



## PENDLEY FARM

*STATION ROAD, TRING, HERTFORDSHIRE HP23*

# Hamptons

THE HOME EXPERTS



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# PENDLEY FARM

*TRING, HERTFORDSHIRE HP23*

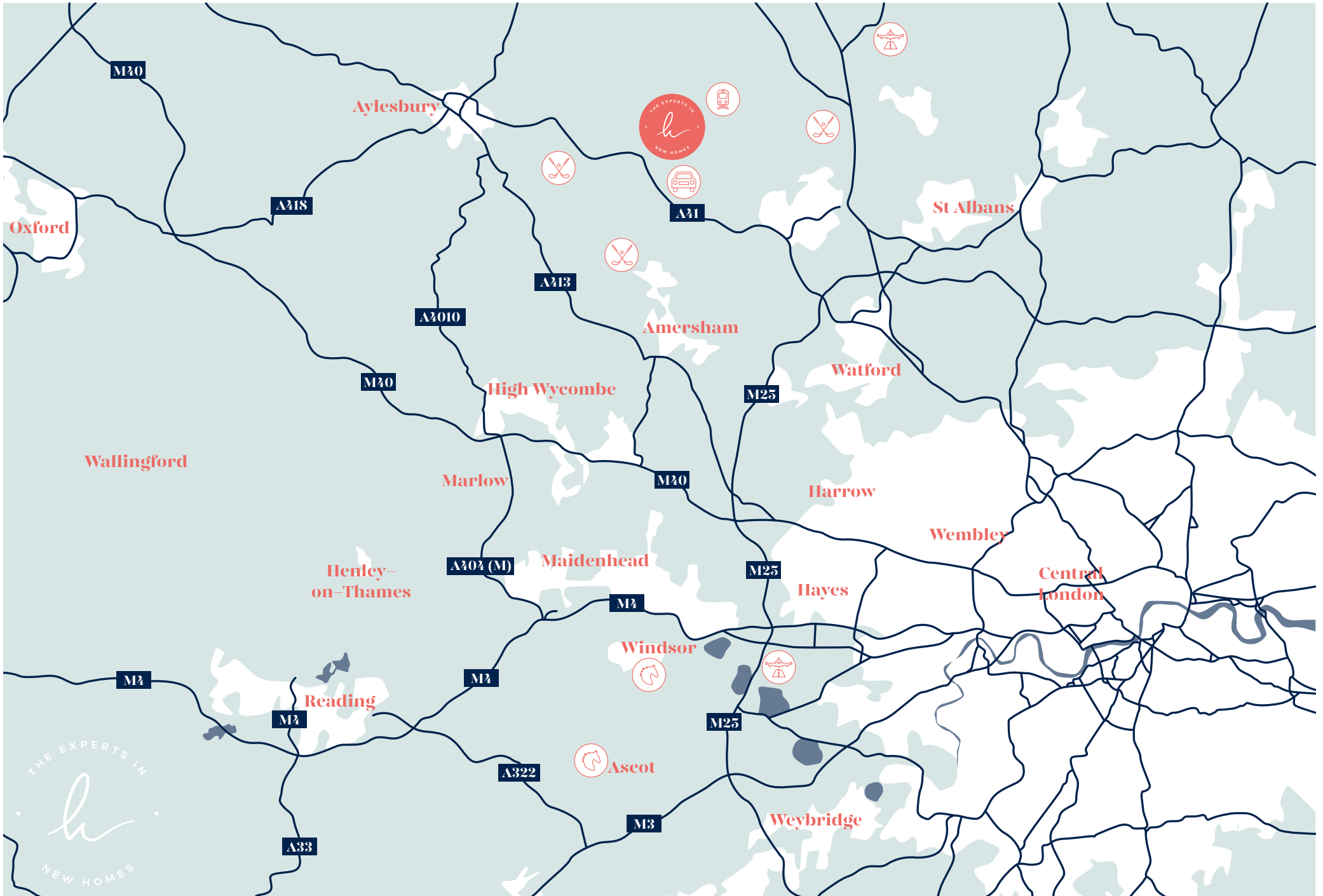
Exceptional Brand New Gated Development In Prime Location | Premium Design & Superior Specification | Energy-Efficient Air Source Heat Pumps With Pv Solar Panels & Lithium Battery Solar Storage | Smart Homes | Larger Than Average Gardens Up To 0.6 Of An Acre | Countryside Setting | Completion From Q1 2024 | Bespoke Choices For Off-Plan Reservations\* | Just 0.3 Miles - 6 Min Walk\* From Tring Station | 1.1 Miles From Tring Town Centre

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## DESCRIPTION

An exquisite collection of bespoke new homes located on the outskirts of the historic market town of Tring in a tranquil countryside setting. The ultimate in versatile, contemporary living brimming with character.

