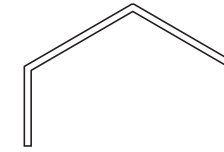




THE GRAIN YARD

BOREHAMWOOD

FOR THE LIKE-MINDED



THE GRAIN YARD

BOREHAMWOOD

You are invited to discover a new expression of lifestyle-led living. Neoteric thinking establishes The Grain Yard as a refined residence for those seeking exclusivity and originality.

Created with purpose, this exquisite collection of thirteen architecturally distinctive and beautifully crafted homes converge tradition and new forms allowing seamless connection with their verdant surroundings.

Relax and energise amongst like-minded individuals for fresh air thinking and a unique opportunity available only to the few.

FOR THE LIKE-MINDED



FOR THE

LOCATED IN THE HERTFORDSHIRE TOWN
OF BOREHAMWOOD, THE GRAIN YARD
IS A COLLECTION OF THIRTEEN HOMES
AND BOUTIQUE BUSINESS PREMISES.



LIKE-MINDED



ARCHITECTURALLY

DISTINCTIVE

A CONTEMPORARY INTERPRETATION
OF THE RURAL AESTHETIC, DRAWING
INSPIRATION FROM LOCAL BARNs AND
OTHER TRADITIONAL COUNTRY BUILDINGS.

THE CAREFULLY CHOSEN PALETTE OF MATERIALS
INCLUDES CLAY ROOF TILES, DARK-STAINED
FEATHERBOARD CLADDING, COPPER-CLAD
DORMERS AND ENTRANCE CANOPIES.



EXCLUSIVE ACCESS

One look tells you that The Grain Yard is unique. There is simply nothing else like it in the area. These handsome, architecturally uncompromising homes represent a departure from the norm, with special appeal to those who celebrate originality.

Access to The Grain Yard is via an entrance from Theobald Street. Each house has a private garden and allocated parking, while mature trees and new planting bring a softer edge. At night, ambient lighting adds an extra sense of security.

PLOTS 1, 3, 7, 10 & 12

3 bedroom semi-detached home

PLOT 5

3 bedroom semi-detached home

PLOTS 2, 4, 6, 8, 9 & 11

3 bedroom semi-detached home

PLOT 13

3 bedroom detached home

HOUSE TYPE
ONE

3 BEDROOM
SEMI-DETACHED HOME

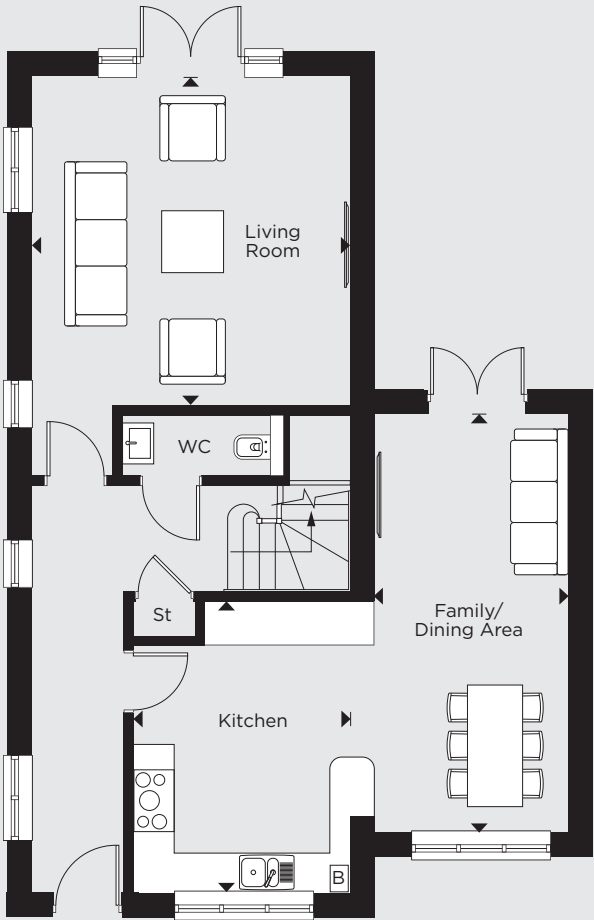
Plots 1, 3, 7, 10 & 12

TOTAL AREA 1,566 sq ft / 145.5 sq m

Enter through the light-filled hallway and either into the living room or the kitchen which leads to the family/dining area. There are double glazed doors to the garden from both the living room and open-plan family/dining area in this home. The first floor has three double bedrooms, with an en suite to the principal bedroom and a family bathroom to serve the other two.



