

BARKWAY, HERTS

CHILTERN  
FIELDS

SG8 8BZ

BY BEVERLEY HOMES



*Beverley Homes*

# WELCOME

ESCAPE TO THE COUNTRY WITH THE CONVENIENCE OF CONTEMPORARY LIVING

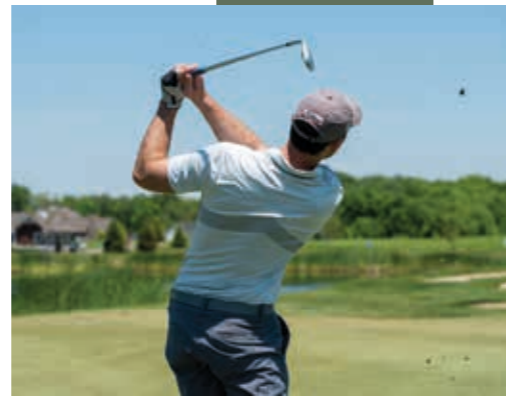
Enjoy the best of city and country living at Chiltern Fields, nestled in the picturesque village of Barkway. This impressive collection of 2, 3 and 4 bedroom homes offers an idyllic rural lifestyle, with the convenience of excellent transport links to nearby Cambridge and London. Surrounded by glorious Hertfordshire countryside, yet close to bustling Royston with its direct train service to London Kings Cross in 39 minutes, is just five miles away.

Chiltern Fields is perfectly placed to make the most of the amenities in friendly Barkway. Experience the charm of village life on a short walk to La Vita Little Shop, or The Tally Ho pub. Here you can tuck into fresh pizza and enjoy live entertainment. Barkway has a popular recreation ground and children's play area and the village hall is home to many clubs, including Pilates, karate and toddler sessions. There are several supermarkets within a 15 minute drive. Barkway Church of England First School, rated Good by Ofsted, is a 9 minute walk and has a nursery and pre-school. For older children, King James Academy is in Royston. There is a choice of independent schools within 15 miles.



Photograph of Plots 10 and 11.

# THE PERFECT BLEND



Experience an exceptional quality of life at Chiltern Fields, with everything you need close at hand and the vast array of attractions in Cambridge and London within easy reach by road or rail. Royston Station is 12 minutes by car and the M11 is a 15 minute drive, making life simple when you want to travel for work or pleasure.

Make the most of your free time exploring the exciting shops, entertainment venues and restaurants in historic Cambridge, which is just 15 miles from Chiltern Fields. Take a punt on the River Cam or visit one of the many theatres or bars. Even closer to home, lively Royston has plenty of independent shops, a twice-weekly market and excellent restaurants, cafes and pubs. The parks and open spaces are worth a visit at any time of year and especially during the annual Kite Festival.

When you want to exercise or relax, Royston Leisure Centre boasts a gym, swimming pool and sports halls. There are several sports clubs in the area, including Barkway Golf Club. Barkway Recreation Ground has a football pitch and plenty of space to enjoy. The Chilterns Area of Outstanding Natural Beauty is just 30 minutes away and offers hundreds of miles of England's finest countryside for walking, cycling and exploring.

## Cambridge

36 minutes 15 minutes (direct)

## Stansted Airport

37 minutes 52 minutes (1 change)

## London Kings Cross

90 minutes 39 minutes (direct)

## Chelmsford

59 minutes 110 minutes (1 change)

# DEVELOPMENT PLAN



## key

- 1, 12 & 14
- 2 & 9
- 3, 4, 8 & 13
- 5
- 6 & 7
- 10 & 11
- 15 & 16

All travel times shown above are approximate. Fastest train times shown. Source: Google Maps and National Rail.

Development Plan is indicative only and subject to change at the developers discretion. Plots 17-24 are allocated to Housing Association.

# PLOTS 1\*, 12 & 14\*

4 BEDROOM HOUSE



Photograph of Plot 14.

# PLOTS 2 & 9

4 BEDROOM HOUSE



Photograph of Plot 9.



