



# King George's Vale

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NORTHAW ROAD EAST, CUFFLEY, POTTERS BAR, HERTFORDSHIRE EN6 4RD



THE  
**ARTISAN**  
COLLECTION

**Bellway**



# WELCOME TO | King George's Vale







## At the heart of the community

A LOCATION ON THE EDGE OF CUFFLEY PUTS EVERYTHING WITHIN REACH

The well-appointed village of Cuffley enjoys an excellent range of amenities at its centre. Aside from essentials such as a convenience store, bank, GP surgery and pharmacy, the village plays home to a selection of independent shops, cafés and eateries.

There is also a choice of outstanding primary schools within five minutes and secondary schools within 10 minutes of King George's Vale by car - plus, some of the world's best universities can be found a short train journey away in central London.

Further shopping can be found in the surrounding towns, such as Palace Gardens Shopping Centre in Enfield for high-street brands and Brookfield Retail Park on the outskirts of Cheshunt for supermarkets and other retailers. Both are an easy 12-minute drive away. Additionally, those with green fingers will love nearby Crewes Hill Garden Centre.

Cuffley also offers some great options for leisure and entertainment. The popular football and lawn tennis clubs are both a stone's throw from your front door, while Crewes Hill Golf Club is as little as four minutes away by road.

Alternatively, enjoy dinner at Sópers House Restaurant followed by some local theatre from Cuffley Players.

Moving further afield, you can find aquatic fun at Lee Valley Water Centre, while Go Ape in Trent Park and the wider Lee Valley Regional Park offer no end of outdoor adventure.

Many delightful restaurants can also be found in the surrounding towns, such as The Zebra Riding Club in Cheshunt, The Gables in Newgate Street and Judges in Potters Bar. For even more choice, take a trip into London for endless food, drink, culture and entertainment.

This can all be reached via excellent local transport links. Cuffley Station is a six-minute cycle ride away and operates regular services to King's Cross, while Theobald's Grove and Cockfosters provide convenient Overground and Underground links, respectively.

Alternatively, easy access to the M25 and A1 make road travel easy.



## Favourites

Plot 105 The Coiner - Available £500,000

Plot 2 The Blemmere - Unreleased

Plot 37 The Frammer - Unreleased

Plot 7 The Harper - Available £640,000

Plot 19 The Parkman - Unreleased

Plot 99 The Thespian - Available £595,000

Plot 75 The Forester - Unreleased

Plot 5 The Philosopher - Available £920,000

Plot 18 The Reedmaker - Unreleased

Plot 14 The Weaver - Available £980,000

Plot 15 The Granger - Available £965,000

Plot 4 The Millwright - Showhome

Plot 100 The Cooper - Available £520,000



The site plan is drawn to show the relative position of individual properties. NOT TO SCALE. This is a two dimensional drawing and will not show land contours and gradients, boundary treatments, landscaping or local authority street lighting. Footpaths subject to change. For details of individual properties and availability please refer to our Sales Advisor.







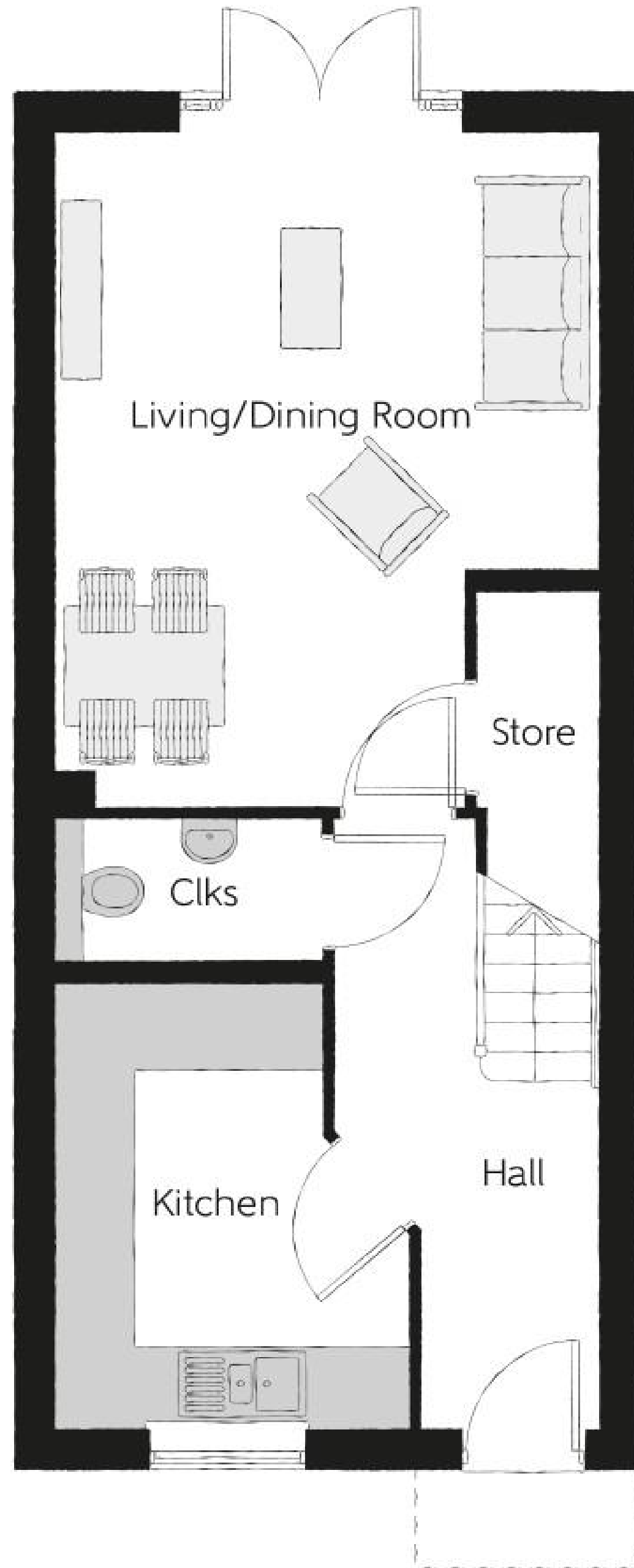
Plot 105

## The Coiner

2 Bedrooms

Available - £500,000

**Bellway**



Plot 105

## The Coiner

2 Bedrooms

Available - £500,000

### Ground Floor

Kitchen	2.65m x 3.35m	8'8" x 11'0"
Living/Dining Room	4.08m x 5.12m	13'5" x 16'10"
Cloakroom	1.99m x 1.09m	6'6" x 3'7"

**Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.**

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Plot 105

## The Coiner

2 Bedrooms

Available - £500,000

### First Floor

Bedroom 1	4.08m x 3.11m	13'5" x 10'2"
Bedroom 1 En Suite	2.00m x 1.41m	6'7" x 4'8"
Bedroom 2	4.08m x 2.85m	13'5" x 9'4"
Bathroom	2.00m x 2.16m	6'7" x 7'1"