THE GRAIN YARD

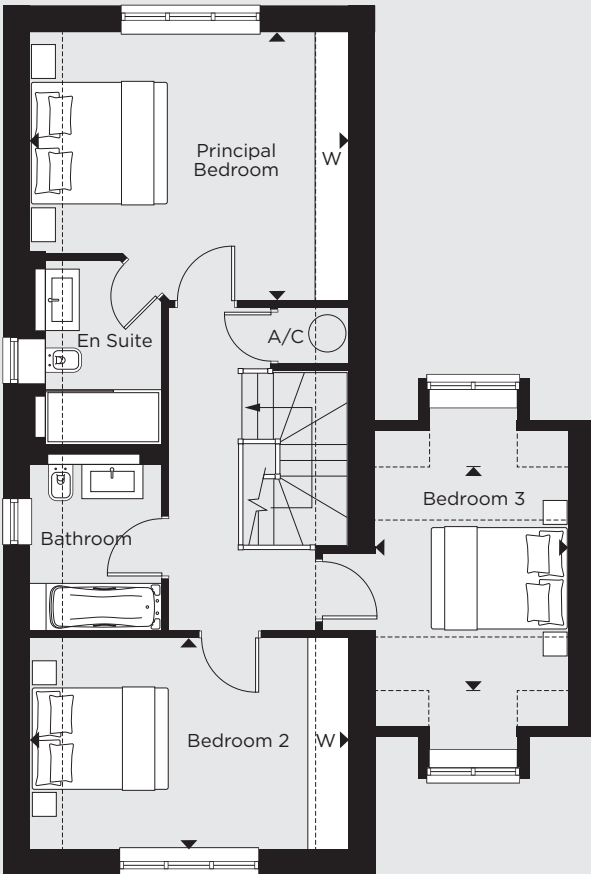


GROUND FLOOR

Kitchen	4.30m x 3.18m	14' 1" x 10' 4"
Living Room	4.82m x 4.69m	15' 8" x 15' 4"
Family/Dining Area	6.15m x 2.85m	20' 2" x 9' 4"

FIRST FLOOR

Principal Bedroom	4.69m x 3.95m	15' 4" x 13' 0"
Bedroom 2	4.69m x 3.10m	15' 4" x 10' 2"
Bedroom 3	3.27m x 2.85m	10' 7" x 9' 4"



BY GRIGGS

St Store W Wardrobe A/C Airing cupboard B Boiler ◀ Dimension arrow --- Skirting line

Floor plans are for approximate measurements only and may not be proportionally scaled.

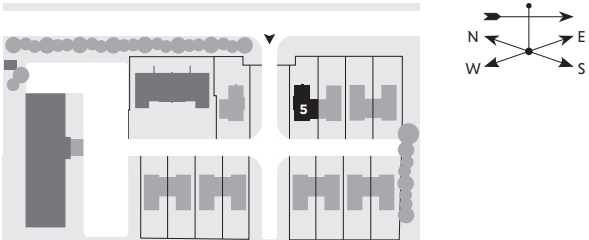
HOUSE TYPE
TWO

3 BEDROOM
SEMI-DETACHED HOME

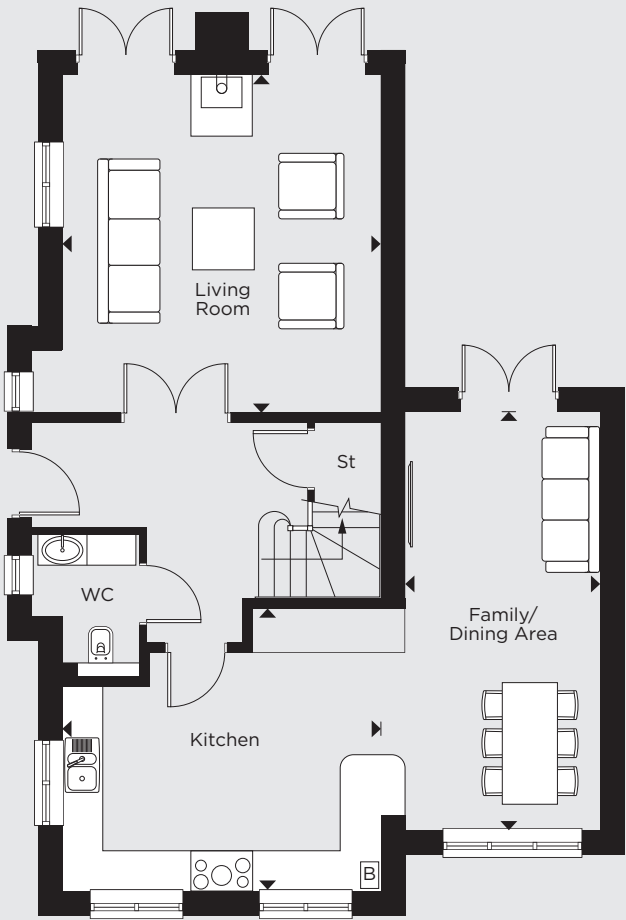
Plot 5

TOTAL AREA 1,603 sq ft / 149 sq m

The spacious open-plan kitchen, leading to the family / dining area, with garden access, forms the front part of the ground floor. The living room, which has a pair of glazed double doors to the garden, is at the rear and has the additional benefit of a wall-mounted log burner. Three double bedrooms, one en suite, and the family bathroom make up the first floor accommodation.