Ground Floor

First Floor

TOTAL AREA 1550 sq.ft 144 m<sup>2</sup>

|                |                 |               |           |                 |               |
|----------------|-----------------|---------------|-----------|-----------------|---------------|
| Kitchen/Dining | 5950mm x 3850mm | 19'6" x 12'8" | Bedroom 1 | 3850mm x 3812mm | 12'8" x 12'6" |
| Lounge         | 4750mm x 3850mm | 15'7" x 12'8" | Bedroom 2 | 3462mm x 2812mm | 11'4" x 9'3"  |
| Study          | 2960mm x 2912mm | 9'9" x 9'7"   | Bedroom 3 | 3850mm x 2960mm | 12'8" x 9'9"  |
|                |                 |               | Bedroom 4 | 3850mm x 2060mm | 12'8" x 6'10" |

Detached garage to Plots 1 & 14.

\*Denotes handed plot. ◀▶ Indicates where dimensions are taken from. Plans are indicative only. Dimensions are intended for guidance only and may vary + or -76mm/3". D/W denotes Dishwasher. F/F denotes Fridge/Freezer. C denotes Cupboard. W denotes Wardrobe. E/S denotes En-suite.



Ground Floor

First Floor

TOTAL AREA 1834 sq.ft 170.4 m<sup>2</sup>

|                |                 |               |            |                 |               |
|----------------|-----------------|---------------|------------|-----------------|---------------|
| Kitchen/Dining | 5850mm x 4150mm | 19'2" x 13'7" | Bedroom 1* | 7012mm x 3500mm | 23'0" x 11'6" |
| Lounge         | 5950mm x 3850mm | 19'6" x 12'8" | Bedroom 2  | 4064mm x 3850mm | 13'4" x 12'8" |
| Study          | 3962mm x 2702mm | 13'0" x 8'10" | Bedroom 3  | 3812mm x 2864mm | 12'6" x 9'5"  |
|                |                 |               | Bedroom 4  | 2812mm x 2612mm | 9'3" x 8'7"   |

Detached garage to Plot 2. \*Bedroom 1 measurements - Plot 2: 6362mm x 4150mm 20'10" 13'7"

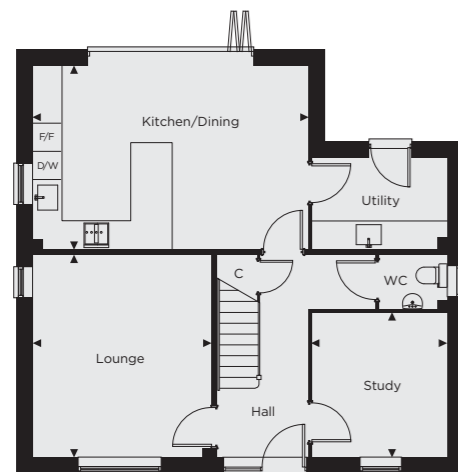
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# PLOTS 3, 4, 8 & 13

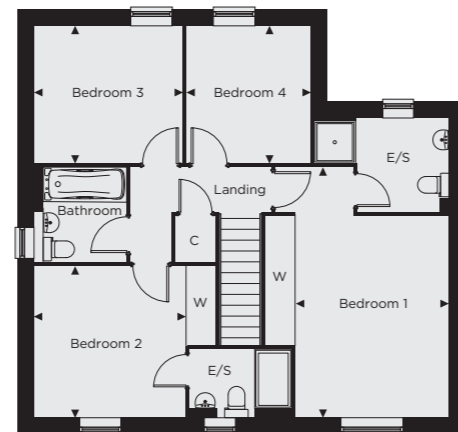
4 BEDROOM HOUSE



Photograph of Plot 13.



Ground Floor



First Floor

TOTAL AREA 1518 sq.ft 141 m<sup>2</sup>

|                |                 |                |           |                 |                |
|----------------|-----------------|----------------|-----------|-----------------|----------------|
| Kitchen/Dining | 5950mm x 3950mm | 19'6" x 12'11" | Bedroom 1 | 5408mm x 3302mm | 17'9" x 10'10" |
| Lounge         | 4350mm x 3850mm | 14'3" x 12'8"  | Bedroom 2 | 3262mm x 3260mm | 10'8" x 10'8"  |
| Study          | 3112mm x 2912mm | 10'3" x 9'7"   | Bedroom 3 | 3208mm x 2964mm | 10'6" x 9'9"   |
|                |                 |                | Bedroom 4 | 2964mm x 2664mm | 9'9" x 8'9"    |

◀ Indicates where dimensions are taken from. Plans are indicative only. Dimensions are intended for guidance only and may vary + or -76mm/3".  
D/W denotes Dishwasher. F/F denotes Fridge/Freezer. C denotes Cupboard. W denotes Wardrobe. E/S denotes En-suite.