Set behind a secure gated entrance, these outstanding homes boast accommodation designed to support a modern lifestyle with larger than average new home plots with largest plot totalling 0.6 of an acre. Each home has been planned, specified and finished to an exceptionally high standard with complete attention to detail, benefiting from the latest technology including Air Source heat pumps, PV Solar Panels and Lithium storage batteries to save further on energy bills with the ability to store and use self-generated electricity, ensuring energy-efficient future-proofed homes.



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## LOCATION

Tring is a pretty market town on the edge of the Chiltern Hills. The town offers a wide range of recreational facilities, including a branch of the Natural History Museum, the Grand Union Canal, Pendley Court Theatre, and various sporting activities.

Local shopping facilities are varied and include a selection of independent boutiques, plus larger chains such as M&S Simply Food and Tesco. There are also a number of restaurants and cafes, including Costa and Black Goo.

The slightly larger market town of Berkhamsted is only around 5 miles away, and offers a further range of shops and facilities, including Waitrose and Starbucks.

Buckinghamshire's County Town, Aylesbury, is around 8 miles away and boasts a multiplex cinema, shopping centres, and a recently completed £42 million theatre.

The area boasts some excellent educational facilities, including Tring School. For those wishing to use the independent sector, Tring Park School for the Performing Arts, Berkhamsted School, and Chesham Preparatory School all have superb reputations.

London is easily accessible. Both commuters to town, and those seeking some retail therapy at Westfield, are well catered for with Tring station providing regular and direct train services to London Euston and Shepherds Bush in a little over 40 minutes. Road links nearby include the A41, which provides dual carriageway access direct to the M25 (J20).

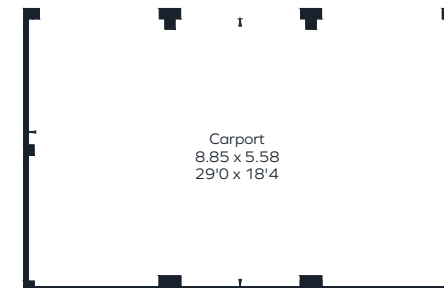
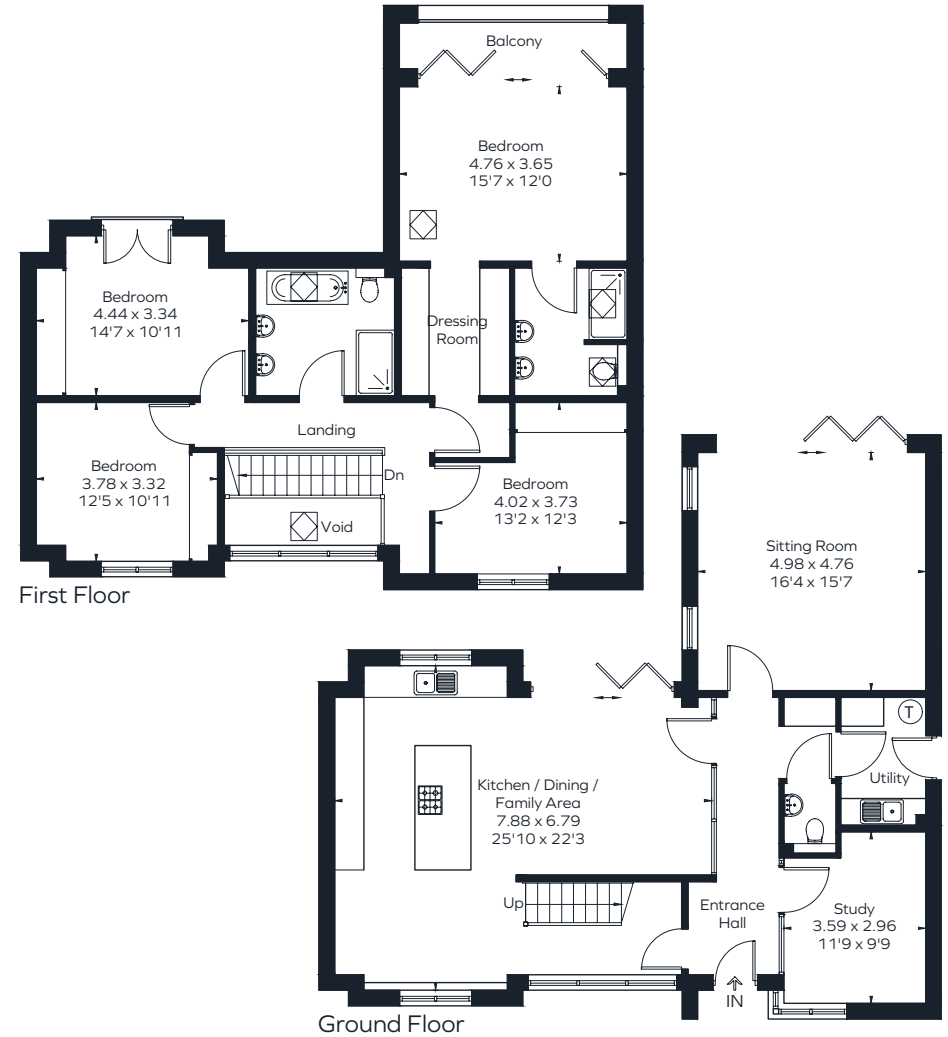