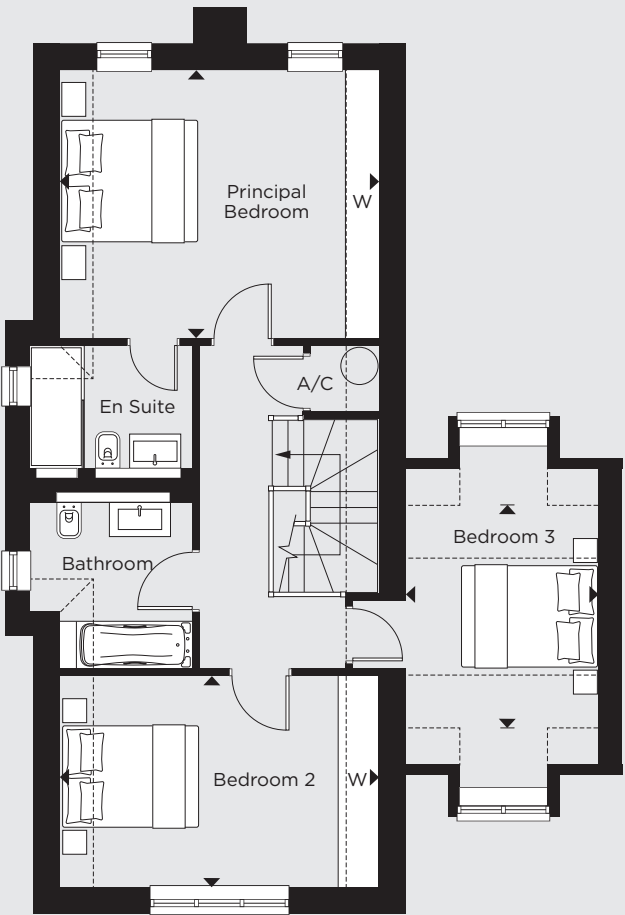


THE GRAIN YARD



GROUND FLOOR			
Kitchen	4.69m x 4.16m	15' 4" x 13' 7"	
Living Room	4.97m x 4.69m	16' 3" x 15' 4"	
Family/Dining Area	6.15m x 2.85m	20' 2" x 9' 4"	

FIRST FLOOR			
Principal Bedroom	4.69m x 3.95m	15' 4" x 13' 0"	
Bedroom 2	4.69m x 3.10m	15' 4" x 10' 2"	
Bedroom 3	3.27m x 2.85m	10' 7" x 9' 4"	



BY GRIGGS

St Store W Wardrobe A/C Airing cupboard B Boiler ◀ Dimension arrow --- Skirting line

Floor plans are for approximate measurements only and may not be proportionally scaled.

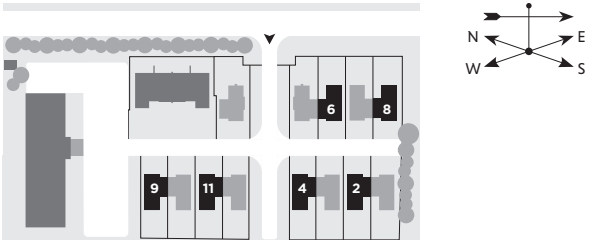
HOUSE TYPE
THREE

3 BEDROOM
SEMI-DETACHED HOME

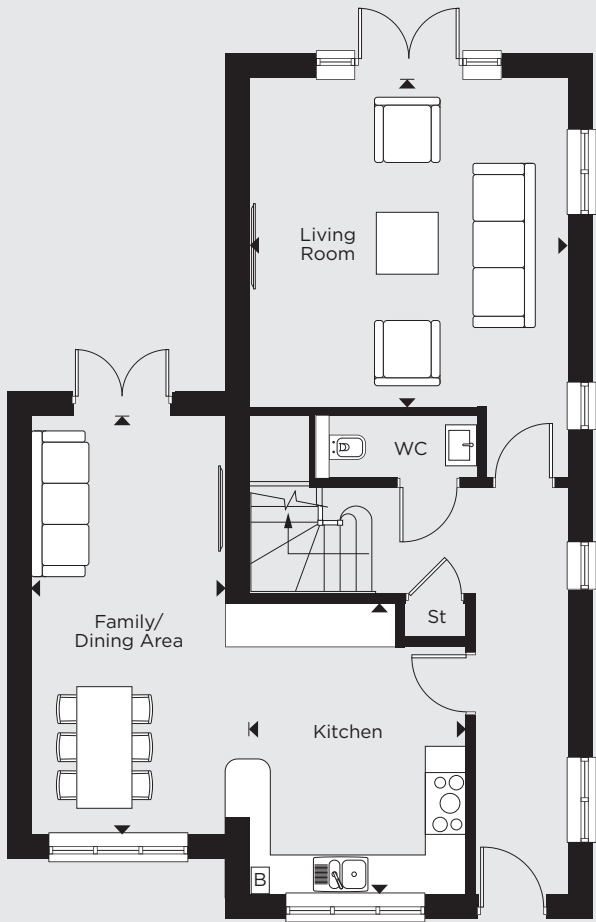
Plots 2, 4, 6, 8, 9 & 11

TOTAL AREA 1,566 sq ft / 145.5 sq m

From the entrance hall, turn left for the open-plan kitchen which leads through to the family / dining area, or go straight ahead and enter the living room. Both feature glazed double doors to the garden for seamless indoor / outdoor living. Upstairs are three double bedrooms and the family bathroom. The principal bedroom has a stylish en suite and built-in wardrobes.