# PLOT 5

4 BEDROOM HOUSE



Photograph of Plot 5.



Ground Floor

TOTAL AREA 1991 sq.ft 185 m<sup>2</sup>

|                |                 |               |           |                 |                |
|----------------|-----------------|---------------|-----------|-----------------|----------------|
| Kitchen/Dining | 7060mm x 4150mm | 23'2" x 13'7" | Bedroom 1 | 7012mm x 3500mm | 23'0" x 11'6"  |
| Lounge         | 5950mm x 3850mm | 19'6" x 12'8" | Bedroom 2 | 4064mm x 3912mm | 13'4" x 12'10" |
| Study          | 3962mm x 2702mm | 13'0" x 8'10" | Bedroom 3 | 3812mm x 2864mm | 12'6" x 9'5"   |
| Snug           | 4065mm x 3425mm | 13'4" x 11'3" | Bedroom 4 | 2812mm x 2612mm | 9'3" x 8'7"    |

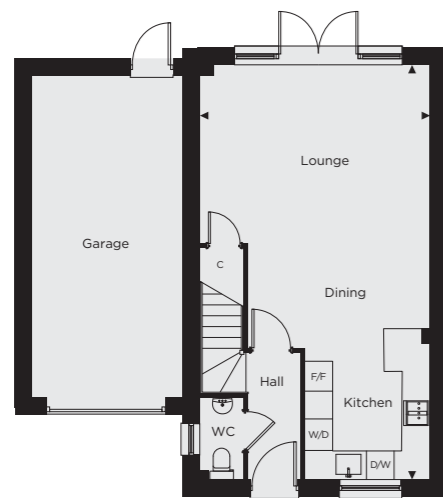
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D/W denotes Dishwasher. F/F denotes Fridge/Freezer. C denotes Cupboard. W denotes Wardrobe. E/S denotes En-suite.

# PLOTS 6 & 7\*

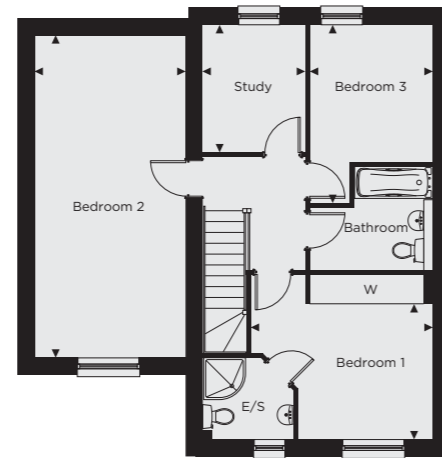
3 BEDROOM HOUSE



Photograph of Plots 6 and 7.



Ground Floor



First Floor

TOTAL AREA 1200 sq.ft 111.5 m<sup>2</sup>

|                       |                 |               |           |                 |                |
|-----------------------|-----------------|---------------|-----------|-----------------|----------------|
| Kitchen/Dining/Lounge | 8950mm x 4950mm | 29'4" x 16'3" | Bedroom 1 | 3904mm x 3560mm | 12'10" x 11'8" |
|                       |                 |               | Bedroom 2 | 6950mm x 3250mm | 22'10" x 10'8" |
|                       |                 |               | Bedroom 3 | 3860mm x 2660mm | 12'8" x 8'9"   |
|                       |                 |               | Study     | 2760mm x 2212mm | 9'1" x 7'3"    |

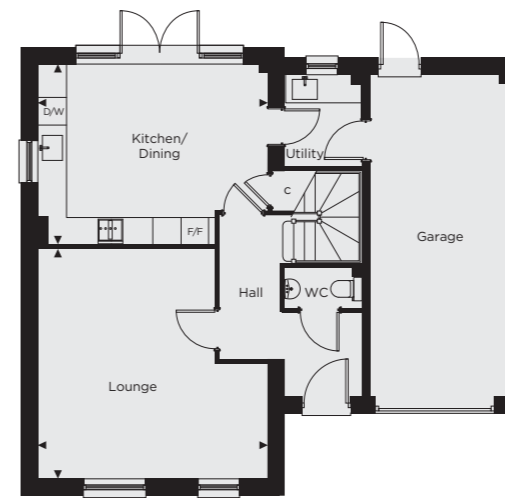
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# PLOTS 10 & 11\*

