plots 9, 10, 15*, 16

4 bedroom home
1,511 sqft / 140 sqm

Ground Floor

1	Living	14'10" x 9'10"	4.53m x 3.00m
2	Dining/Kitchen	26'3" x 12'5"	8.01m x 3.78m
3	Study	10'7" x 8'11"	3.24m x 2.72m

First Floor

1	Bedroom 1	14'3" x 9'2"	4.34m x 2.81m
2	Bedroom 2	13'3" x 10'0"	4.04m x 3.06m
3	Bedroom 3	13'6" x 8'11"	4.13m x 2.72m
4	Bedroom 4	9'2" x 8'10"	2.80m x 2.71m



Computer generated image of The Alderacre.
For indicative use only.



Ground Floor



First Floor

*Indicates a handed plot.

WC: Water Closet / Utility. BR: Bathroom. ES: En suite. W: Fitted Wardrobe. C: Cupboard. Cy: Cylinder.

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The Meadowhurst

Plots 33, 34*, 36, 37

4 bedroom home
1,670 sqft / 155 sqm

Ground Floor

1	Living	14'5" x 10'0"	4.40m x 3.06m
2	Dining	12'2" x 9'10"	3.71m x 3.01m
3	Kitchen	16'4" x 9'10"	4.97m x 3.01m
4	Family	16'4" x 8'10"	4.97m x 2.70m
5	Study	10'0" x 7'3"	3.06m x 2.21m

First Floor

1	Bedroom 1	15'2" x 9'10"	4.63m x 3.00m
2	Bedroom 2	12'4" x 11'11"	3.75m x 3.62m
3	Bedroom 3	12'2" x 10'3"	3.72m x 3.12m
4	Bedroom 4	10'3" x 9'10"	3.13m x 2.99m



Ground Floor



First Floor

*Indicates a handed plot.

WC: Water Closet / Utility. BR: Bathroom. ES: En suite. W: Fitted Wardrobe. C: Cupboard. Cy: Cylinder.

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Computer generated image of The Meadowhurst.
For indicative use only.



The Ridgewood

Plots 8, 20, 22, 35

5 bedroom home
2,155 sqft / 200 sqm

Ground Floor

1	Living	14'0" x 10'0"	4.28m x 3.06m
2	Dining	17'8" x 10'3"	5.39m x 3.13m
3	Kitchen	10'10" x 10'3"	3.29m x 3.13m
4	Family	15'2" x 8'10"	4.63m x 2.70m
5	Study	10'1" x 6'10"	3.08m x 2.08m

First Floor

1	Bedroom 1	17'11" x 10'3"	5.46m x 3.12m
2	Bedroom 2	15'2" x 13'9"	4.63m x 4.20m
3	Bedroom 5	11'7" x 10'3"	3.53m x 3.13m

Second Floor

1	Bedroom 3	14'5" x 9'0"	4.41m x 2.75m
2	Bedroom 4	16'5" x 10'3"	5.00m x 3.12m



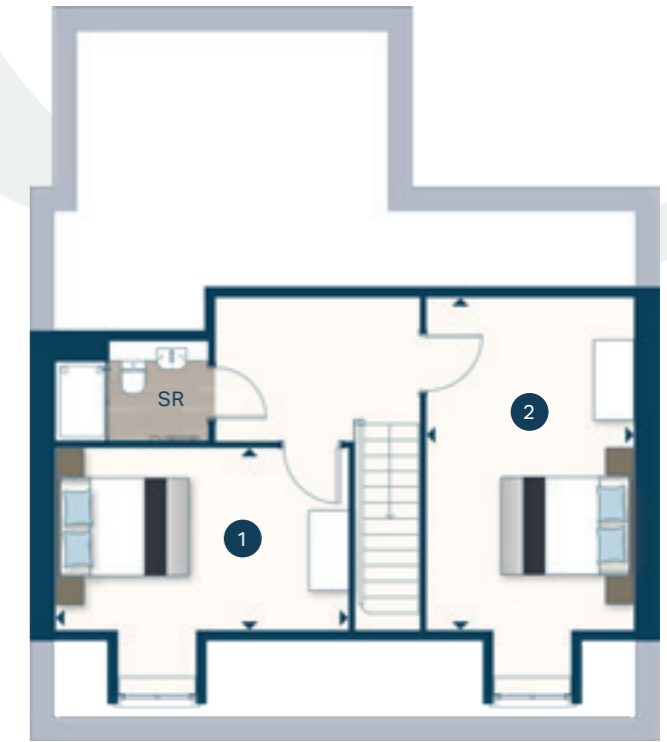
Computer generated image of The Ridgewood.
For indicative use only.