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Plot 2

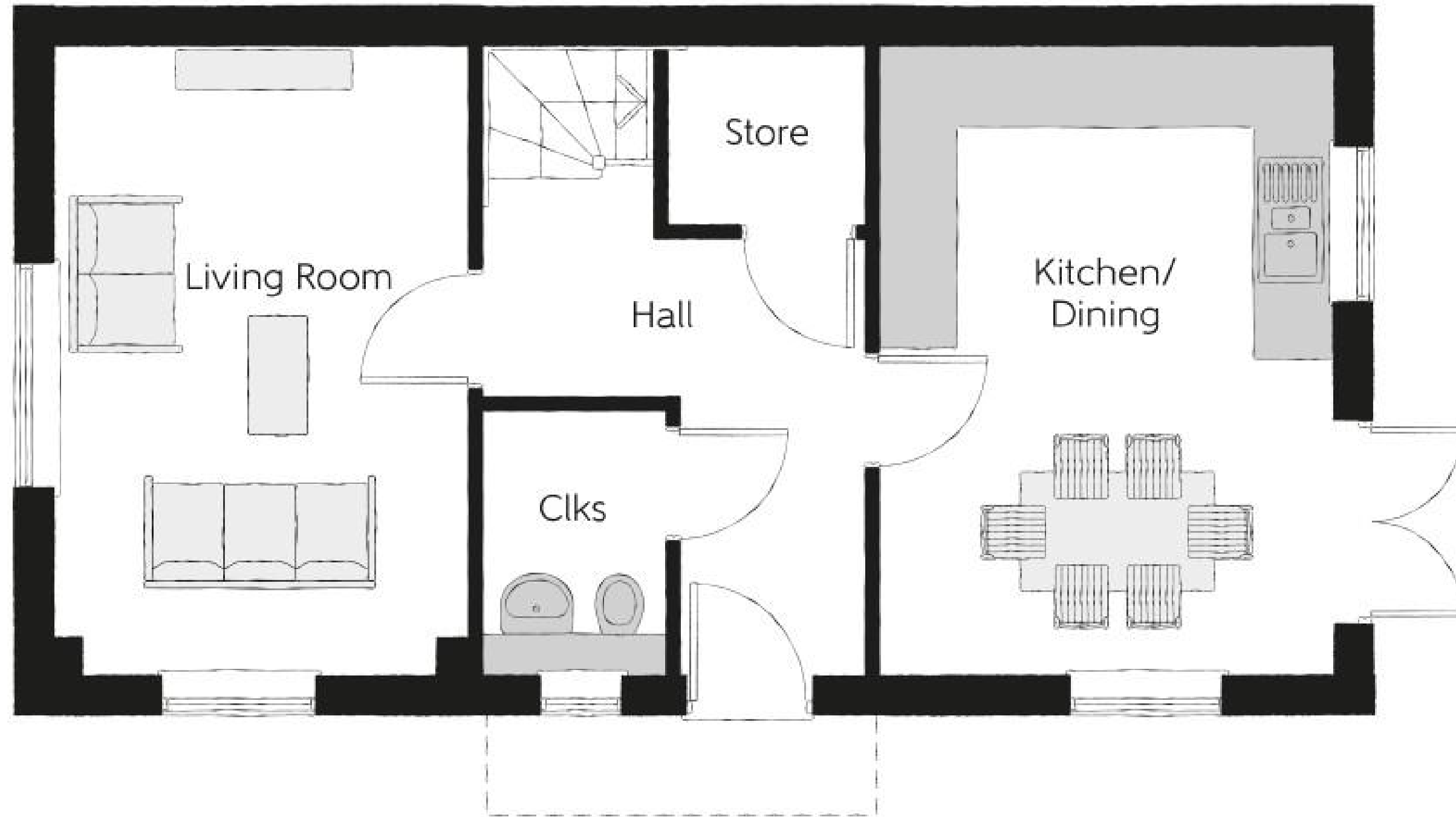
## The Blemmere

3 Bedrooms

Unreleased

**Bellway**





Plot 2

# The Blemmere

3 Bedrooms

Unreleased

## Ground Floor

Kitchen/Dining	4.79m x 3.49m	15'9" x 11'6"
Living Room	4.79m x 3.16m	15'9" x 10'4"
Cloakroom	2.03m x 1.43m	6'8" x 4'8"

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Plot 2

## The Blemmere

3 Bedrooms

Unreleased

First Floor

Bedroom 1	3.50m x 4.00m	11'6" x 13'1"
Bedroom 1 En Suite	1.20m x 2.83m	3'11" x 9'3"
Bedroom 2	2.55m x 4.59m	8'4" x 15'1"
Bedroom 3	2.15m x 3.49m	7'1" x 11'6"
Bathroom	1.98m x 2.20m	6'6" x 7'3"

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Plot 37

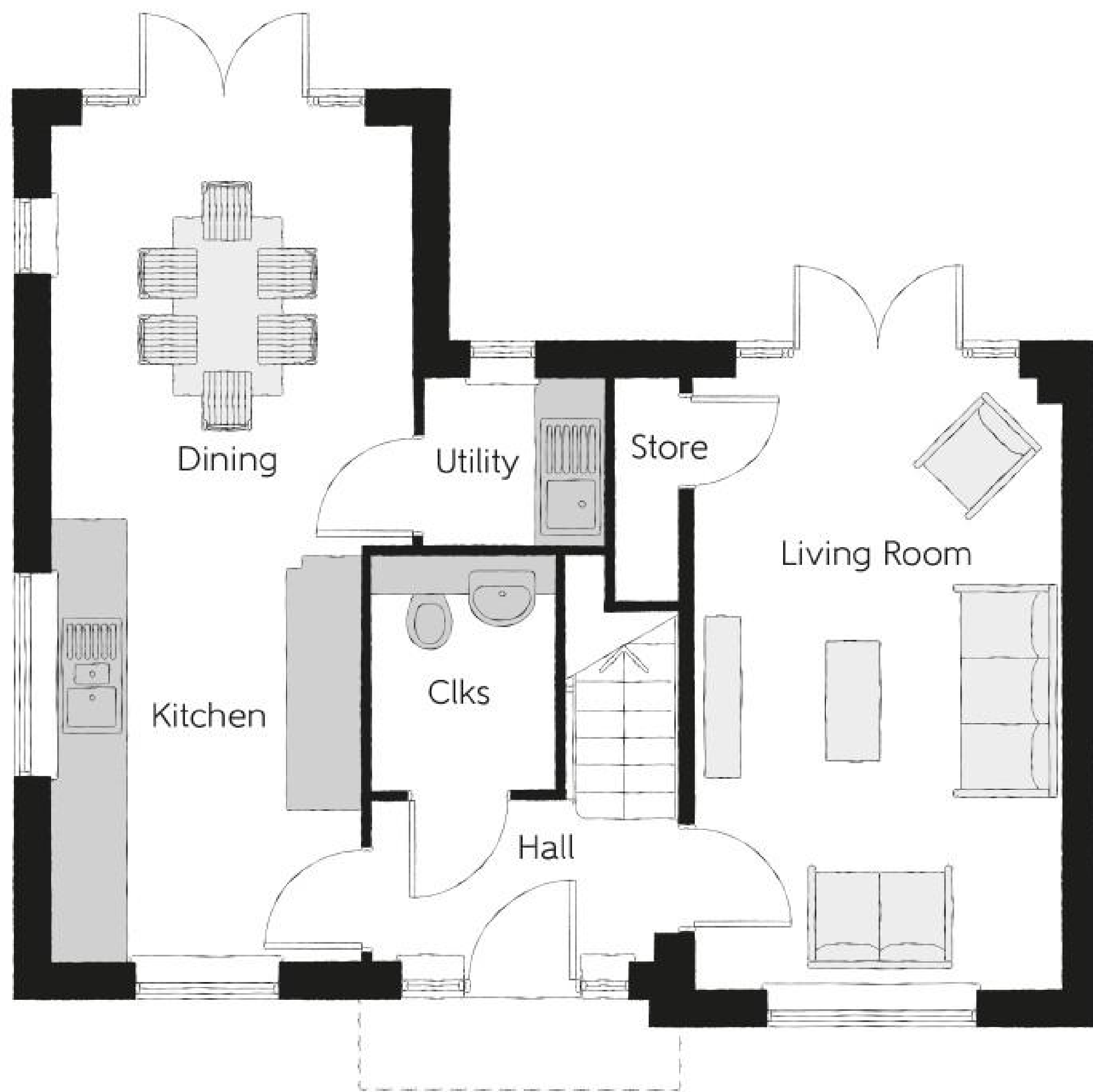
## The Frammer

3 Bedrooms

Unreleased

**Bellway**





Plot 37

# The Framer

3 Bedrooms

Unreleased

## Ground Floor

Kitchen/Dining	3.05m x 6.99m	10'0" x 22'11"
Living Room	3.05m x 5.07m	10'0" x 16'8"
Utility	1.48m x 1.39m	4'10" x 4'7"
Cloakroom	1.50m x 1.93m	4'11" x 6'4"

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Plot 37

## The Framers

3 Bedrooms

Unreleased

First Floor

Bedroom 1	4.20m x 3.74m	13'9" x 12'3"
Bedroom 1 En Suite	2.12m x 1.60m	6'11" x 5'3"
Bedroom 2	3.05m x 3.16m	10'0" x 10'4"
Bedroom 3	3.11m x 3.37m	10'2" x 11'1"
Bathroom	1.98m x 2.16m	6'6" x 7'1"