THE GRAIN YARD

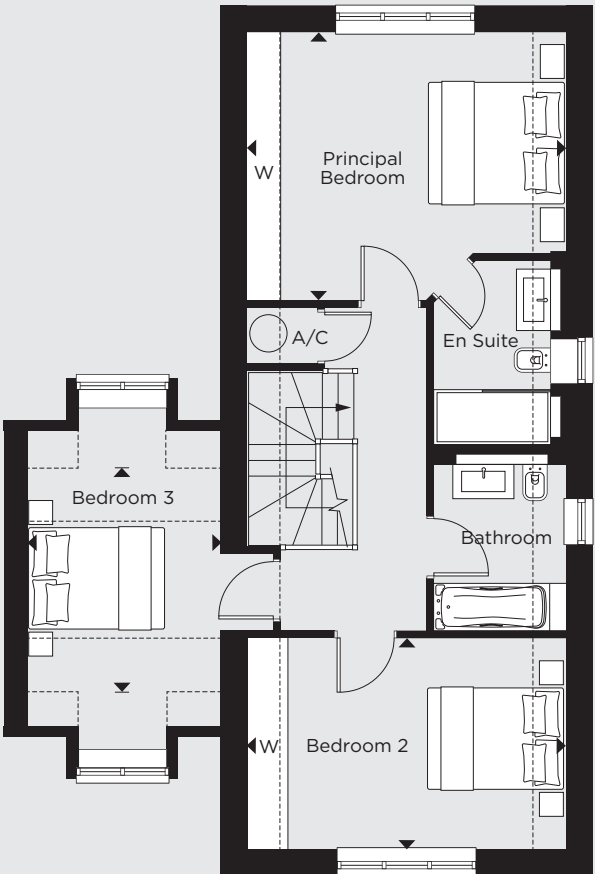


GROUND FLOOR

Kitchen	4.30m x 3.18m	14' 1" x 10' 4"
Living Room	4.82m x 4.69m	15' 8" x 15' 4"
Family/Dining Area	6.15m x 2.85m	20' 2" x 9' 4"

FIRST FLOOR

Principal Bedroom	4.69m x 3.95m	15' 4" x 13' 0"
Bedroom 2	4.69m x 3.10m	15' 4" x 10' 2"
Bedroom 3	3.27m x 2.85m	10' 7" x 9' 4"



BY GRIGGS

St Store W Wardrobe A/C Airing cupboard B Boiler ◀ Dimension arrow --- Skirting line

Floor plans are for approximate measurements only and may not be proportionally scaled.

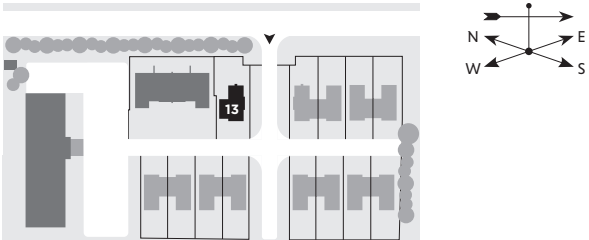
HOUSE TYPE
FOUR

3 BEDROOM
DETACHED HOME

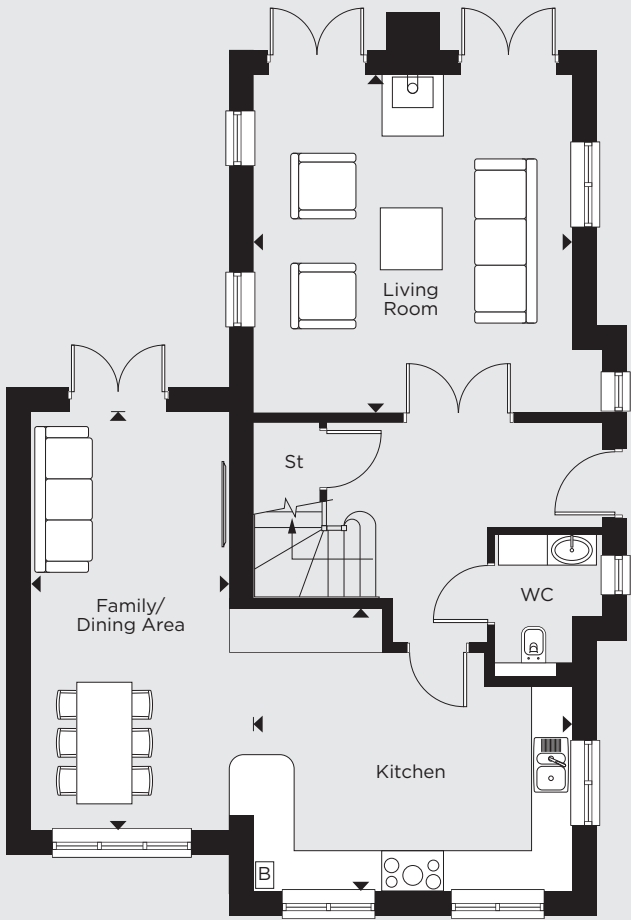
Plot 13

TOTAL AREA 1,603 sq ft / 149 sq m

The only detached home at The Grain Yard is sure to turn some heads. A large central hallway leads to the triple aspect living room with dual double doors to the garden beyond and a wall-mounted log burner for the colder months. The kitchen links to the open-plan family / dining area which also has direct garden access. Ascend the central staircase to discover three double bedrooms, one of which is en suite, and the family bathroom.