Ground Floor



First Floor



Second Floor

*Indicates a handed plot.

WC: Water Closet / Utility. BR: Bathroom. ES: En suite. W: Fitted Wardrobe. C: Cupboard.

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Open plan living spaces
with generous glazing provide
flexibility and plenty
of natural light



Image shown is a
previous Stonebond
development.



Beautifully curated interior design

We believe the small details shape the way you live. Our interiors feature a refined, all-inclusive specification, ready from day one with no hidden costs. Purchasers may also have the opportunity to personalise selected finishes, including kitchens, tiles, and flooring.*

KITCHENS

- Shaker style kitchens with soft close doors and drawers
- Stone work surfaces, upstands and splashback
- Mixer tap in chrome
- Flexible LED strip lights to underside of wall units
- Multi-gang switches for appliances

APPLIANCES

- Bosch single oven with micro combi oven or built-in microwave**
- Bosch induction hob
- Bosch wine cooler
- Integrated extractor hood
- Bosch integrated low frost fridge freezer
- Bosch integrated dishwasher
- Washer dryer provided to homes with no utility room
- Space provided for free standing washing machine and tumble dryer in utility areas

CONNECTIVITY

- RJ45 data point to living area, study and bedroom one
- Fibre broadband

ELECTRICAL

- Low energy downlights to kitchens, hallways, and bathrooms
- Low energy pendant lighting to living areas and bedrooms
- Ceiling-mounted heat detectors
- White fittings throughout
- Feature staircase lighting

HEATING

- Underfloor heating to ground floor
- Wall-mounted thermostat radiators to first and second floors
- Air Source Heat Pump

INTERNAL FINISHES

- Built-in wardrobes to bedroom one
- Feature Crittall glass screens to living areas (excluding The Silverhurst, The Woodcroft and The Willowacre)
- Walls and ceilings: Dulux Pure Brilliant White
- Skirting, architraves, doors and staircases: Cashmere
- Contemporary chrome ironmongery

BATHROOMS, EN SUITES AND CLOAKROOMS

- White contemporary sanitaryware with chrome brassware
- Half-height tiling to walls with sanitaryware fitted
- Full-height tiling around bath and shower enclosures
- Thermostatic-controlled exposed shower valve with fixed riser heads
- All bathrooms to have recessed storage
- Soft close toilet seats throughout
- Heated towel rails to bathrooms and en suites

EXTERNAL DETAILS

- LED light on front and back with PIR sensors
- UPVC windows
- Composite front doors
- External tap
- EV charger
- Electric opening garage doors (to selected plots only)

GENERAL

- 10 year Build Zone Guarantee provided
- 2 year Stonebond Customer Care Warranty

SPECIFICATION



*Selection of specification will be subject to build stage. **Please speak to a Sales Consultant for further details. Whilst every effort has been taken to ensure that the information provided is correct, it has been supplied as a guide. Stonebond reserves the right to amend the specification as necessary and without notification. Images shown are from a previous Stonebond development.

Elegant, high-specification
kitchens beautifully
appointed with integrated
Bosch appliances



Image shown is a
previous Stonebond
development.



Built for the future

At Brookhill, living well goes hand-in-hand with living responsibly. Our focus is on sustainability, from energy use and water consumption to the way the landscape supports local wildlife.

Native planting, habitats and expansive green corridors make space for biodiversity to flourish, while working closely with local suppliers and businesses reduces transport miles, supports jobs and helps communities thrive – now and long into the future.

Stonebond is also supporting the local community with contributions to essential infrastructure, key services and facilities.



£783,000

Education, childcare and special needs schooling



£498,300

Sustainable travel initiatives



£237,000

Sports and play facilities



£122,100

Fire, rescue and NHS services



£20,100

Waste and recycling services

* Section 106 contributions are provided as outlined. The allocation and application of these funds are determined solely by the local planning authority, and no representation is made regarding their specific use.



Committed to sustainability

Our intelligent design means your home works harder for you, with thoughtful layouts that maximise natural light and capture warmth throughout the seasons.