# HOUSE 1



Approximate Area = 195.1 sq m / 2100 sq ft  
(Excluding Garage / Void)

[Click here to discover House 1](#)



(Not Shown In Actual Location / Orientation)

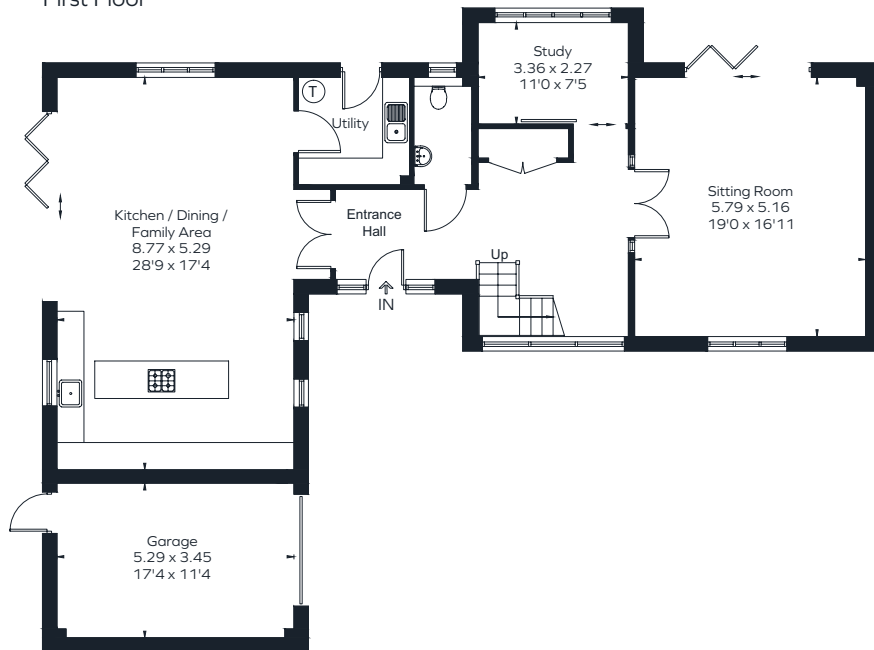
Energy Efficiency Rating	Current
Very energy efficient - lower running costs (92-100) <b>A</b>	89
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current
Very environmentally friendly - lower CO <sub>2</sub> emissions (92-100) <b>A</b>	98
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	

# HOUSE 2



First Floor



Ground Floor



Approximate Area = 267.3 sq m / 2877 sq ft  
(Including Garage)

[Click here to discover House 2](#)

Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs (92-100) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England, Scotland & Wales <small>EU Directive 2002/91/EC</small>	

