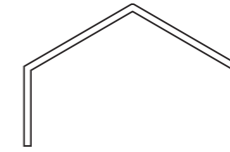




THE GRAIN YARD

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

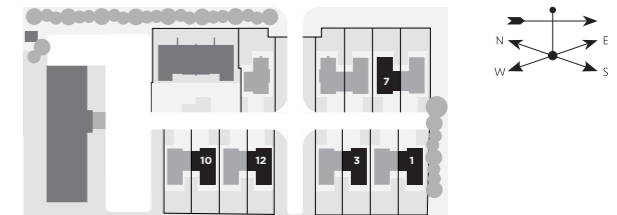
HOUSE TYPE
ONE

3 BEDROOM
SEMI-DETACHED HOME

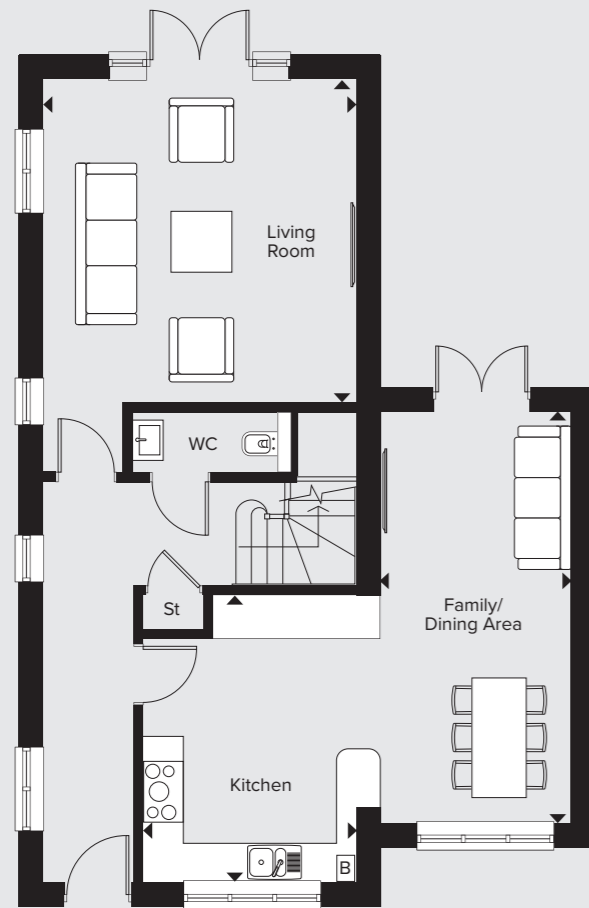
Plots 1, 3, 7, 10 & 12

TOTAL AREA 1566 ft² / 145.5 m²

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

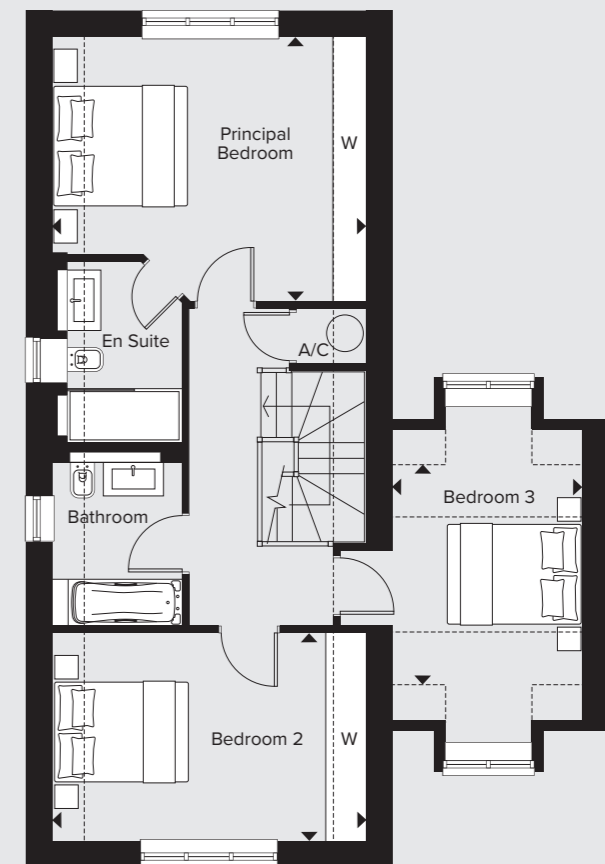
Kitchen	4.30m x 3.18m	14' 1" x 10' 4"
Living room	4.82m x 4.69m	15' 8" x 15' 4"
Family/dining area	6.15m x 2.85m	20' 2" x 9' 4"

ST Store W Wardrobe ◀ Dimension arrow --- Skeliling line

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"