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Plot 7

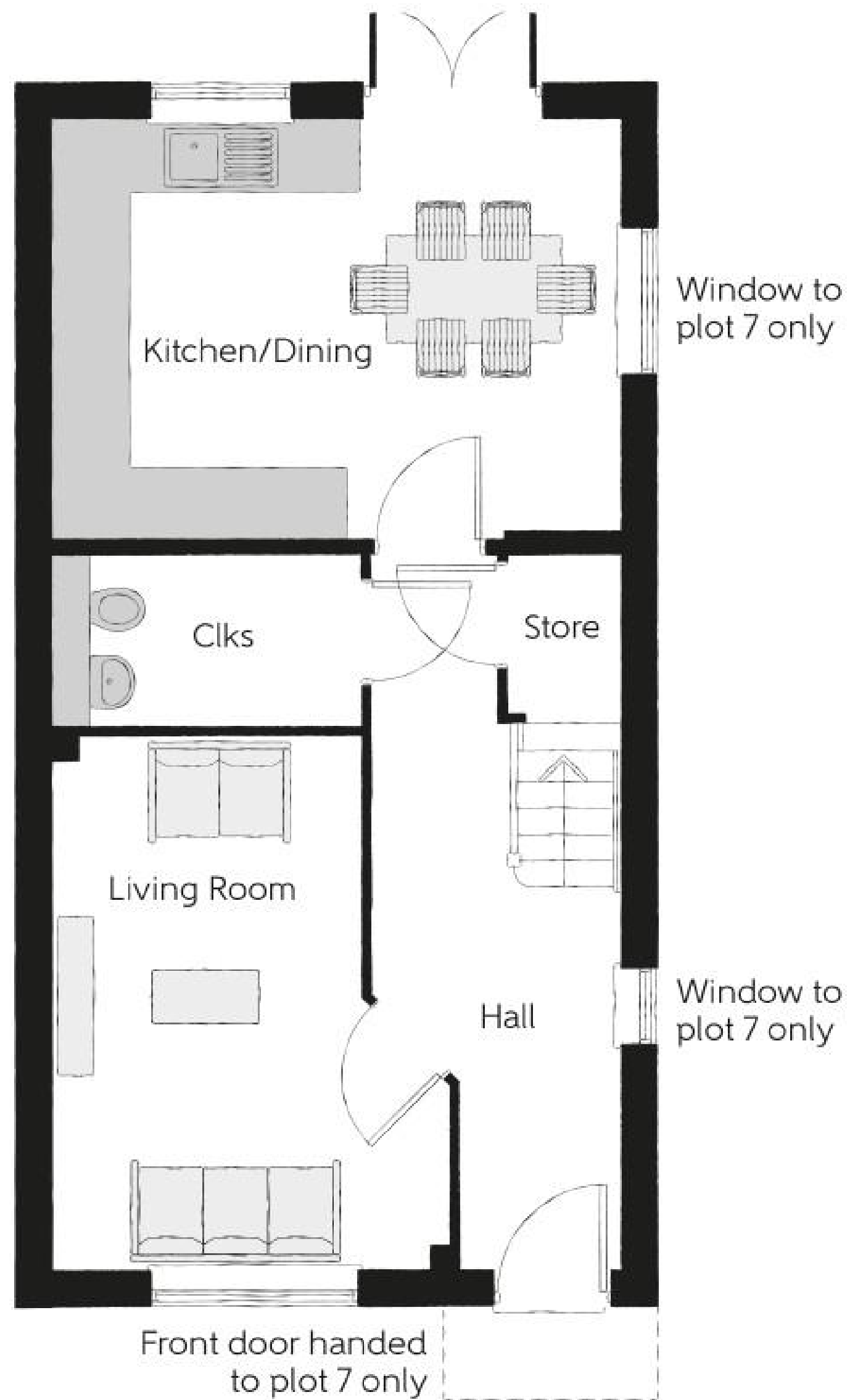
## The Harper

3 Bedrooms

Available - £640,000

**Bellway**





Plot 7  
**The Harper**

3 Bedrooms

Available - £640,000

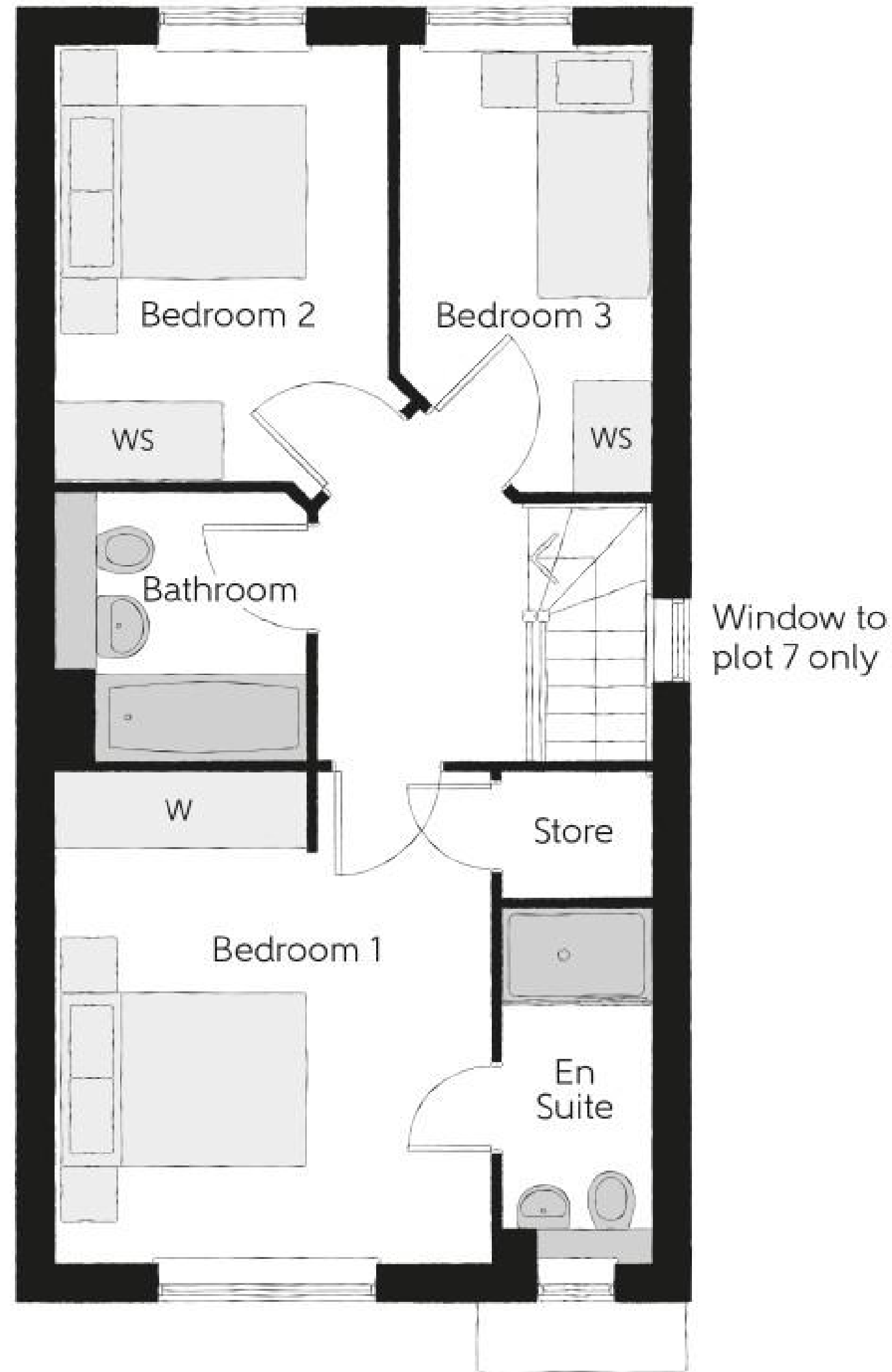
Ground Floor

Kitchen/Dining	4.78m x 3.55m	15'8" x 11'8"
Living Room	3.35m x 4.53m	11'0" x 14'10"
Cloakroom	1.48m x 2.61m	4'10" x 8'7"

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Plot 7  
**The Harper**

3 Bedrooms

Available - £640,000

First Floor

Bedroom 1	3.50m x 3.91m	11'6" x 12'10"
Bedroom 1 En-suite	1.20m x 2.81m	3'11" x 9'3"
Bedroom 2	2.66m x 3.53m	8'9" x 11'7"
Bedroom 3	2.03m x 3.61m	6'8" x 11'10"
Bathroom	2.16m x 2.00m	7'1" x 6'7"

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Plot 19

# The Parkman

3 Bedrooms

Unreleased

**Bellway**





Plot 19

# The Parkman

3 Bedrooms

Unreleased

## Ground Floor

Kitchen/Family/Dining	4.66m x 4.03m	15'3" x 13'3"
Living Room	3.73m x 3.68m	12'3" x 12'1"
Cloakroom/Laundry	1.65m x 2.10m	5'5" x 6'11"

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Plot 19  
**The Parkman**

3 Bedrooms

Unreleased

First Floor

Bedroom 2	3.24m x 3.16m	10'8" x 10'4"
Bedroom 2 En Suite	1.41m x 2.23m	4'8" x 7'4"
Bedroom 3	4.66m x 3.23m	15'3" x 10'7"
Bathroom	2.05m x 2.15m	6'9" x 7'1"

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Plot 19  
**The Parkman**

3 Bedrooms

Unreleased

Second Floor

Bedroom 1	3.65m x 5.19m	12'0" x 17'0"
Bedroom 1 En Suite	2.94m x 2.61m	9'8" x 8'7"