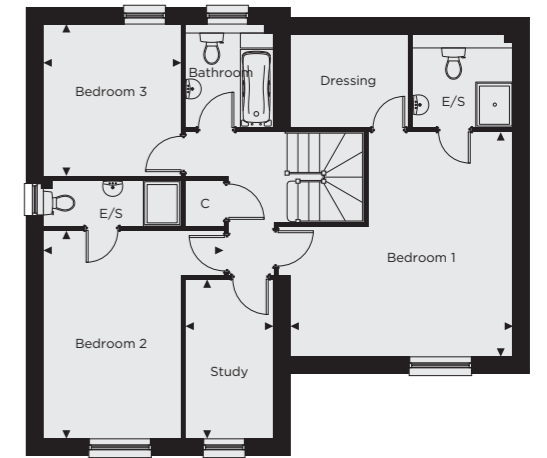
3 BEDROOM HOUSE



Photograph of Plots 10 and 11.



Ground Floor



First Floor

TOTAL AREA 1450 sq.ft 134.7 m<sup>2</sup>

|                |                 |                |           |                 |                |
|----------------|-----------------|----------------|-----------|-----------------|----------------|
| Kitchen/Dining | 4950mm x 3915mm | 16'3" x 12'10" | Bedroom 1 | 4860mm x 4800mm | 15'11" x 15'9" |
| Lounge         | 4957mm x 4950mm | 16'3" x 16'3"  | Bedroom 2 | 4489mm x 3912mm | 14'8" x 12'10" |
|                |                 |                | Bedroom 3 | 3285mm x 2965mm | 10'9" x 9'9"   |
|                |                 |                | Study     | 3441mm x 1907mm | 11'3" x 6'3"   |

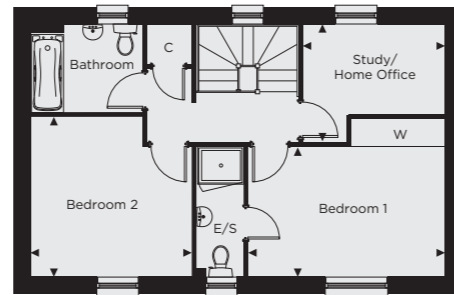
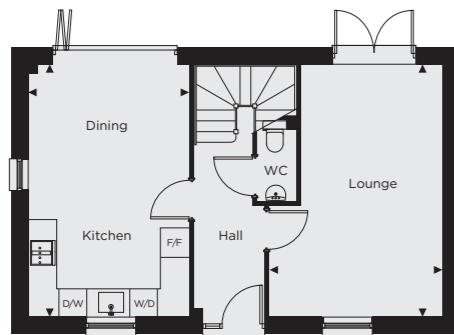
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# PLOTS 15 & 16\*

## 2 BEDROOM HOUSE



Photograph of Plots 15 and 16.



Ground Floor

TOTAL AREA 1065 sq.ft 99 m<sup>2</sup>

First Floor

|                |                 |                |                   |                 |               |
|----------------|-----------------|----------------|-------------------|-----------------|---------------|
| Kitchen/Dining | 5450mm x 3450mm | 17'11" x 11'4" | Bedroom 1         | 4260mm x 2812mm | 14'0" x 9'3"  |
| Lounge         | 5450mm x 3750mm | 17'11" x 11'4" | Bedroom 2         | 3462mm x 3450mm | 11'4" x 11'4" |
|                |                 |                | Study/Home Office | 3072mm x 2560mm | 10'11" x 8'5" |

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# SPECIFICATION

EXCEPTIONAL QUALITY AS STANDARD

## KITCHEN

Comprehensively equipped contemporary kitchen featuring a range of stainless-steel appliances including oven, hob, and cooker hood with integrated fridge and freezer, and dishwasher. Integrated washer/dryer to Plots 6, 7, 15 and 16.

## BATHROOMS AND EN-SUITES

Fitted with white suites including shower bath with glazed screen to main bathroom and shower tray and screen to en-suites with chrome brassware and a chrome ladder towel rail. Low level basin vanity units to all bedroom 1 en-suites. Full tiling to both bathrooms and en-suites using Porcelanosa tiles.