ST Store W Wardrobe ◀ Dimension arrow --- Skeliling line



BY GRIGGS

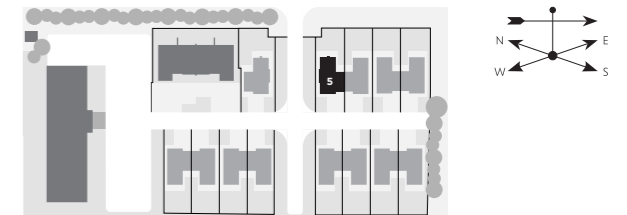
HOUSE TYPE
TWO

3 BEDROOM
SEMI-DETACHED HOME

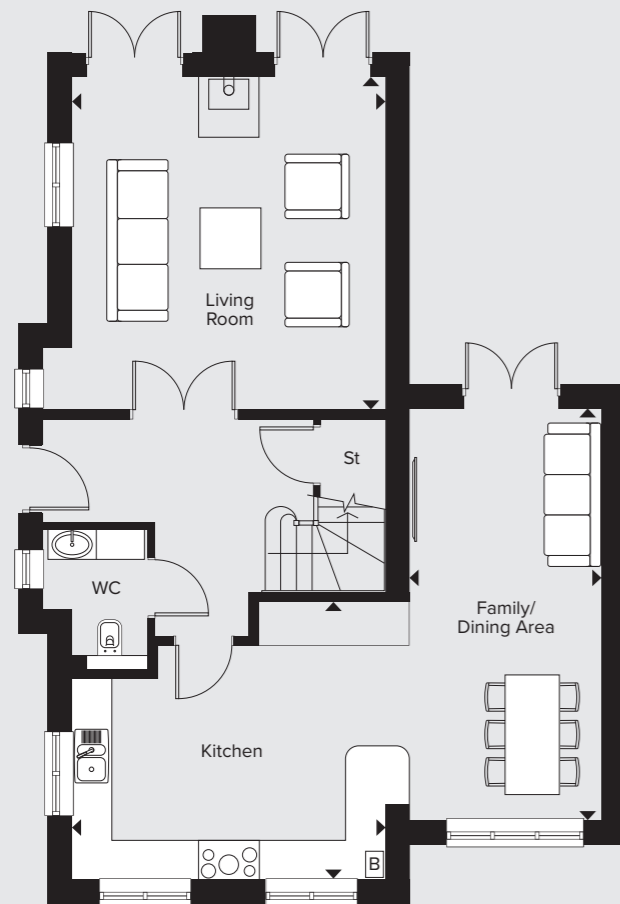
Plot 5

TOTAL AREA 1603 ft² / 149 m²

The spacious open plan kitchen, leading to the family/dining room, 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 luxurious fire place. Three double bedrooms, one en suite, and the family bathroom make up the first floor accommodation.



THE GRAIN YARD



GROUND FLOOR

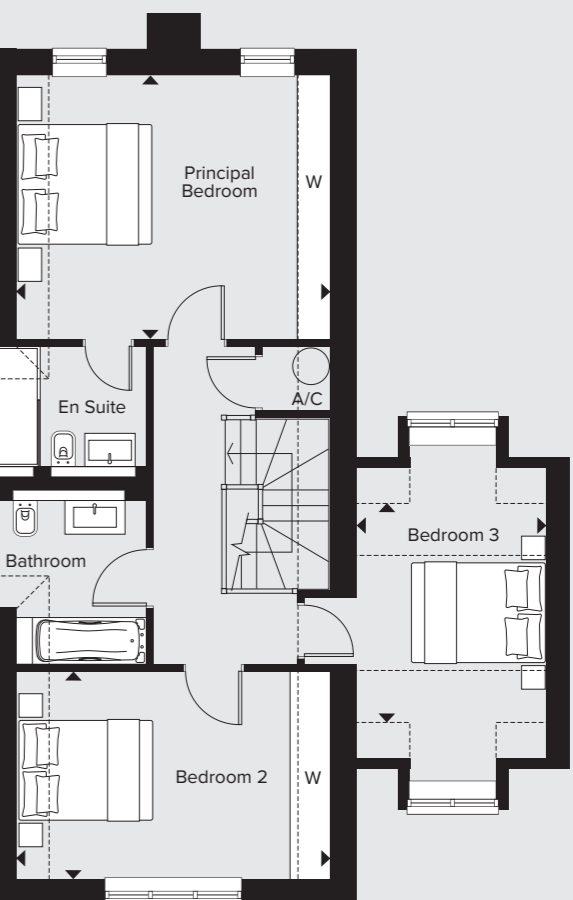
Kitchen	4.69m x 4.16m	15' 4" x 13' 7"
Living room	4.97m x 4.69m	16' 3" x 15' 4"
Family/dining area	6.15m x 2.85m	20' 2" x 9' 4"