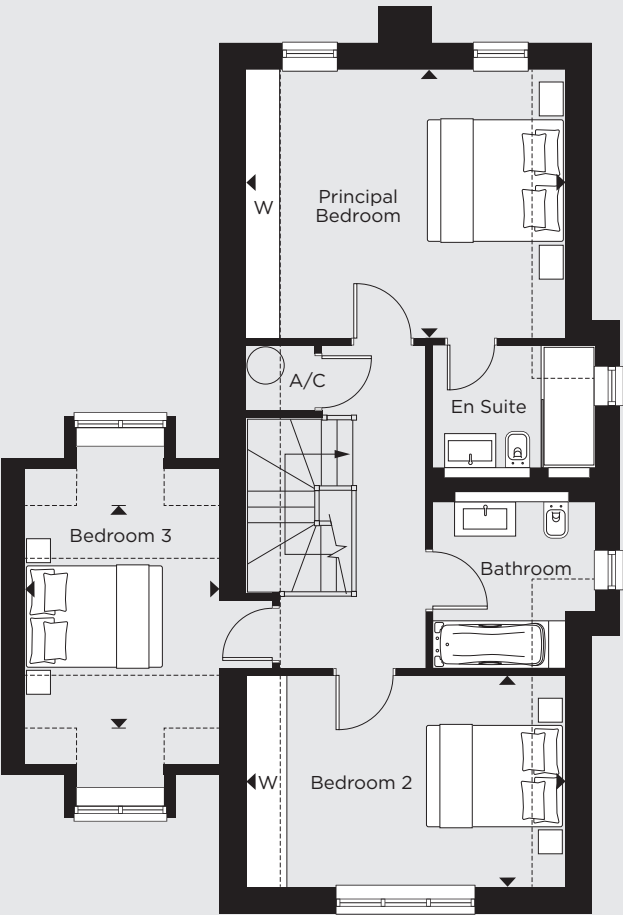


THE GRAIN YARD



GROUND FLOOR			
Kitchen	4.69m x 4.16m	15' 4" x 13' 7"	
Living Room	4.97m x 4.69m	16' 3" x 15' 4"	
Family/Dining Area	6.15m x 2.89m	20' 2" x 9' 5"	

FIRST FLOOR			
Principal Bedroom	4.69m x 3.95m	15' 4" x 13' 0"	
Bedroom 2	4.69m x 3.10m	15' 4" x 10' 2"	
Bedroom 3	3.27m x 2.89m	10' 7" x 9' 5"	



BY GRIGGS

St Store W Wardrobe A/C Airing cupboard B Boiler ◀ Dimension arrow --- Skirting line

Floor plans are for approximate measurements only and may not be proportionally scaled.

INSIDE



OUT

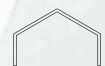


HOME HUB

Home life pivots around the kitchen. It's the most hard-working room in the house, where family members cook, meet, drink, eat, come and go, and keep the wheels of the household turning.

The Grain Yard kitchens are inspired by the exteriors of the houses. There are Caesarstone worktops, and contemporary cabinets from Hacker all from a sophisticated dark-toned palette. An anthracite coloured under-mounted sink, with Quooker tap, adds a dramatic modern note.

The kitchen is linked directly to the dining / family area and the garden. These spaces flow from one to the other, covering all the bases when it comes to everyday dining, entertaining or enjoying comfortable chill-out time together.