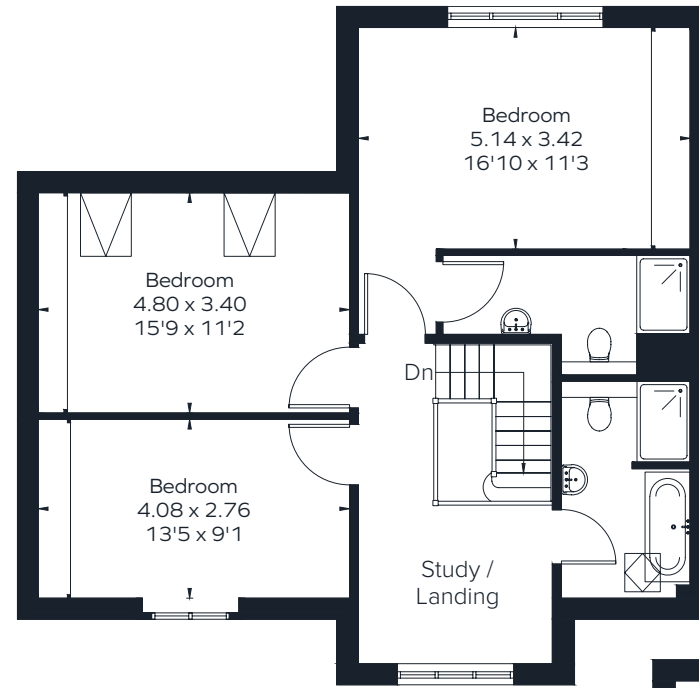
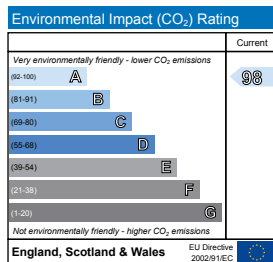
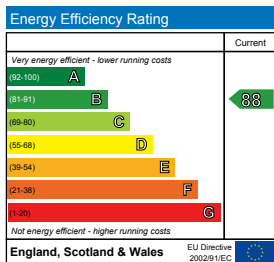
Environmental Impact (CO <sub>2</sub> ) Rating	
	Current
Very environmentally friendly - lower CO <sub>2</sub> emissions (92-100) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England, Scotland & Wales <small>EU Directive 2002/91/EC</small>	

# HOUSE 3

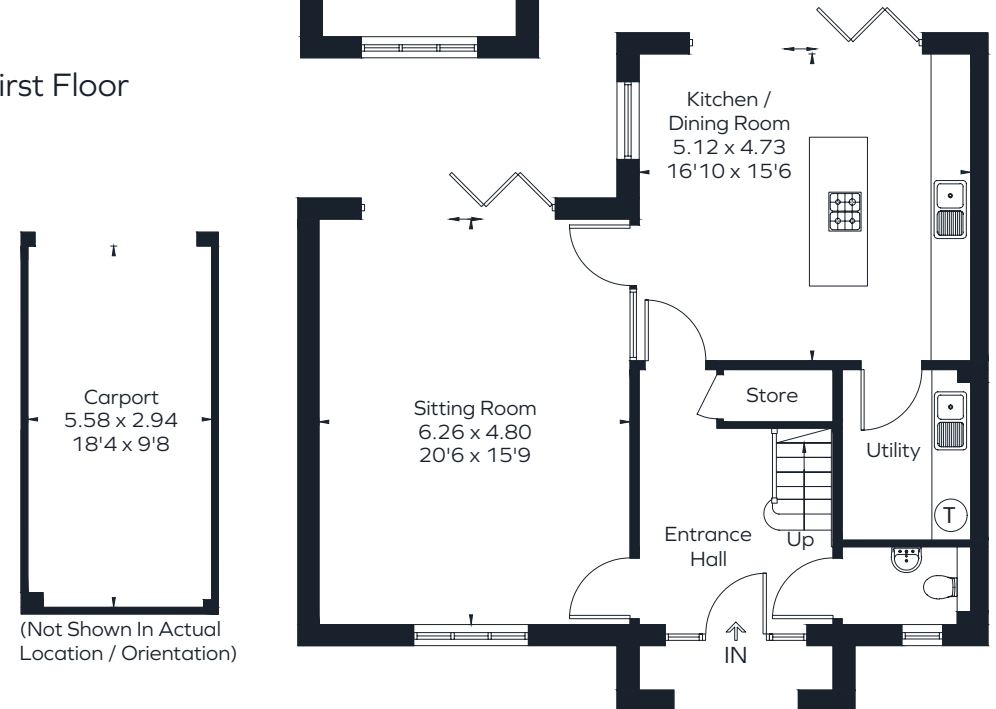


Approximate Area = 157.9 sq m / 1700 sq ft  
(Excluding Carport)