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Plot 99

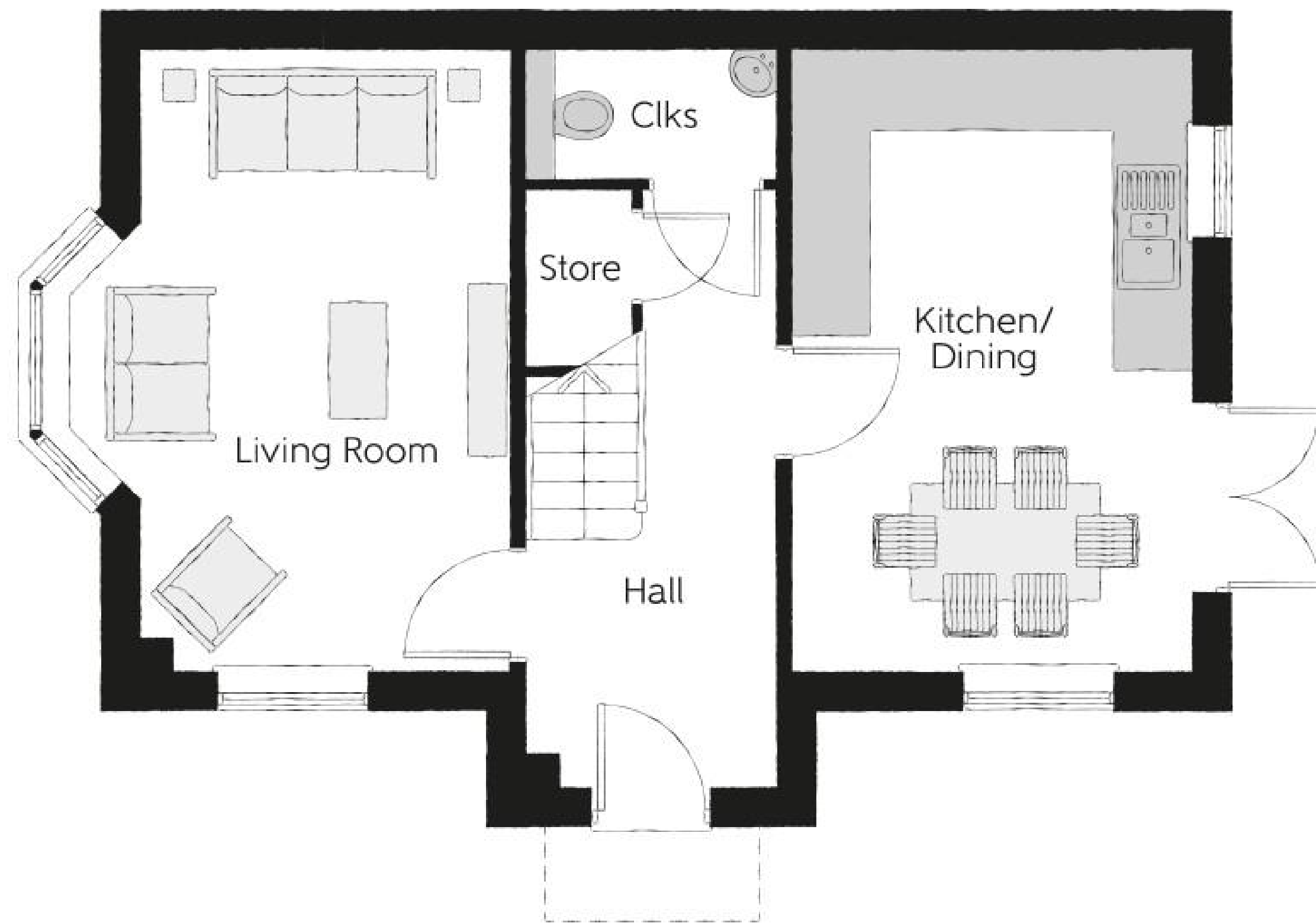
## The Thespian

3 Bedrooms

Available - £595,000

**Bellway**





Plot 99

## The Thespian

3 Bedrooms

Available - £595,000

### Ground Floor

Kitchen/Dining	3.11m x 4.85m	10'3" x 15'11"
Living Room	3.48m x 4.85m	11'5" x 15'11"
Cloakroom	1.92m x 0.96m	6'4" x 3'2"

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Plot 99  
**The Thespian**

3 Bedrooms

Available - £595,000

First Floor

Bedroom 1	2.95m x 3.56m	9'8" x 11'8"
Bedroom 1 En Suite	2.95m x 1.20m	9'8" x 3'11"
Bedroom 2	3.17m x 2.39m	10'5" x 7'10"
Bedroom 3	3.17m x 2.37m	10'5" x 7'9"
Bathroom	1.92m x 1.90m	6'4" x 6'3"

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Plot 75

## The Forester

4 Bedrooms

Unreleased

**Bellway**





Plot 75

# The Forester

4 Bedrooms

Unreleased

## Ground Floor

Kitchen/Dining/Family	6.37m x 5.56m	20'11" x 18'3"
Living Room	4.29m x 4.43m	14'1" x 14'6"
Utility	1.62m x 1.78m	5'4" x 5'10"
Cloakroom	1.06m x 1.78m	3'6" x 5'10"
Garage	2.70m x 4.71m	8'10" x 15'5"

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Plot 75  
**The Forester**

4 Bedrooms

Unreleased

First Floor

Bedroom 1	4.29m x 4.89m	14'1" x 16'0"
Bedroom 1 En Suite	3.06m x 1.63m	10'1" x 5'4"
Bedroom 2	3.63m x 3.59m	11'11" x 11'9"
Bedroom 3	3.28m x 3.44m	10'9" x 11'4"
Bedroom 4	3.09m x 3.08m	10'2" x 10'1"
Bathroom	2.15m x 2.23m	7'1" x 7'4"

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Plot 5

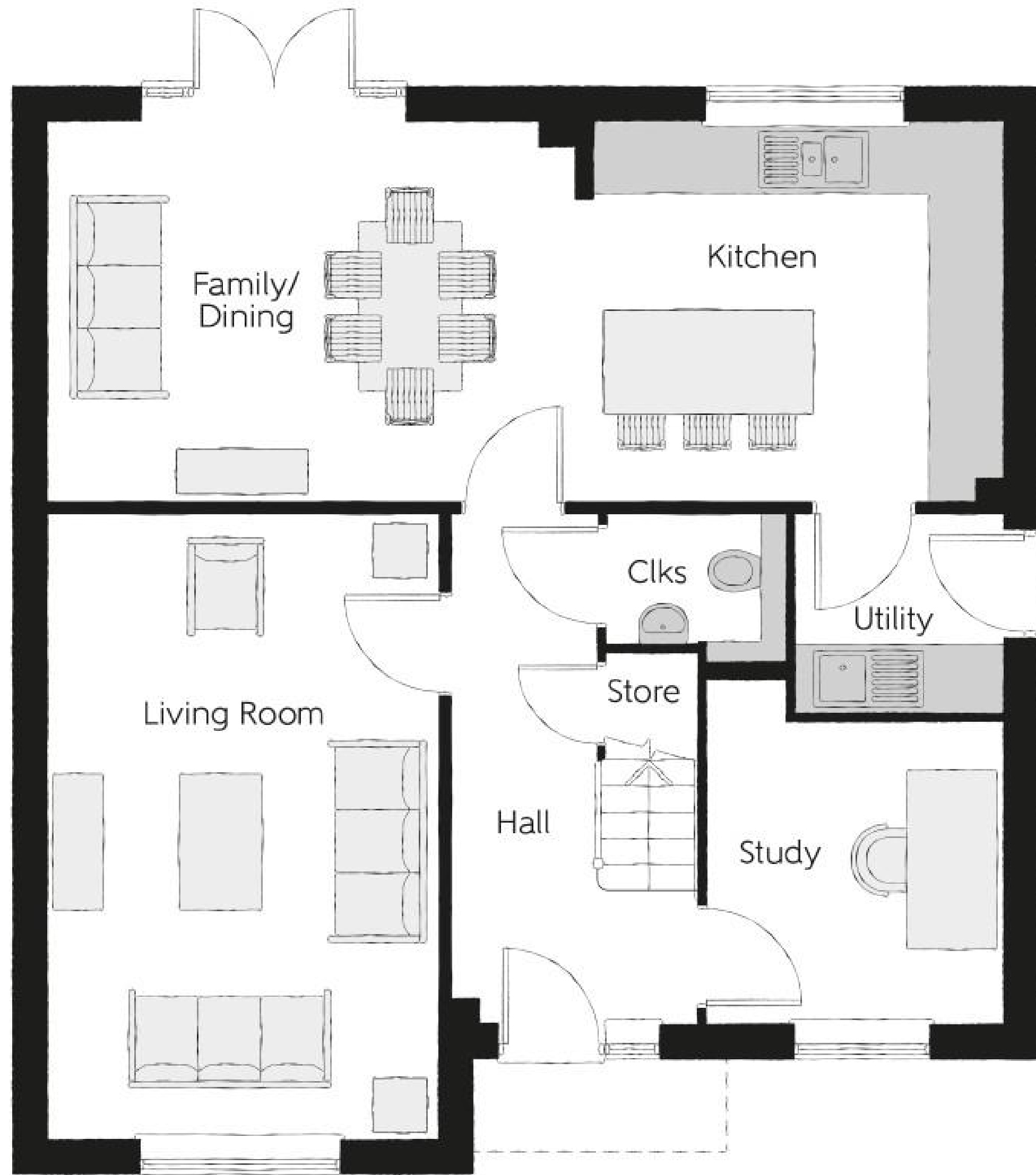
# The Philosopher

4 Bedrooms

Available - £920,000

**Bellway**





Plot 5

# The Philosopher

4 Bedrooms

Available - £920,000

## Ground Floor

Kitchen	3.71m x 3.30m	12'2" x 10'10"
Family/Dining	4.63m x 3.30m	15'2" x 10'10"
Living Room	3.39m x 5.45m	11'1" x 17'11"
Study	2.55m x 3.03m	8'4" x 9'11"
Utility	1.78m x 1.71m	5'10" x 5'7"
Cloakroom	1.57m x 1.32m	5'2" x 4'4"

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Plot 5  
**The Philosopher**

4 Bedrooms

Available - £920,000

First Floor

Bedroom 1	3.39m x 4.92m	11'1" x 16'2"
Bedroom 1 En Suite	2.23m x 2.27m	7'4" x 7'5"
Bedroom 2	3.39m x 3.89m	11'1" x 12'9"
Bedroom 3	3.21m x 3.89m	10'6" x 12'9"
Bedroom 3 En Suite	1.50m x 2.05m	4'11" x 6'9"
Bedroom 4	2.75m x 2.76m	9'0" x 9'1"
Bathroom	2.02m x 2.76m	6'8" x 9'1"