Built around an energy-efficient, fabric-first approach, each home is carefully crafted to reduce heat loss and enhance performance. The result is lower energy use, reduced heating and hot water costs, and a more sustainable way of living - without compromising on comfort or style.

Advanced insulation

High-quality insulation minimises heat loss, keeping homes warmer in winter and cooler in summer.

Energy-efficient windows

Double-glazed windows help maintain comfortable indoor temperatures while reducing energy loss.

Efficient heating systems

Air source heat pumps are installed in every home, alongside underfloor heating systems that provide efficient, even warmth.

LED lighting throughout

Energy-saving LED lighting reduces electricity consumption and lasts longer than traditional bulbs.

Modern home technology

Digital thermostats and energy monitoring systems help homeowners manage and optimise energy use.

Eco-friendly materials

Where appropriate, recycled and sustainable materials are used to help reduce the overall carbon footprint.

Water-saving devices

Features such as aerated taps and dual-flush toilets help conserve water and reduce energy used for heating.

Electric vehicle charging points

EV charging is included with every home, making it easier to choose greener travel.

Passion in everything we do

At Stonebond, we are proud of our outstanding design, meticulous specification and commitment to sustainable building. Through collaborative placemaking and a customer-first mindset, we create places of lasting quality that people want to call home.



“ ”

We believe a home should be more than just a place to live, it should be somewhere people feel connected, comfortable and proud to belong.

This collection of two to five bedroom homes has been designed with that philosophy in mind, offering flexible living spaces, high-quality craftsmanship and an environment that encourages a strong sense of community. With excellent transport links from nearby Cuffley station, it is a development that brings together convenience, quality and long-term value.

Peter Williams
Group Chief Operating Officer



“ ”

Cuffley presents an exceptional opportunity to enjoy beautifully designed homes in a thriving, sought-after community. From two to five bedroom homes, each property combines stylish interiors, quality finishes, and flexible living spaces perfectly suited to modern lifestyles.

Our dedicated on-site Sales Consultants are committed to delivering a first-class customer experience, offering expert guidance and personal service to help purchasers find their perfect new home with confidence.

Leanne Mackenzie
Head of Sales and Marketing

“ ”

Our focus at Cuffley is on quality, craftsmanship, and attention to detail in every home we build.

From the foundations to the finishing touches, we ensure each property is constructed to the highest standards, creating homes that are not only beautiful but built to stand the test of time.

Catalin Vasilica
Project Manager



Service beyond expectations

“ ”

We couldn't be happier with our new home, and we are grateful to Stonebond for their support. The sales team always made us feel like we were a key priority, and we look forward to many happy and relaxed years ahead with our children in our new home.

Angela and Billy
Stonebond Homeowners

Dedicated to you

Our positive approach to customer care is simple, we want you to enjoy a stress-free move and feel in control throughout the whole process. Our team will be with you every step of the way, from the moment you make an enquiry through to settling into your new home.

Protecting you

As well as our 2-year Stonebond Customer Care Warranty, our homes are covered by the 10-year Build Zone Guarantee. This gives you peace of mind for 10 years on the structure of your property.



Dani Wells
Head of Customer Care

A reputation built on experience

Everyone deserves to live in a home they love, and at Stonebond, that's our mantra. Our homes are meticulously designed inside and out. From the first brick to the finishing touches, we take pride in ensuring our attention to detail creates homes that come with a quality specification as standard.



Customer Satisfaction 2026

We have been awarded a 5-Star rating by the Home Builders Federation (HBF), recognising our commitment to delivering high-quality homes and exceptional customer satisfaction. Based on the HBF's National New Homes Customer Satisfaction Survey, over 90% of homeowners said they would recommend their builder to a friend - placing us among the UK's top housebuilders.



We are committed to providing a professional, transparent, and customer-focused service at every stage of your homebuying journey. In line with the Consumer Code for New Homes, our team is dedicated to ensuring purchasers receive clear information, fair treatment, and ongoing support from reservation through to completion and beyond.



Your new home journey

From the moment you move in, we're here to make sure you feel supported, informed, and part of your new community.

From newsletters to social events and regular check-ins, here we highlight what you can expect throughout your first year and beyond. We want you to feel very satisfied with the quality of your new home and the service we provide before, during and after you move.