[Click here to discover House 3](#)



First Floor

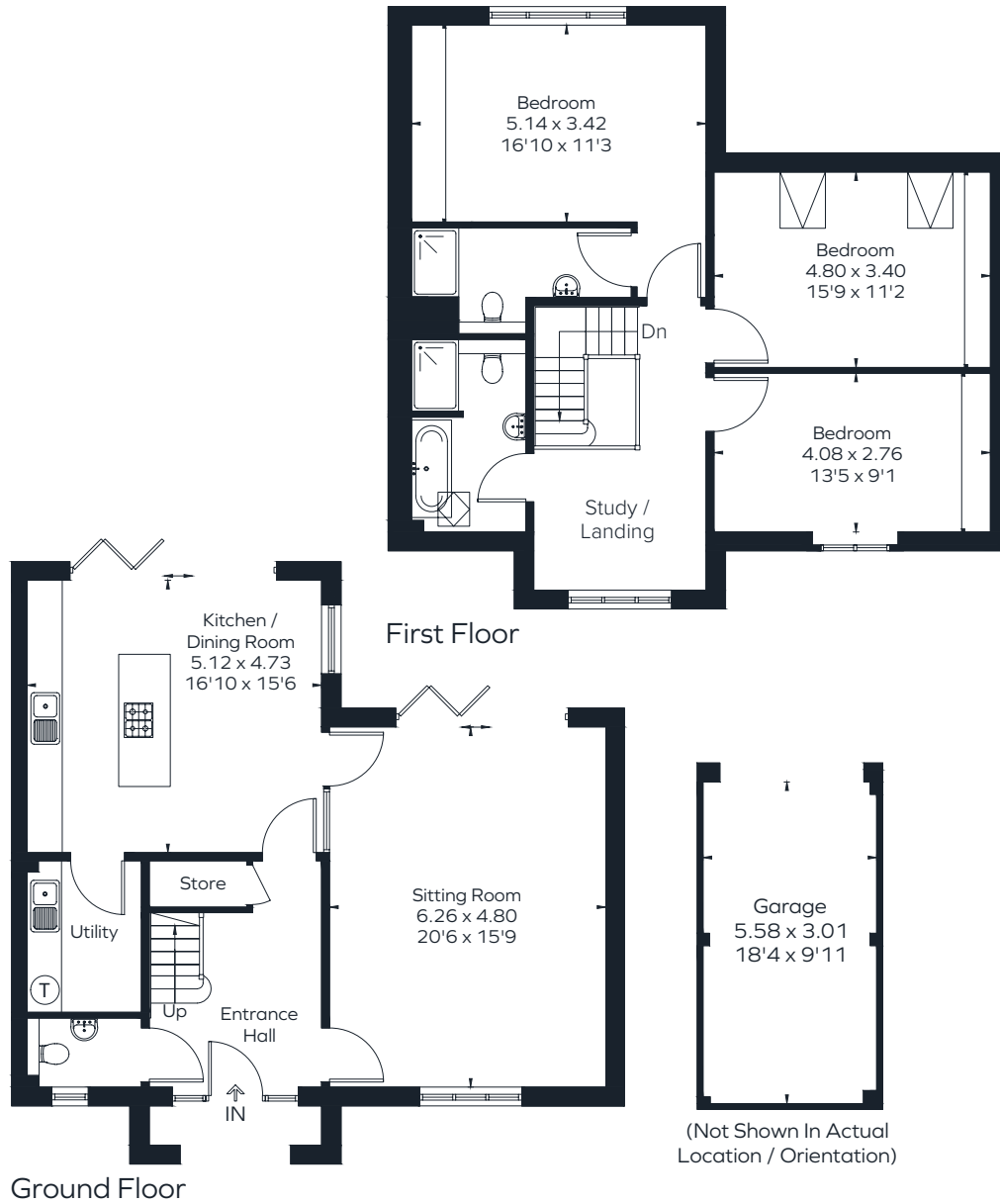


(Not Shown In Actual Location / Orientation)