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Plot 18

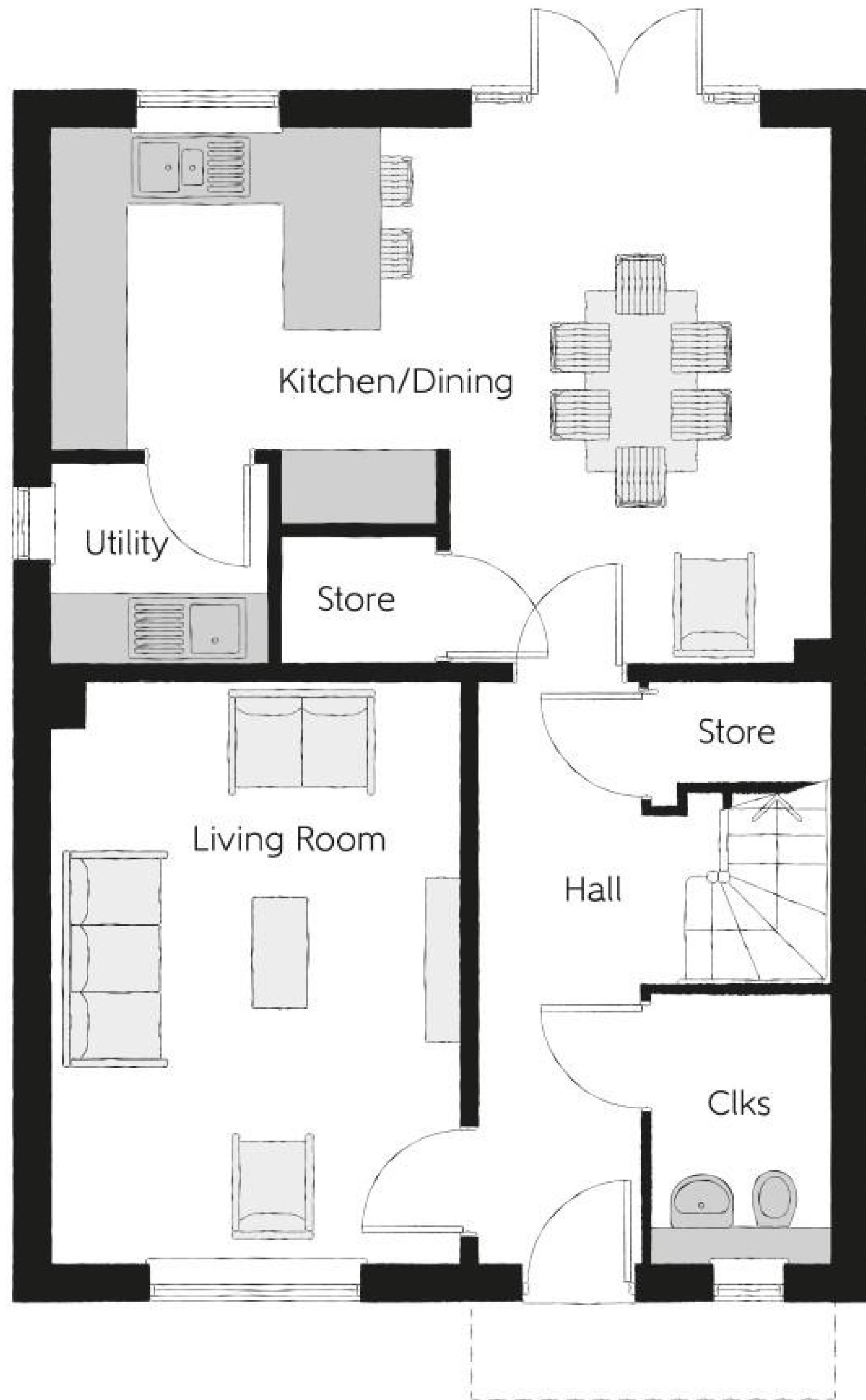
# The Reedmaker

4 Bedrooms

Unreleased

**Bellway**





Plot 18

# The Reedmaker

4 Bedrooms

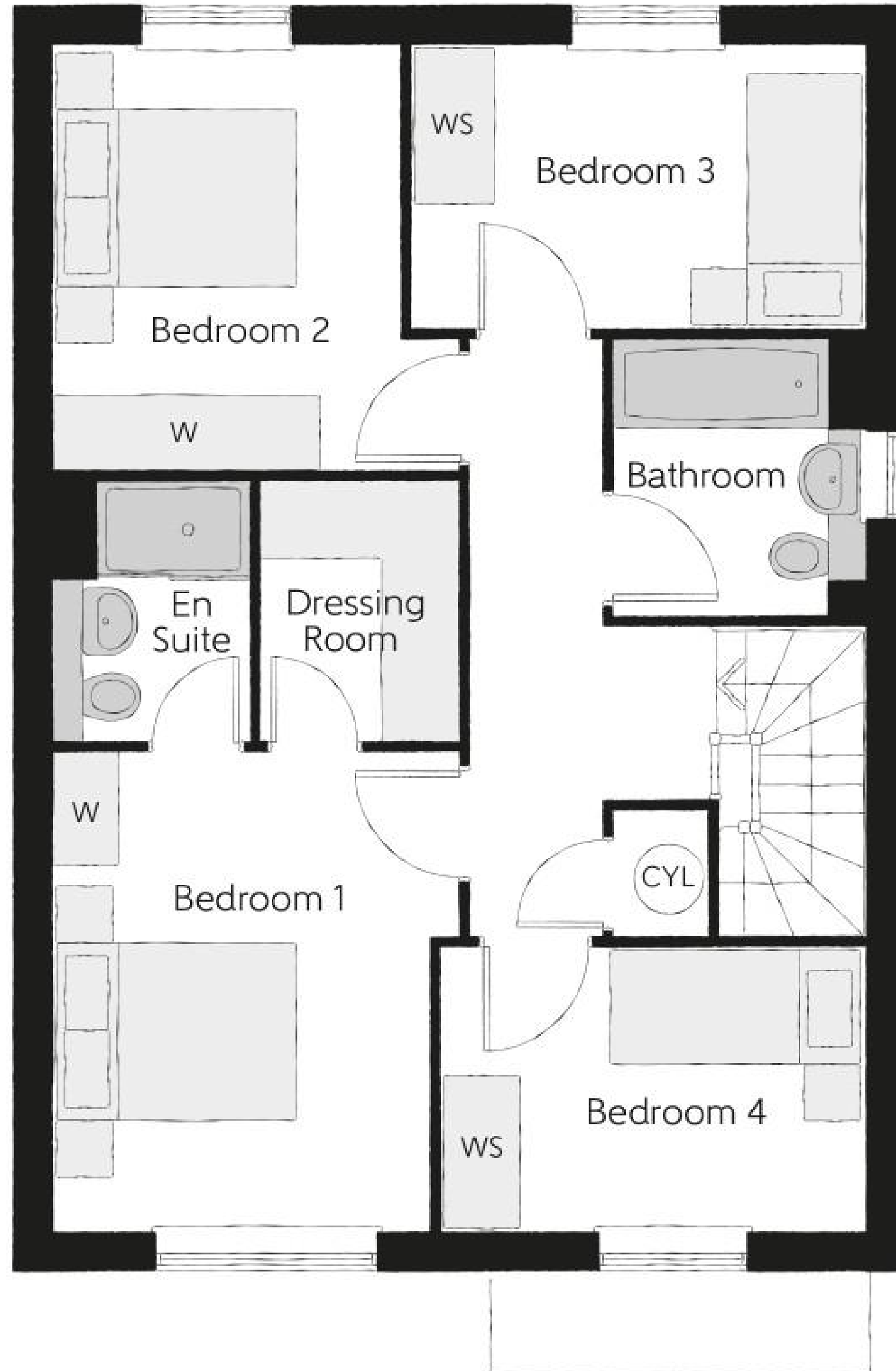
Unreleased

## Ground Floor

Kitchen/Dining	6.42m x 4.42m	21'1" x 14'6"
Living Room	3.39m x 4.77m	11'1" x 15'8"
Utility	1.78m x 1.65m	5'10" x 5'5"
Cloakroom	1.46m x 2.22m	4'10" x 7'4"

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Plot 18

# The Reedmaker

4 Bedrooms

Unreleased

## First Floor

Bedroom 1	3.19m x 3.78m	10'5" x 12'5"
Bedroom 1 En Suite	1.54m x 2.05m	5'1" x 6'9"
Dressing	1.55m x 2.05m	5'1" x 6'9"
Bedroom 2	183.00m x 3.35m	10'5" x 11'0"
Bedroom 3	3.60m x 2.20m	11'10" x 7'3"
Bedroom 4	3.40m x 2.22m	11'2" x 7'4"
Bathroom	1.98m x 2.15m	6'6" x 7'1"

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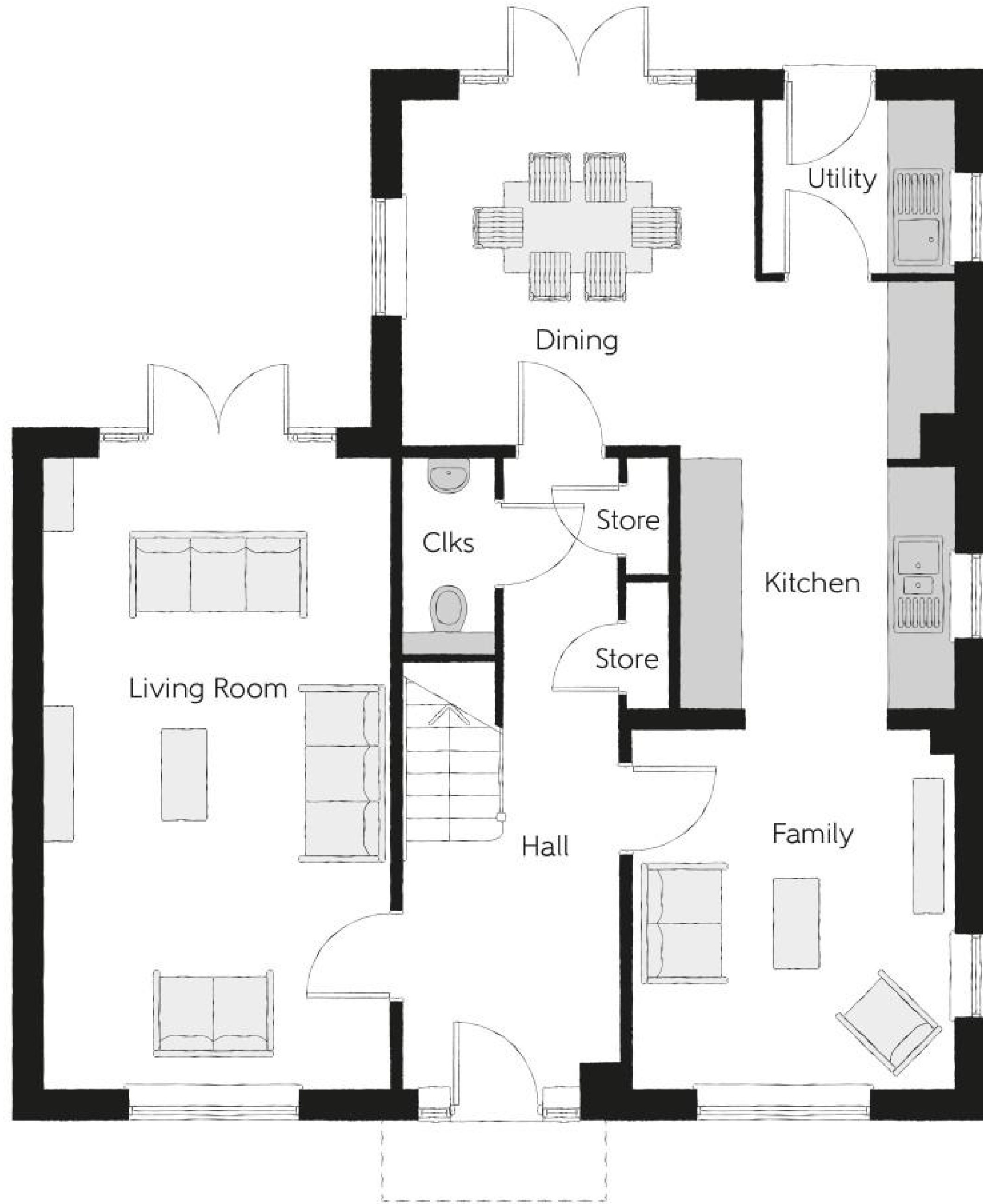
Plot 14