## FLOOR FINISHES

Grey laminate wood flooring to ground floor. Ceramic tiling to the floors of all bathrooms and en-suites.

## INTERNAL DOORS

Light grey panel doors with chrome door furniture.

## WALLS, CEILINGS AND PAINTED WOODWORK

White emulsion finish to plaster boarded walls and ceilings. Skirtings and architrave square section painted white.

## WARDROBES

Plots 1, 12 and 14 – Walk in wardrobe with shelving and rails to bedroom 1 and floor to ceiling wardrobe with doors and internal hanging rails to bedroom 2.

Plots 2-5, 8, 9 and 13 - Floor to ceiling wardrobe with doors and internal hanging rails to bedrooms 1 and 2.

Plots 6, 7, 15 and 16 - Floor to ceiling wardrobe with doors and internal hanging rails to bedroom 1 only.

Plots 10, 11 – Walk in wardrobe with shelving and rails to bedroom 1 only.



## HEATING, INSULATION AND ENVIRONMENTAL

Gas central heating and hot water is provided by a high performance, energy efficient, Vaillant Eco-Friendly boiler which has a wide range of heating control options available to enable lower running costs. The boiler comes with the latest high efficiency design stainless steel heat engine minimising waste during operation and reducing emissions to very low levels of between 37.2 and 40 NOx mg/KWH. Thermostatic radiators are provided to all main rooms to give even greater control of your heating requirements. Google Nest Smart Heating controls are provided to enable you to control your heating using your smart phone wherever you may be.

Grey uPVC double glazed windows to all rooms. Aluminium bi-folding doorsets to Plots 1-5, 8, 9 and 12-16.

## ELECTRICAL

Low energy LED down lighters throughout with dimmer switches to lounge and bedroom 1. All properties benefit from BT points in the living room and bedroom 1 and TV points in the lounge and all bedrooms. All properties are pre-wired for Sky Q, subject to subscription.

## EXTERNAL

Gardens laid to lawn. Electric car charging point provided to every property.