Ground Floor



# HOUSE 4



Approximate Area = 157.9 sq m / 1700 sq ft  
(Excluding Garage)

[Click here to discover House 4](#)

Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs (92-100) <b>A</b>	88
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England, Scotland & Wales EU Directive 2002/91/EC	

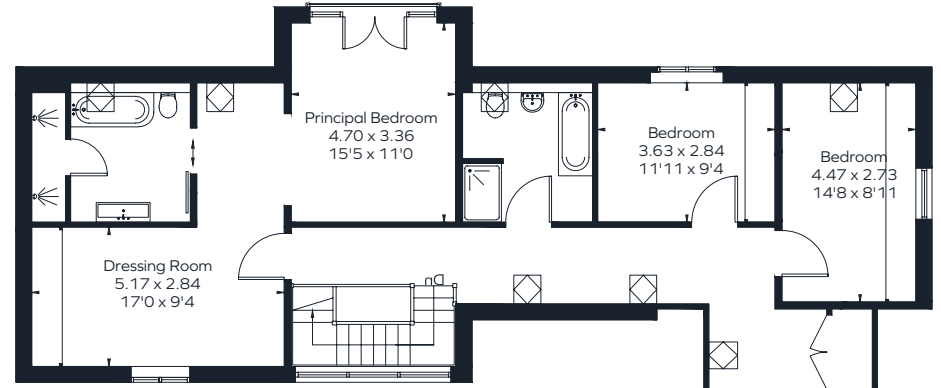
Environmental Impact (CO <sub>2</sub> ) Rating	
	Current
Very environmentally friendly - lower CO <sub>2</sub> emissions (92-100) <b>A</b>	98
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England, Scotland & Wales EU Directive 2002/91/EC	