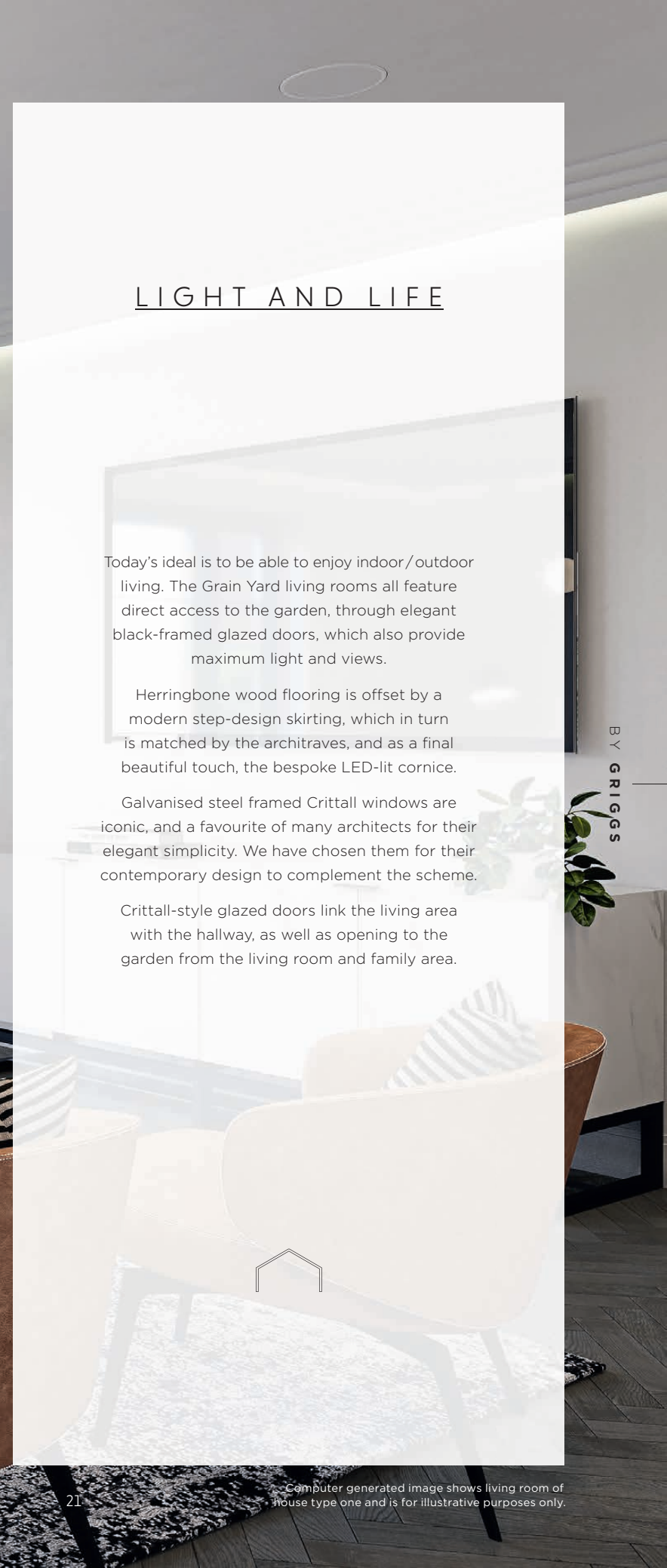
LIGHT AND LIFE

Today's ideal is to be able to enjoy indoor/outdoor living. The Grain Yard living rooms all feature direct access to the garden, through elegant black-framed glazed doors, which also provide maximum light and views.

Herringbone wood flooring is offset by a modern step-design skirting, which in turn is matched by the architraves, and as a final beautiful touch, the bespoke LED-lit cornice.

Galvanised steel framed Crittall windows are iconic, and a favourite of many architects for their elegant simplicity. We have chosen them for their contemporary design to complement the scheme.

Crittall-style glazed doors link the living area with the hallway, as well as opening to the garden from the living room and family area.



CLEAN AND TIDY

A luxurious bathroom should not only be experienced when in a five-star hotel. At The Grain Yard the family bathroom is a haven of peace and tranquillity.

Fully tiled, it has a fitted bath with exofil, wall mounted shower over the bath with a glass screen, brushed black brassware, a recessed mirror with LED lighting, and a wall-mounted basin with a double drawer unit beneath.

All is neat and streamlined, with clean lines and plenty of storage space, so your bathroom will always be a beautiful oasis.





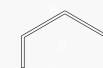
THE GRAIN YARD

Image is from a previous GRIGGS development and is for indicative purposes only.

TIME FOR BED

And so to bed, ascending the feature staircase with its stunning glass balustrades. Each home has three double bedrooms, featuring quality wool carpets, and fitted wardrobes to the principal and second bedroom.

Those who sleep in the principal bedroom have the luxury of a fully tiled en suite bathroom. This beautifully designed private space has a wealth of special features, such as a recessed niche with LED lighting in the walk-in shower, contemporary brushed finish black taps, and a thermostatically controlled towel rail - also in modish black.



BY GRIGGS

TRADITIONAL

FORMS

CONTEMPORARY SPECIFICATION

In keeping with the original external design, the specification includes many stand-out features. Matt black taps, towel rails and switches, an air-activated waste disposal unit, LED-lit cornices, herringbone wood flooring and a glass balustrade staircase all help to create a living space that is uniquely stunning.



ONE



TWO



THREE

ONE – Black Crittall-style glazed doors
TWO – Contemporary cabinetry and clean lines
THREE – The Quooker tap dispenses hot, cold and straight-to-the-teapot boiling water

KITCHEN

- Contemporary Hacker kitchen with soft-closing cabinetry and drawer units. Tall and base units in Putty Concrete Graphite and wall units in Putty Concrete Opal Grey
- Caesarstone Misty Carrera quartz worktop with upstand
- Anthracite black Blanco under-mounted sink
- Three-in-one Quooker tap
- Waste disposal with an air switch
- Integrated Siemens appliances including:
 - Single oven
 - Combination microwave
 - Warming drawer
 - Five-zone touch control induction hob
 - Fridge / freezer
 - Dishwasher
 - Washer / dryer
 - Elica extractor hood

BEDROOMS

- Fitted wardrobes to the principal bedroom and bedroom 2

BATHROOM AND EN SUITE

- Beautifully designed bathroom and en suite
- Contemporary brushed black brassware
- Fully tiled walls and floors
- Wall-mounted basin with double drawer unit and mixer tap
- Recessed mirrors above basins with feature LED lighting and electric shaver socket
- Wall hung WC with soft closing seat
- Thermostatically controlled black towel rails
- Family bathroom features a fitted bath with exofil, handheld and wall-mounted shower with a glass screen
- Principal bedroom en suite features a walk-in shower with a recessed niche with LED lighting

FLOORING

- Large format tiled floor leading from the hallway into the kitchen, family / dining area and the WC
- Herringbone wood flooring to living room
- Carpets to stairs, landing and bedrooms
- Gas fired underfloor heating throughout