## The Weaver

4 Bedrooms

Available - £980,000

**Bellway**



Plot 14  
**The Weaver**

4 Bedrooms

Available - £980,000

Ground Floor

Kitchen/Dining	5.52m x 6.18m	18'1" x 20'3"
Living Room	3.45m x 6.31m	11'4" x 20'8"
Utility	1.91m x 1.71m	6'3" x 5'7"
Cloakroom	0.90m x 1.94m	3'0" x 6'4"

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Plot 14

# The Weaver

4 Bedrooms

Available - £980,000

## First Floor

Bedroom 1	3.43m x 3.50m	11'3" x 11'6"
Dressing	2.01m x 2.91m	6'7" x 9'7"
Bedroom 1 En Suite	2.36m x 1.90m	7'9" x 6'3"
Bedroom 2	3.51m x 3.31m	11'6" x 10'10"
Bedroom 2 En Suite	2.24m x 1.40m	7'4" x 4'7"
Bedroom 3	3.51m x 2.91m	11'6" x 9'7"
Bedroom 4	3.19m x 2.73m	10'6" x 8'11"
Bathroom	3.19m x 2.10m	10'6" x 6'11"

Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.

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Plot 15

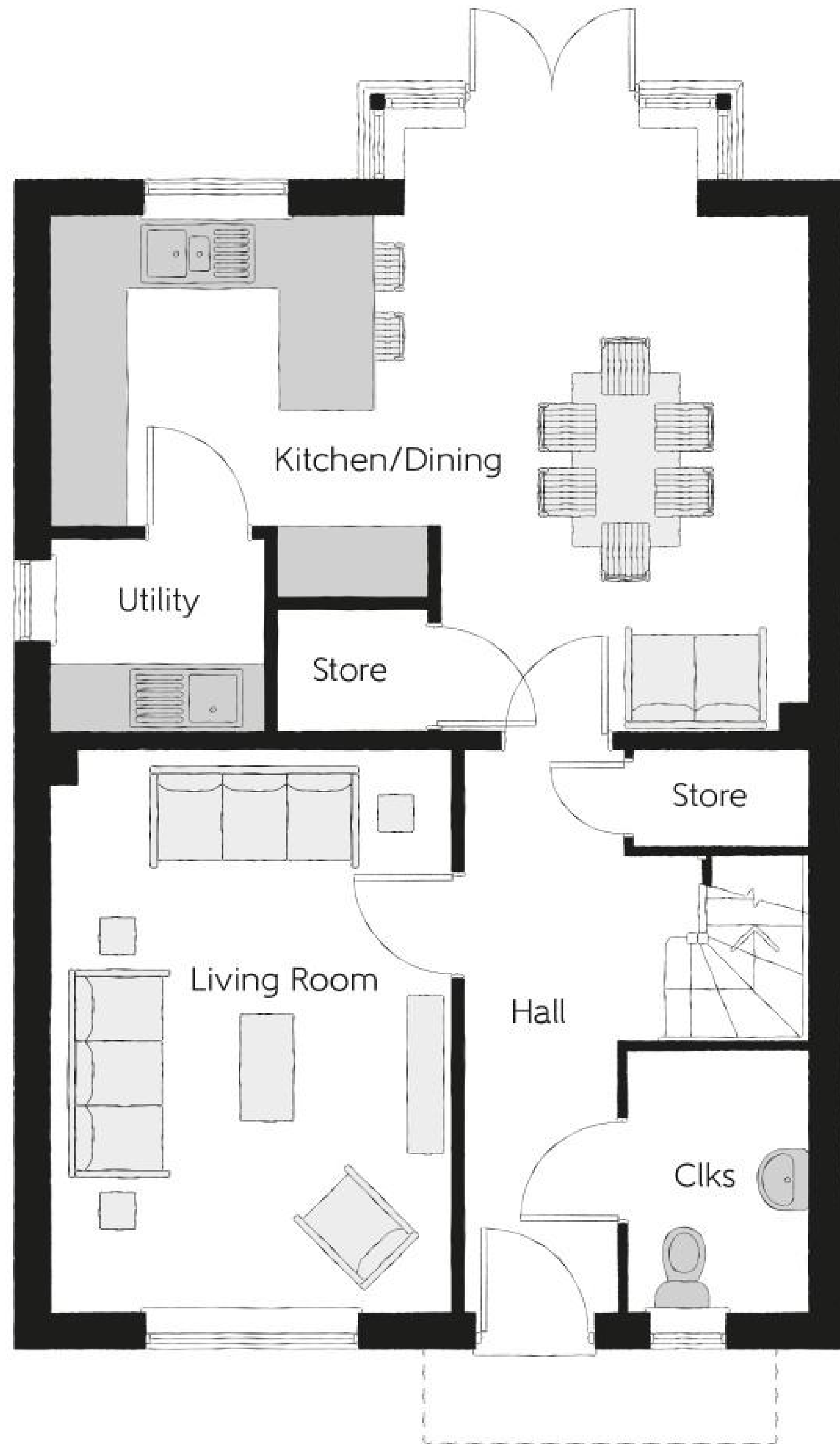
# The Granger

5 Bedrooms

Available - £965,000

**Bellway**





Plot 15

# The Granger

5 Bedrooms

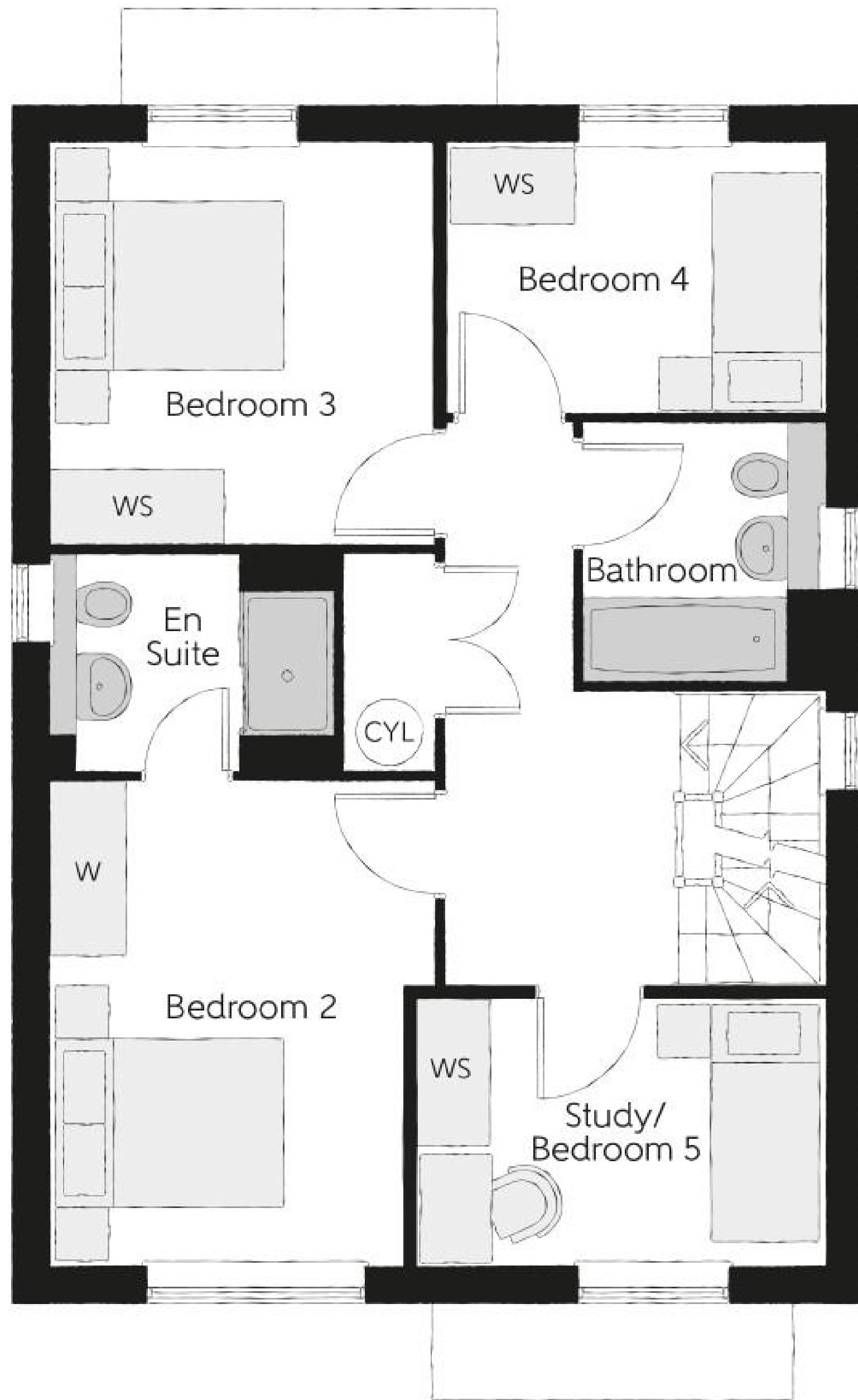
Available - £965,000

## Ground Floor

Kitchen/Dining	5.23m x 6.42m	17'2" x 21'1"