# HOUSE 5

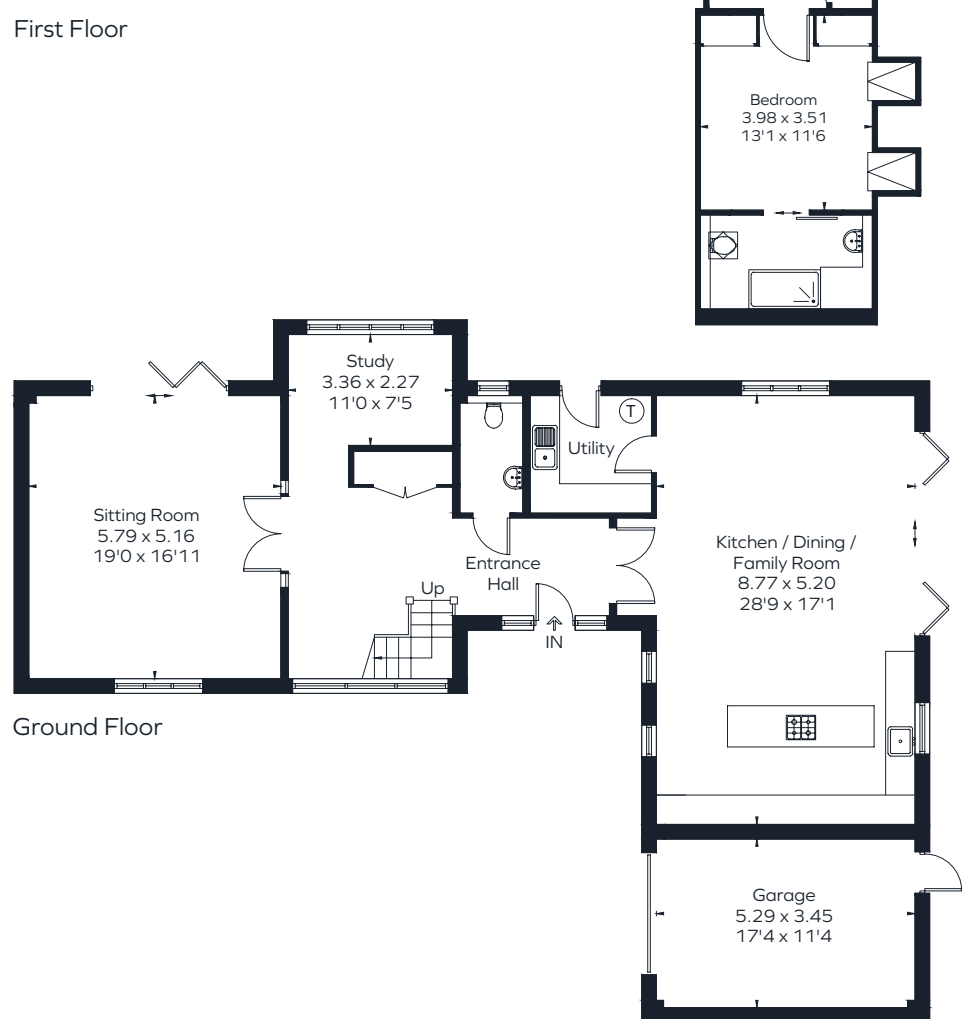


Approximate Area = 267.3 sq m / 2877 sq ft  
(Including Garage)

[Click here to discover House 5](#)



First Floor

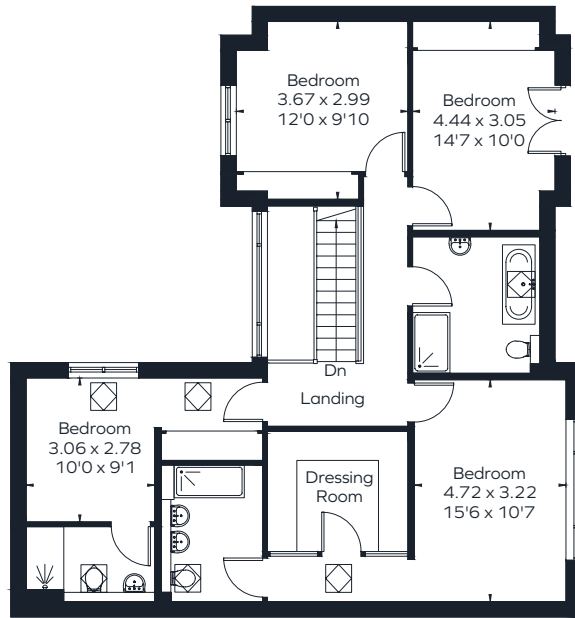


Ground Floor

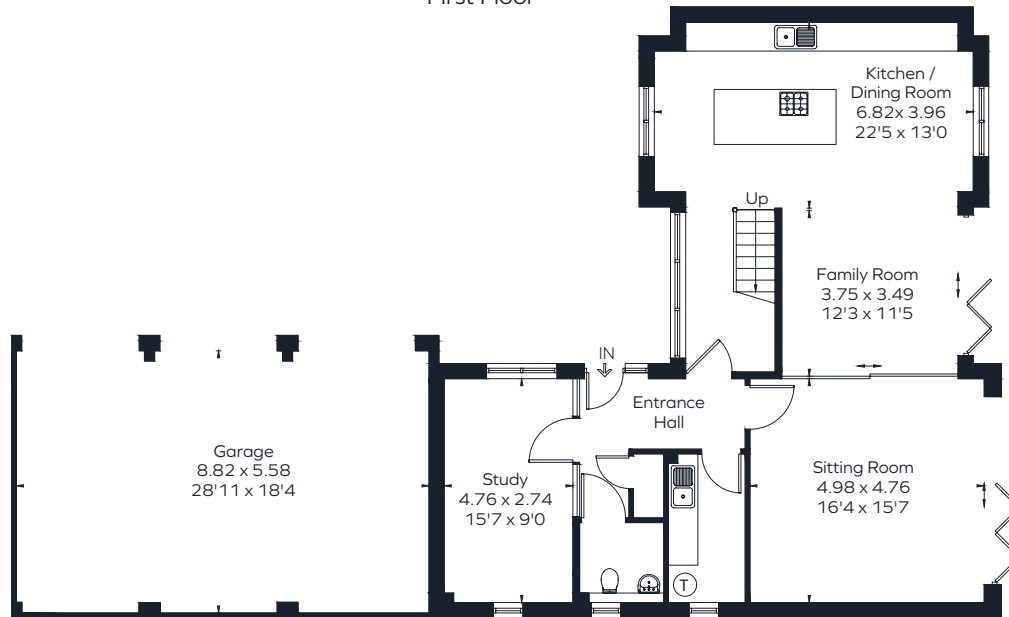
Energy Efficiency Rating	Current
Very energy efficient - lower running costs (92-100) <b>A</b>	90
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	Current
Very environmentally friendly - lower CO <sub>2</sub> emissions (92-100) <b>A</b>	98
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England, Scotland & Wales	EU Directive 2002/91/EC