INTERNAL FEATURES

- Oversized solid black veneered doors with matt black ironmongery
- Black Crittall-style glazed doors leading from the hallway into the living room and the kitchen
- Aluminium Crittall-style double glazed windows and external patio doors
- Contemporary step design architrave and skirting
- Bespoke LED-lit feature cornice to hallway and lounge
- Staircase with glass balustrades
- Wall-mounted log burner located in the living room of Plots 5 and 13 only

ELECTRICAL

- Matt black sockets and light switches
- LED downlights to all rooms
- Pendant light fittings in the kitchen, family / dining area and living room
- CAT6 and coaxial cabling to AV sockets
- Master BT telephone socket
- Fibre-optic broadband connection enabling ultra-fast speeds (subscription required)
- Wiring provisions in place to enable Sky Q (subject to your selection and purchase of Sky subscription and equipment)
- Digital TV aerials installed on each property
- Multi-room audio via discrete ceiling speakers to living room and kitchen (subject to your selection and purchase of suitable audio equipment)

SECURITY

- NACOSS approved alarm system
- Mains operated smoke, heat and carbon monoxide detectors
- Hard-wired Ring door bell
- Ten-year Premier Guarantee

EXTERNAL

- Private block paved driveways for all houses providing off-street parking
- Gardens laid to lawn with patio area
- External tap and power socket
- External wall lights on front and rear elevations

An aerial photograph of a vast, vibrant green field. A single, dense, rounded tree stands out in the lower-left quadrant. The field is marked with faint, winding tracks.

FRESH AIR

An aerial photograph of a golden-brown, plowed field. Rows of small, white seedlings are planted in neat, diagonal lines across the landscape. Long shadows are cast by the seedlings, indicating a low sun position.

THINKING

PARKS AND PLAY

Borehamwood is surrounded by green spaces. The town has Aberford Park, holder of a Green Flag award, and a village green at Woodcock Hill. There are wilder spaces to explore in Aldenham Country Park, which combines a not-for-profit farming and education enterprise with 100 acres of lakeside walks and countryside. Stanmore Common is also close by, a 120-acre nature reserve sheltering rare plants, birds and mammals.

Walkers might head for the London Outer Orbital Park, better known as the LOOP, a green chain of parks and woods around the edge of the capital which is accessible at nearby Elstree. As well as green, there are also greens, with golf clubs located in Radlett and Stanmore.



ONE



TWO

ONE – Aldenham Reservoir
TWO – Aldenham Country Park
THREE – Nearby golf clubs at Radlett and Stanmore



THREE



ONE

SHOPPING AND GASTRONOMY

The town centre has a good mix of stores and casual eateries. At Borehamwood Shopping Park you will find the likes of M&S, Next, Boots and Costa. For a more boutique shopping experience head to Battlers Green Farm, which as well as being a farm, is a shopping village with a wine store, delicatessen, fishmonger, fruiterer and butcher. You will also find fashion outlets, and grooming for humans and pets.

Between them, Borehamwood and Radlett cater for most tastes with a range of Jewish, Italian, Lebanese, Japanese, Thai, Indian and Turkish restaurants and cafés. There is more gastronomy to enjoy in nearby Bushey and St Albans.



TWO



THREE

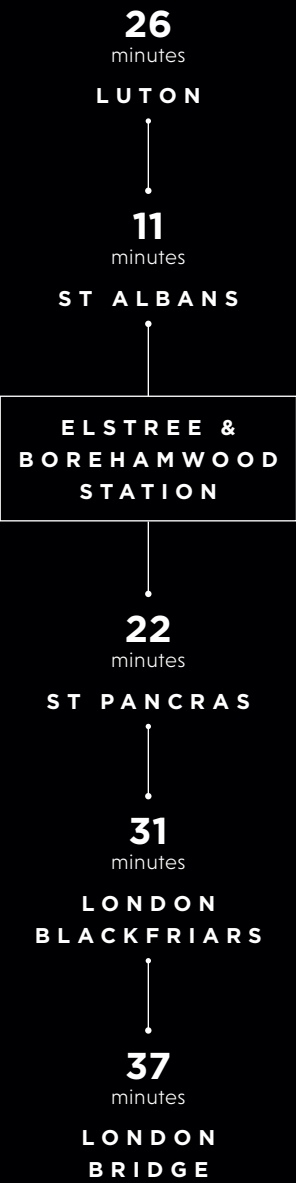
ONE – Shop until you drop
TWO – Refuel at one of
the local restaurants
THREE – The Red Lion, Radlett

CONNECTING

Elstree & Borehamwood station is four minutes' drive from The Grain Yard, and is on the Thameslink network. There are direct links to places of work in central London, such as St Pancras International, Farringdon, London Bridge, and further afield to Luton and Gatwick Airports.



BY RAIL



LEARNING

Borehamwood is a popular choice for families, due to the number of well-regarded schools close by. These include:

NURSERY		Distance
Gilah Nursery		1.1 miles
Monkey Puzzle Day Nursery		1.4 miles
Cowley Hill Nursery		1.5 miles
Cosy Tots Childcare		1.7 miles
Kidstuff Day Nursery		1.8 miles
Arborescence Montessori		2.6 miles

PRIMARY	Ofsted Rating	Distance
Meryfield Primary	Good	0.5 miles
Parkside Community Primary	Good	0.9 miles
St Teresa's Catholic Primary	Good	1.3 miles
Cowley Hill Primary	Good	1.5 miles
Newberries Primary	Good	1.5 miles
Yavneh Primary	Outstanding	2.1 miles

SECONDARY	Ofsted Rating	Distance
Yavneh College	Outstanding	2.1 miles
Kenilworth School & 6th Form	Outstanding	2.5 miles
Haberdashers' Aske's Boys	Independent	3.5 miles
Haberdashers' Aske's Girls	Independent	3.5 miles
Mill Hill County High	Good	5.1 miles

All times and distances are approximate, sources: thetrainline.com and google.com/maps.