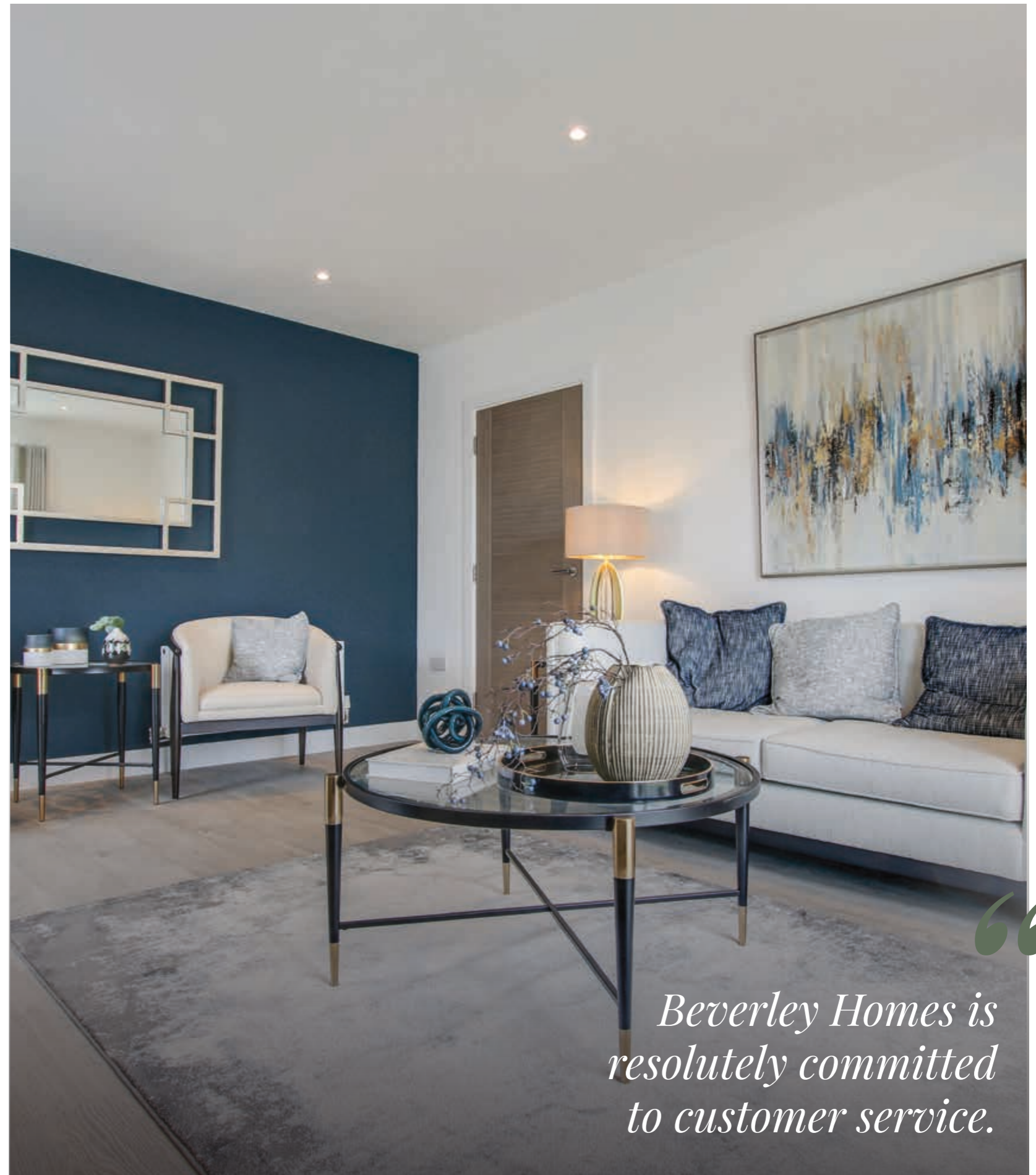


# ABOUT BEVERLEY HOMES

A family business, supported by the management team's long experience of local and national housebuilding. Beverley Homes is resolutely committed to customer service and has persistently resisted the temptation for significant expansion in favour of retaining the service benefits its size can offer.

Customers have enjoyed the company's personal and friendly approach and the flexibility which enables Beverley Homes to frequently offer tailored solutions to customer needs.

The company's versatility is reflected in the wide variety of design styles and frontage treatments used across the product portfolio. Whether the development be new luxury houses, a sympathetic refurbishment and conversion of listed buildings, a collection of stylish apartments, or even warden-assisted sheltered accommodation, Beverley customers enjoy the comfort of knowing that the same tradesmen build every home, placing the same care and attention to detail in one or one hundred properties, regardless of size and location.



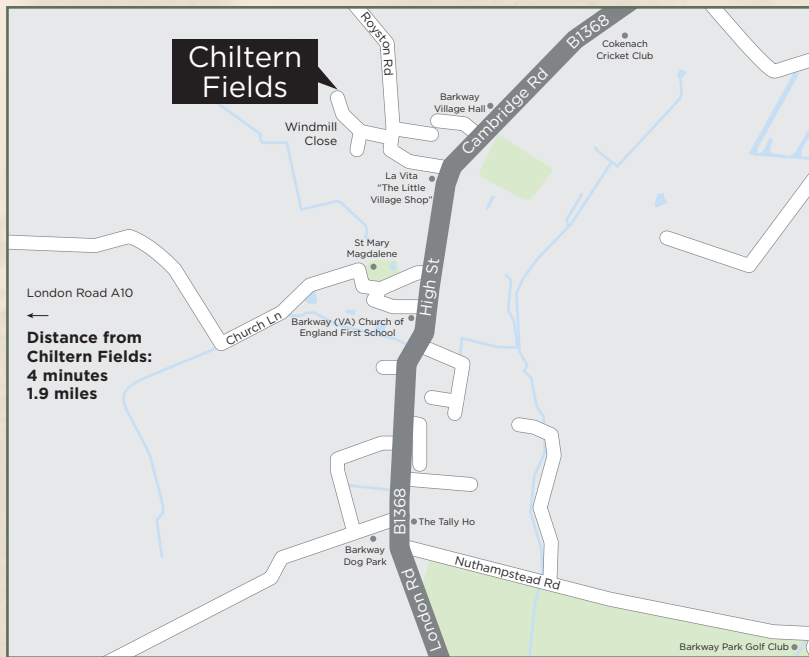
*Beverley Homes is  
resolutely committed  
to customer service.*







Wider Area Map



Local Map of Barkway



Chiltern Fields, Windmill Close, Barkway, Royston SG8 8BZ  
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