Living Room	3.38m x 4.77m	11'1" x 15'8"
Utility	1.76m x 1.45m	5'9" x 4'9"
Cloakroom	2.21m x 1.36m	7'3" x 4'6"

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Plot 15  
**The Granger**

5 Bedrooms

Available - £965,000

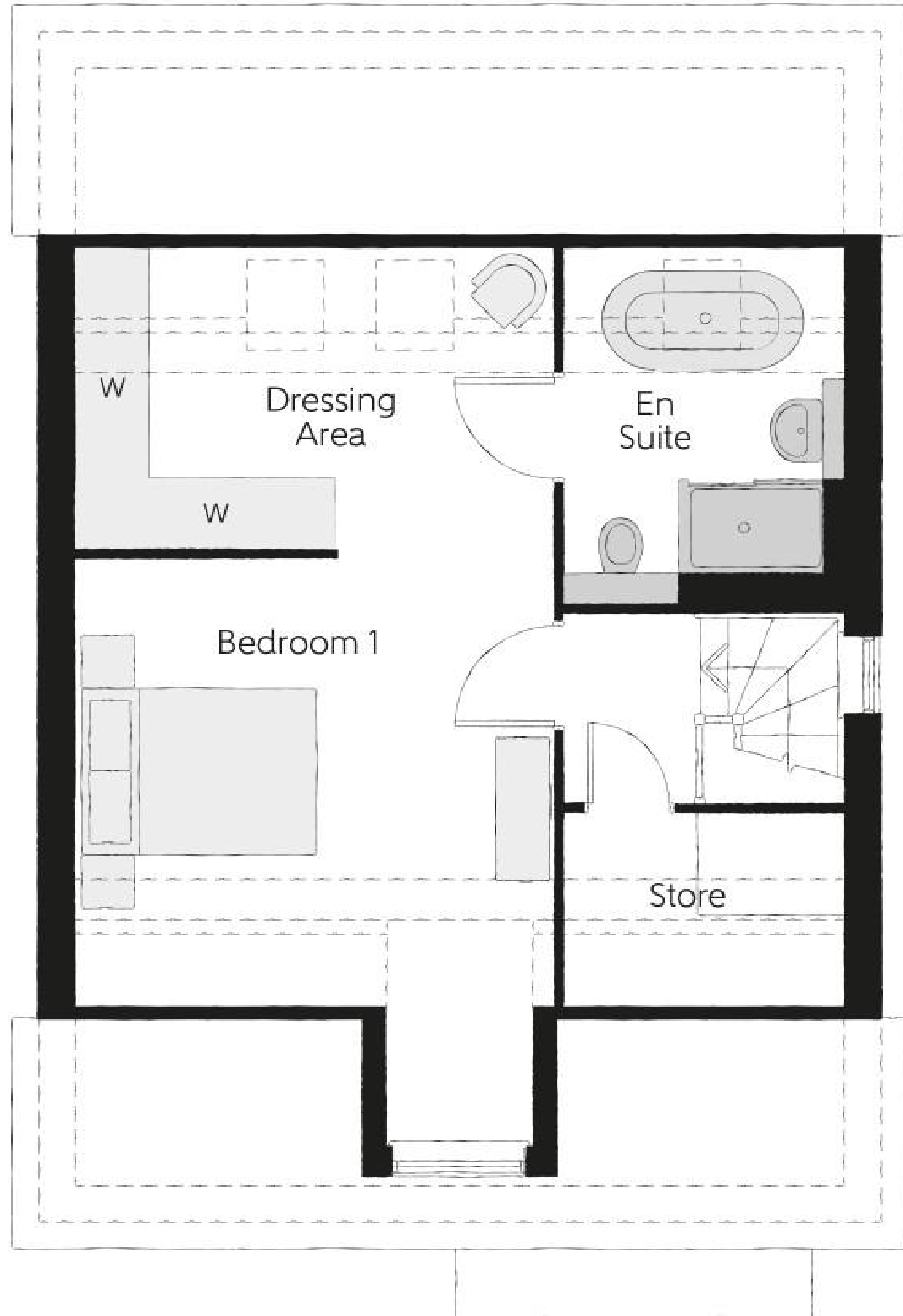
First Floor

Bedroom 2	2.92m x 4.01m	9'7" x 13'2"
Bedroom 2 En Suite	1.77m x 2.33m	5'10" x 7'8"
Bedroom 3	3.17m x 3.33m	10'5" x 10'11"
Bedroom 4	3.13m x 2.23m	10'3" x 7'4"
Bathroom	2.12m x 1.99m	6'11" x 6'6"
Study/Bedroom 5	3.38m x 2.21m	11'1" x 7'3"

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Plot 15

# The Granger

5 Bedrooms

Available - £965,000

## Second Floor

Bedroom 1	3.72m x 3.99m	12'2" x 13'1"
Bedroom 1 En Suite	2.32m x 3.02m	7'7" x 9'11"
Dressing Area	2.56m x 3.98m	8'5" x 13'1"

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Plot 4

# The Millwright

5 Bedrooms

Showhome

**Bellway**





Plot 4  
**The Millwright**

5 Bedrooms

Showhome

Ground Floor

Kitchen/Family/Dining	4.61m x 8.33m	15'1" x 27'4"
Living Room	4.95m x 3.38m	16'3" x 11'1"
Study	2.59m x 2.52m	8'6" x 8'3"
Utility	1.82m x 1.87m	6'0" x 6'2"
Cloakroom	1.75m x 1.47m	5'9" x 4'10"