# HOUSE 6



First Floor

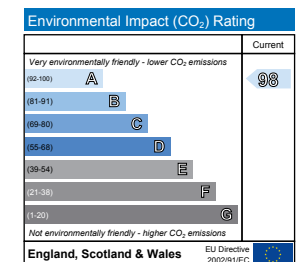
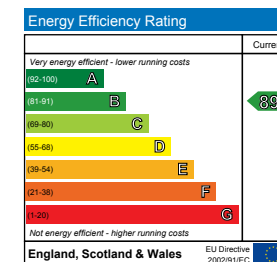


Ground Floor



Approximate Area = 207.1 sq m / 2229 sq ft  
(Excluding Garage)

[Click here to discover House 6](#)





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Please note that interior images are of plot 2



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Please note that interior images are of plot 2

# SPECIFICATION

## General Specification

- Daikin Air source heat pumps fitted to all plots
- Solar Photovoltaic roof panels, recessed within the roof line for a more sleek discreet look
- Lithium storage batteries, fitted to all plots. Save further on energy bills with the ability to store & use self-generated electricity, rather than have to sell it back to the grid at low rates
- Secure Gated Entrance
- Black stained timber cladding to the external elevations
- High efficiency timber heritage style windows
- 2 Modern profile Bifold doors sets per property leading out to rear gardens.
- Natural slate roof tiles for heritage style finish
- Chip & tar stone finish to shared courtyard area
- Block paving to driveways & front pathways
- Porcelain patio slabs to rear garden areas

## Kitchen & Utility

- Choice of kitchen furniture - extensive range of both traditional & contemporary options. All properties to have islands to kitchen areas
- Choice of stone worktops - extensive range of & styles of works top finishes available
- Siemens kitchen appliances - To include Oven, Oven & combination microwave, dishwasher, fridge freezer, hob & extractor
- Boiling Hot Taps - Franke Hot taps 4-1 option or separate hot tap if preferred.
- Integrated pantry settings - for plots 1, 2, 5 & 6 If clients chooses

## Bathrooms

- White contemporary Sanitaryware
- Wall hung sinks with vanity basins below - Choice of style & colour available
- Waterfall rain head showers - With a slide rail shower in addition to all principal
- Contemporary brassware - Proposing to use gun-metal, but if client prefers different colour happy to accommodate subject to the build programme
- Stone Effect Shower tray - Low profile trays available in a range of colours subject to the build programme

## Plumbing & Heating

- Wet Underfloor Heating system to Ground Floor
- Smart Home Control Thermostats
- Towel Radiators to Bathroom & en-suites
- Large Eco boiler system - Connected to the ASHP & Solar PV

## Electrics

- Cat 6 Wiring
- Data points to all habitable rooms
- Smart home controls functions
- Contemporary Feature Black up & down outside lighting

## Other Features

- Glass Balustrade Stairs - with dark stained timber hand rail & newels
- Feature floor to ceiling glazing to all principal bedrooms (except plot 6)
- Larger than average new build plot sizes:
  - Plot 2: approx 0.6 acre
  - Plots 3 & 4: gardens length measuring to approx 50m
  - Plot 5: 0.3 acre
  - Plot 6: **TBC**

McCann

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01494 863134

hamptonsnewhomes@hamptons.co.uk

**For Clarification**

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars. Approximate journey times taken from National Rail and Google Maps. The internal images shown have been virtually dressed for illustrative and guidance purposes only. \*Please note, internal images are from a previous development by New Homes Estates and are indicative for illustration purposes only.\* Brochure by Fourwalls-group.com