ST Store W Wardrobe ◀ Dimension arrow --- Skeliling line

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"

ST Store W Wardrobe ◀ Dimension arrow --- Skeliling line



BY GRIGGS

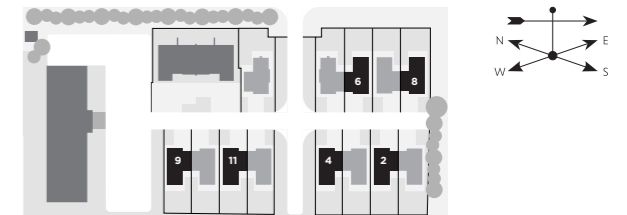
HOUSE TYPE THREE

3 BEDROOM SEMI-DETACHED HOME

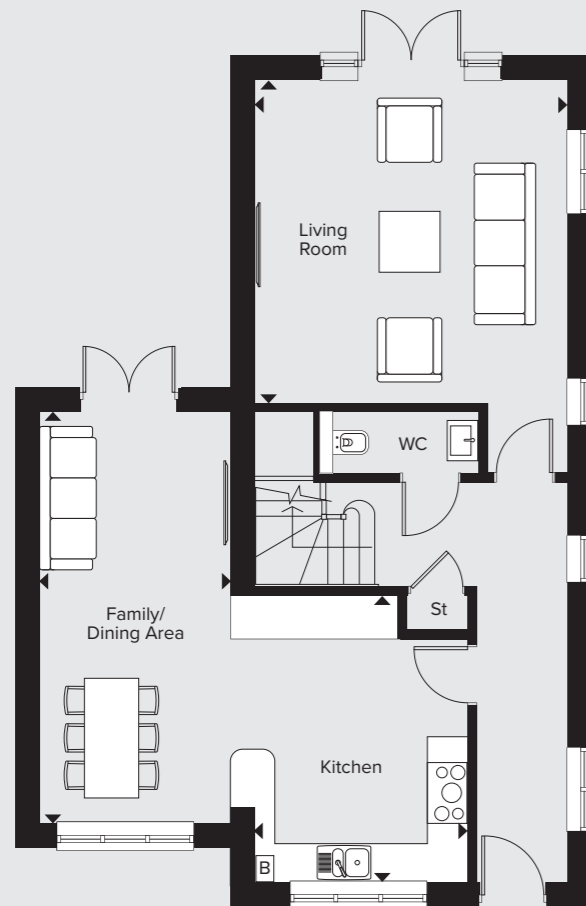
Plots 2, 4, 6, 8, 9 & 11

TOTAL AREA 1566 ft² / 145.5 m²

From the entrance hall, turn left for the open plan kitchen which leads through to the dining/family area, or go straight ahead and enter the living room. Both feature glazed double doors to the garden for seamless inside-outside 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

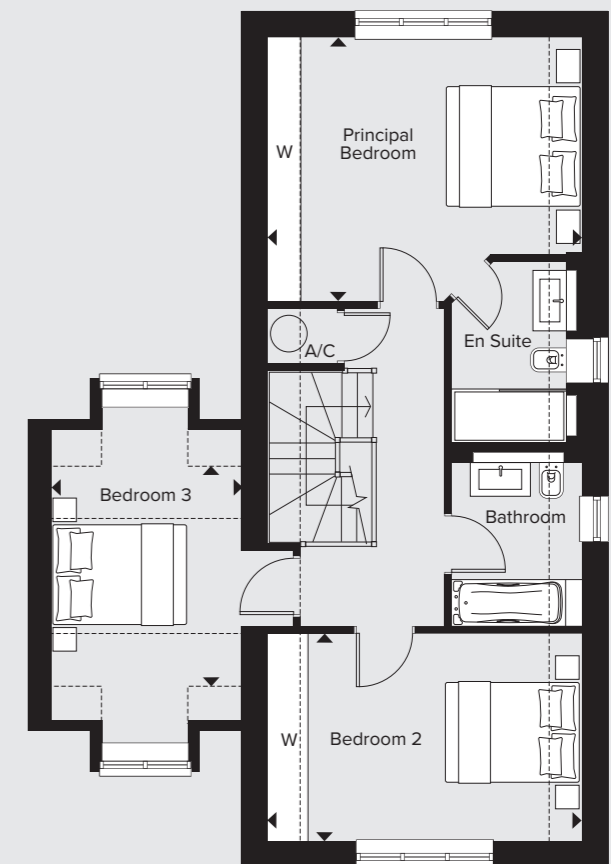


GROUND FLOOR

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 ◀ Dimension arrow --- Skeliling line