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Plot 4  
**The Millwright**

5 Bedrooms

Showhome

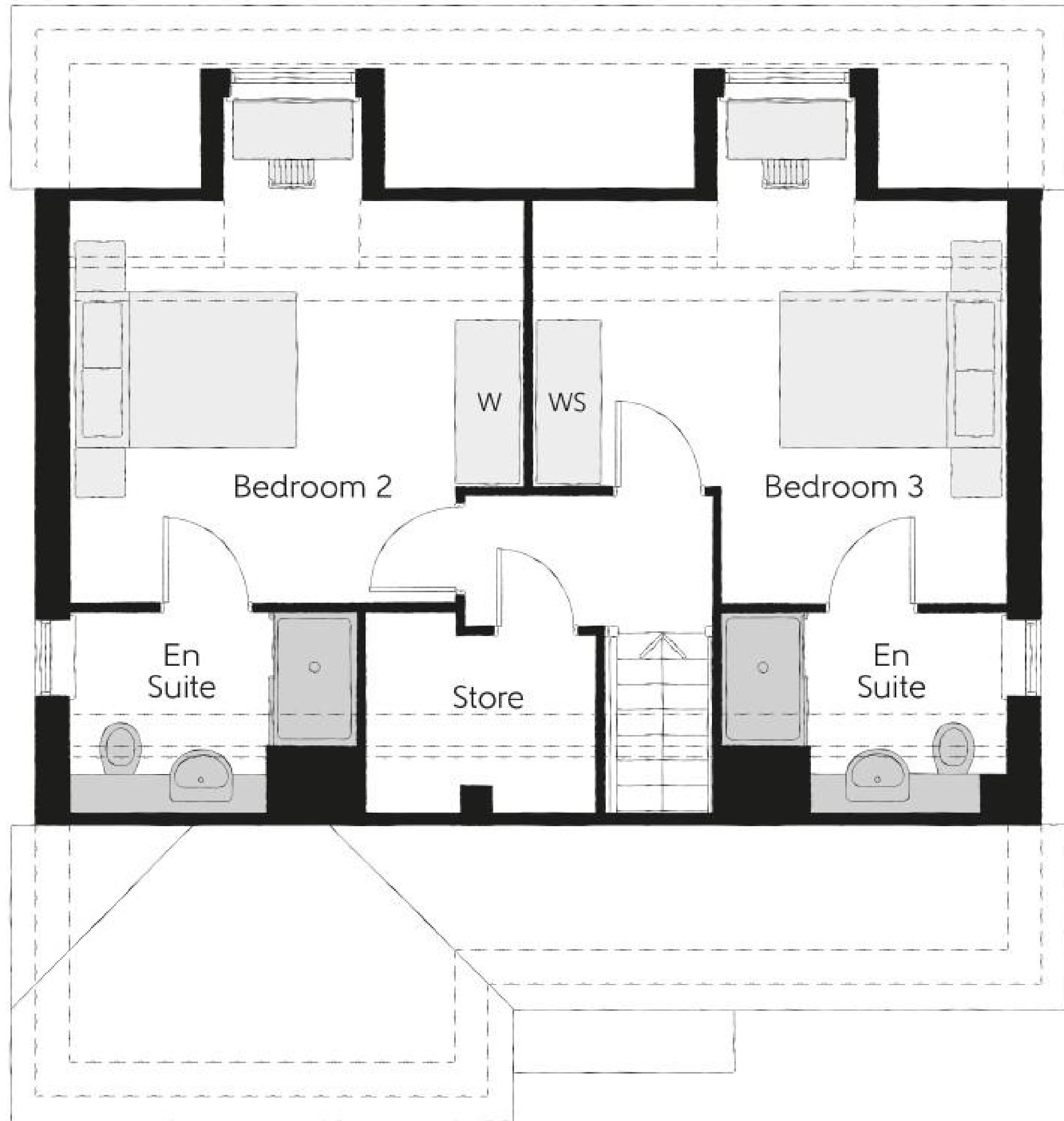
First Floor

Bedroom 1	4.01m x 3.37m	13'2" x 11'1"
Bedroom 1 En Suite	2.16m x 2.68m	7'1" x 8'10"
Bedroom 4	4.01m x 3.37m	13'2" x 11'1"
Bedroom 5	2.53m x 3.92m	8'4" x 12'10"
Bathroom	2.73m x 2.58m	8'11" x 8'6"

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Plot 4  
**The Millwright**

5 Bedrooms  
 Showhome

Second Floor

Bedroom 2	4.52m x 4.02m	14'10" x 13'2"
Bedroom 2 En Suite	1.81m x 2.53m	5'11" x 8'4"
Bedroom 3	4.52m x 4.21m	14'10" x 13'10"
Bedroom 3 En Suite	1.80m x 2.53m	5'11" x 8'4"

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Plot 100

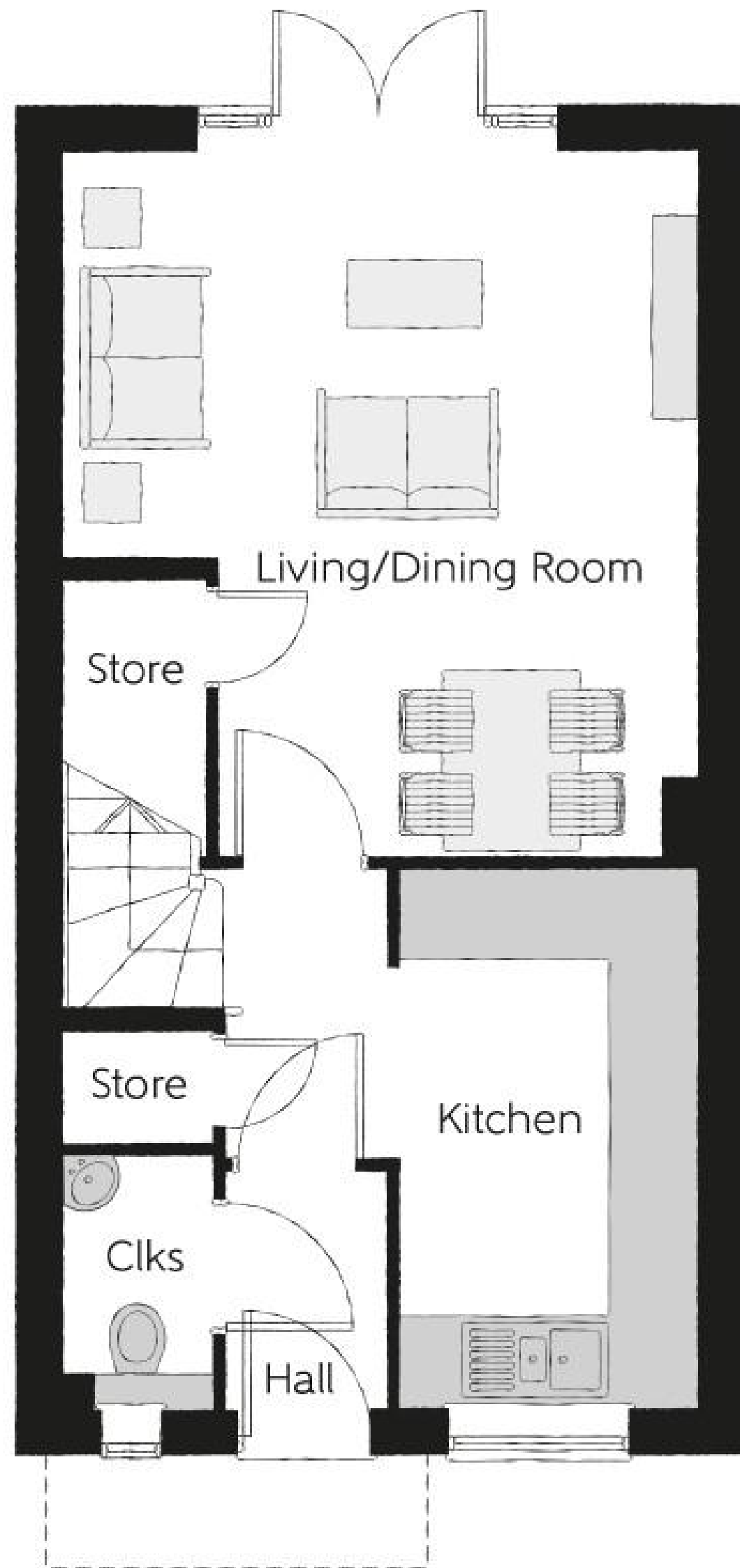
## The Cooper

2 Bedrooms

Available - £520,000

**Bellway**





Plot 100

# The Cooper

2 Bedrooms

Available - £520,000

## Ground Floor

Kitchen	1.99m x 3.58m	6'6" x 11'9"
Living/Dining Room	4.22m x 4.67m	13'10" x 15'4"
Cloakroom	0.99m x 1.66m	3'3" x 5'5"

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Plot 100

# The Cooper

2 Bedrooms

Available - £520,000

## First Floor

Bedroom 1	3.19m x 3.90m	10'5" x 12'9"
Bedroom 1 En Suite	1.37m x 2.06m	4'6" x 6'9"
Bedroom 2	4.22m x 2.27m	13'10" x 7'5"
Bathroom	1.91m x 1.99m	6'3" x 6'6"

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THE  
ARTISAN  
COLLECTION

# Specification

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# Specification

## Kitchen

- Contemporary kitchen units with a choice of Silestone worksurfaces and upstands
- Splashback behind hob to match worktop
- Stainless steel 1½ bowl sink with chrome mixer tap (single bowl sink to utility rooms)
- AEG stainless steel fan oven
- AEG combination microwave oven (4 and 5 bedroom homes)
- AEG stainless steel hob with gas burners
- AEG integrated cooker hood/island hood where applicable
- AEG integrated fridge freezer (two fridge freezers to 5 bedroom homes)
- AEG integrated dishwasher
- Wine cooler (4 and 5 bedroom homes)
- Under counter lighting
- Space and plumbing for a washer/dryer

## Bathroom, En Suite and Cloakroom

- Roca white sanitaryware with chrome fittings
- Roca chrome taps and bathroom furniture
- Mira minimal dual ERD thermostatic shower to shower rooms
- Mira thermostatic shower mixer over bath
- Mirrored bathroom cabinet in en suites
- Fitted mirror above sinks to family bathrooms
- Chrome towel warmers
- Fully tiled floors to all wet rooms
- Full height tiling to wet walls with flat edged chrome trim, half height to remaining walls

## Sustainability

- PV solar panels
- ECV car charging terminal

## General

- Walls and ceiling finished in white matt emulsion
- Skirting and architraves in white satinwood
- Oak veneer internal doors with chrome door furniture
- Staircase with oak handrail, balusters, newel posts and caps (5 bedroom homes)
- Fitted wardrobes to bedroom 1 (2 and 3 bedroom homes)
- Fitted wardrobes to bedrooms 1 and 2 (4 and 5 bedroom homes)

## Electrical

- Openreach ultra-fast connectivity
- Stainless steel sockets, switches and USB points throughout
- TV and Cat 6 network point to living room, family room, bedroom 1 and study
- Telephone point to living room
- Dual connection satellite points to living room
- Pendant ceiling light to living room, bedrooms and hallway
- White recessed spot lights to kitchen, dining and wet rooms
- External brushed chrome up/down light to front and rear with PIR sensor
- Column horizontal radiators (2 and 3 bedroom homes)
- Underfloor heating to all ground floor rooms and wet rooms with column horizontal radiators to remaining rooms (4 and 5 bedroom homes)
- Ideal combi boiler or system boiler with Google Nest gen 3 smart heating programmer and room thermostat
- Heat detector, smoke alarm and carbon monoxide detectors

## External

- External tap to rear
- Artisan number plaque
- Front gardens turfed and landscape planting

Information correct at time of going to print. In the event of product discontinuation or issues with stock availability Bellway will always fit a suitable alternative.

10 year  warranty





# How to find us





# King George's Vale

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01707 524 397



THE  
ARTISAN  
COLLECTION

BELLWAY.CO.UK

**Bellway**