WORKING

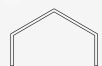
SPACES

A NEW HOME FOR GRIGGS

At the north end of the The Grain Yard you will find our stunning new head office. It is a spectacular showcase for our skills as designers and builders. Like the houses, it references rural barn buildings and features the same black stained weatherboarding, Crittall-style windows and decorative brickwork alongside a statement central gable. Well maintained landscaped areas surround the building, adding to the overall quality of The Grain Yard.

The interior is a series of light-filled workspaces, an inspiring place for small businesses to work from, with country views from all aspects. We will be leasing office space to selected tenants whose working practices respect the privacy of The Grain Yard's homeowners and mirror our own values.

We look forward to welcoming you to your new home, from ours.



WHY GRIGGS?

GRIGGS is a third generation family development and construction company, led by an experienced team of approachable, forward-thinking and enthusiastic individuals.

The company has evolved to become a leading developer and contractor, operating within the northern home counties commuter belt, with an enviable reputation for delivering the highest quality homes.

GRIGGS has significant in-house expertise spanning development, construction, planning permission, cost control, architectural design and interior design, ensuring the delivery of projects within projected time-scales and budgets.

We enjoy excellent relationships with all of our buyers, and have earned a high level of trust from them. The dedication and attention given to our buyers by our aftersales team is second to none and significantly surpasses the industry standard and that of our competitors. It is our personal service that reassures our buyers that whatever the problem, we will be on hand to help.



ONE

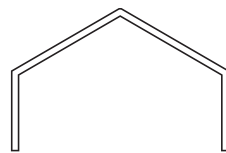


TWO

ONE – Hanstead House, Bricket Wood
TWO – Kings Court, Shenley
THREE – Meadow View, Well End



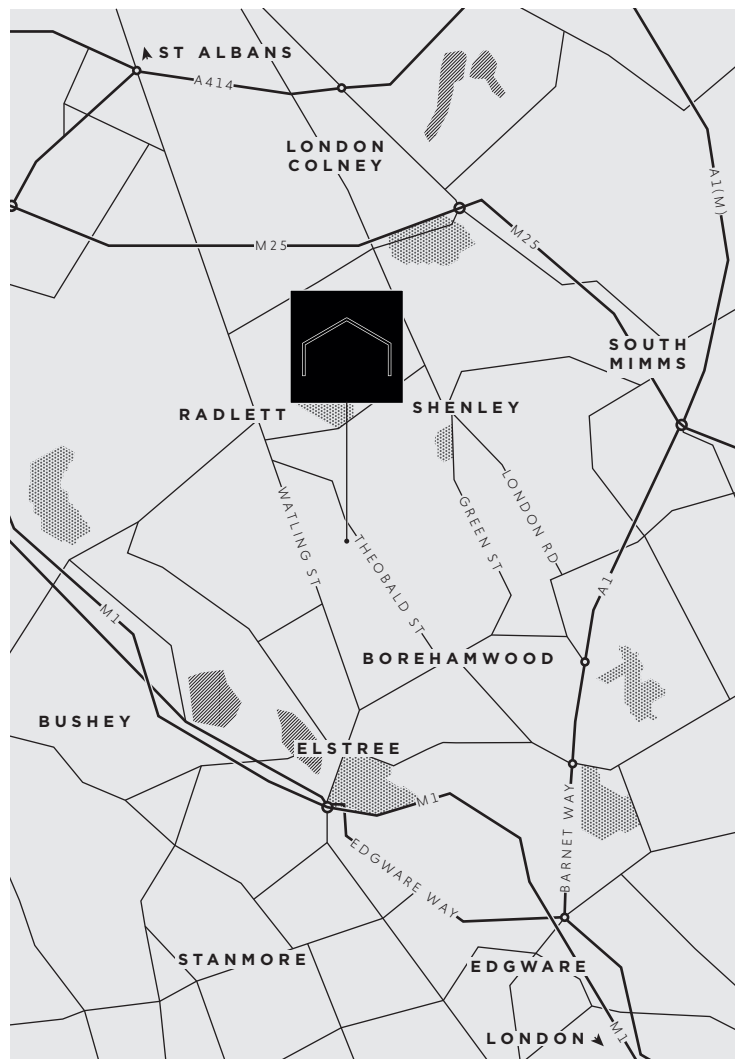
THREE



THE GRAIN YARD

BOREHAMWOOD

THE GRAIN YARD



THE GRAIN YARD

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Designed by Avatar Creative - avatarcreative.co.uk

The background of the entire image is a close-up, vertical view of dark-stained wooden planks. The wood grain is prominent, showing various knots and textures. The lighting is slightly uneven, creating subtle highlights and shadows that emphasize the natural imperfections of the wood.

GRIGGS

EST. 1968