Welcome and settle in

Moving day is a big moment and we're there to make it as smooth and enjoyable as possible. During your key handover, our team will provide a full home demonstration, walking you through your new home, explaining how everything works, and ensuring you feel confident and comfortable from day one. You'll also receive a special moving-in gift as a warm welcome.



Home visit

A member of the team will pop by within the first few days to welcome you and make sure you are very satisfied with everything in your new home.



Handyman day

Your Customer Care Manager will arrange a Handyman Day within your first few months, for small tasks or finishing touches.



Development newsletters

Stay up-to-date with everything happening in and around your new community. Our development newsletters share the latest construction updates, and key milestones for your development, so you can see how your neighbourhood is taking shape.



Customer care co-ordinator call

A friendly, regular check-in call from our customer care team throughout the year.



Customer care newsletter

We'll share regular updates from our customer care team, sharing handy tips, home maintenance advice, and information about upcoming events.



Customer Care Manager visit

Your dedicated Customer Care Manager will support you throughout, with regular check-in calls and in-person visits to ensure everything continues to run smoothly.



Meet your neighbours

Settling into a new home is even better when you know the people around you. Our Meet the Neighbours events are relaxed and welcoming get-togethers designed to help you connect with other homeowners and start building a sense of community from the very beginning.



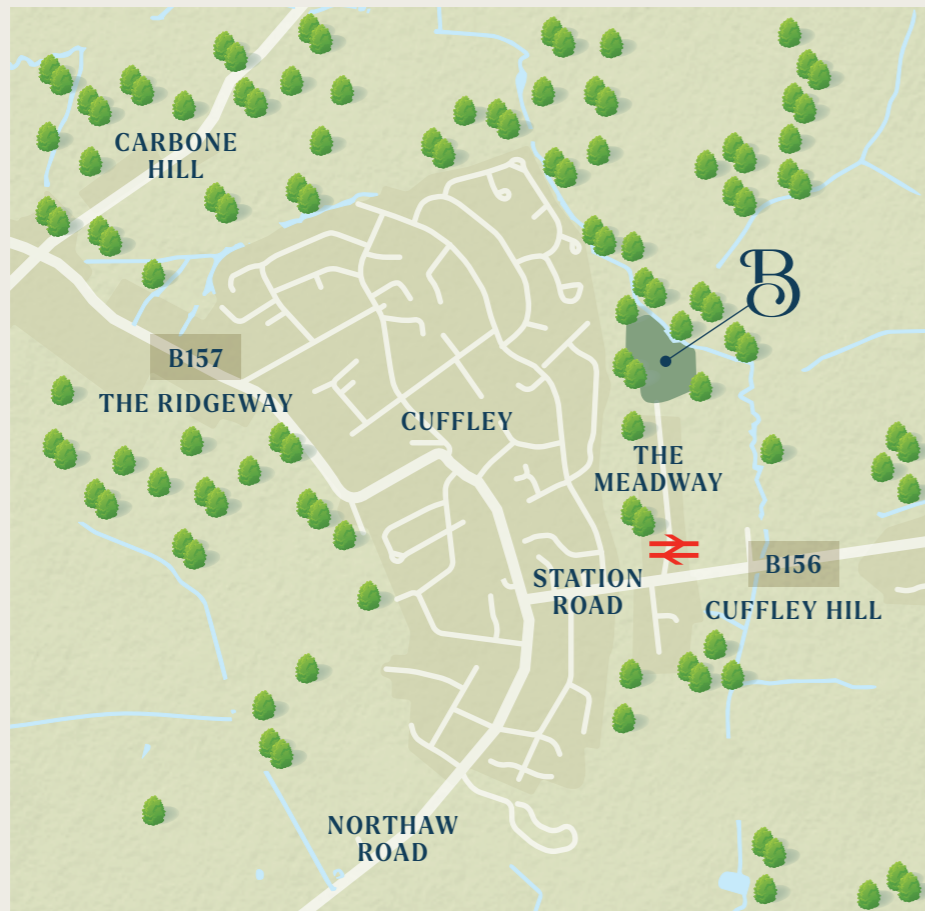
spaciable.

Your customer portal, Spaciable, makes it easy to stay connected with us and your new home. Through the portal, you can access useful guides, manage documents, and keep up-to-date with the latest information relating to your home, all in one convenient place. Any aftercare issues can be easily reported and managed through Clixifix, ensuring a simple and efficient service from our team.



Get in *touch*

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Stonebond.