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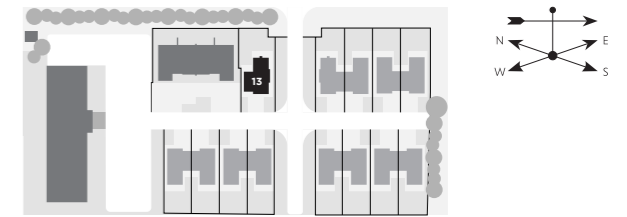
HOUSE TYPE FOUR

3 BEDROOM DETACHED HOME

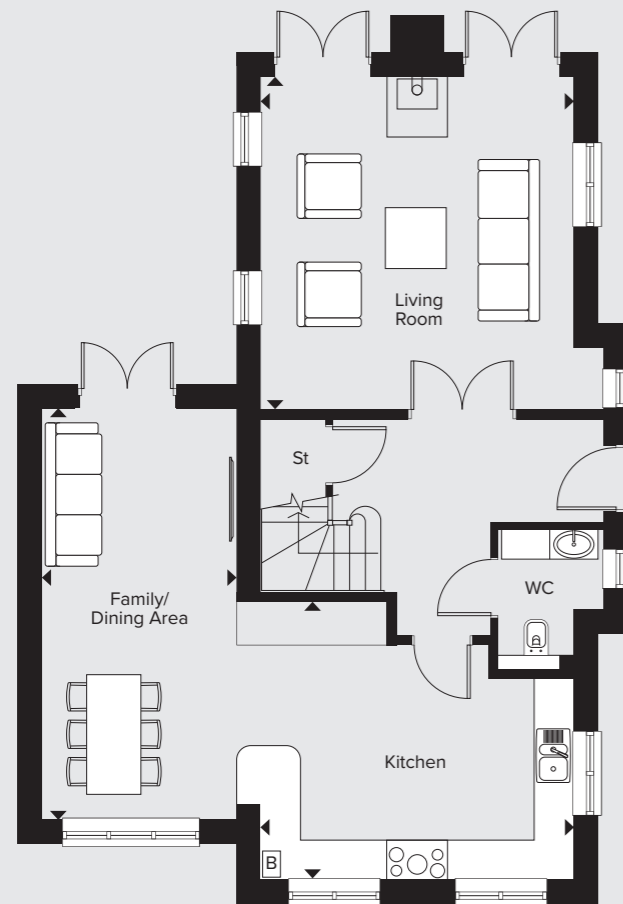
Plot 13

TOTAL AREA 1603 ft² / 149 m²

The only detached house 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 stylish fire place 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

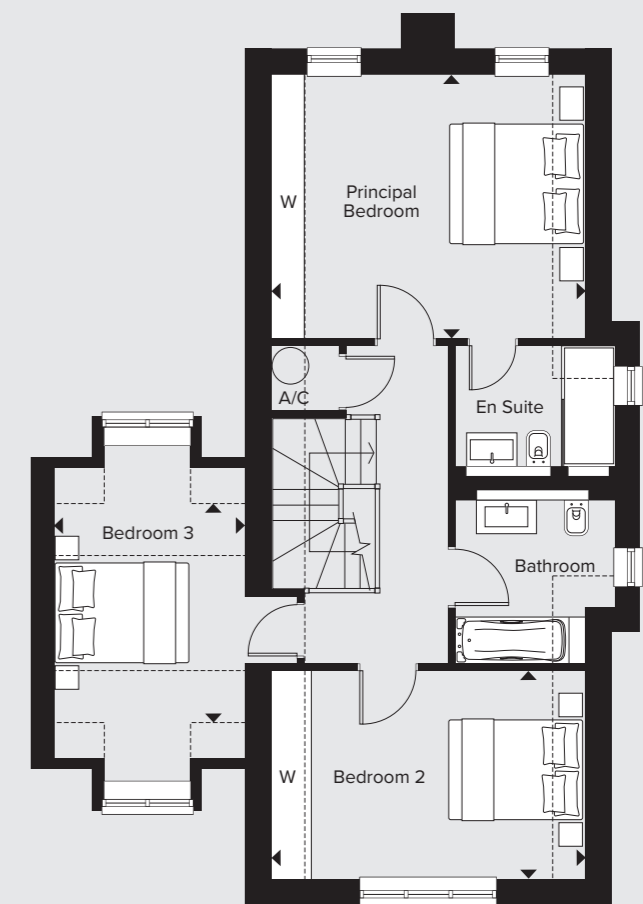


GROUND FLOOR

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 ◀ Dimension arrow --- Skeliling line

ST Store W Wardrobe ◀ Dimension arrow --- Skeliling line

INSIDE



OUT



HOME HUB

Home life pivots around the kitchen. It's the most hardworking 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 contemporary cabinets from Hacker and Caesarstone worktops, all from a sophisticated dark-toned palette.

An anthracite coloured undermounted sink, with Quooker tap, adds a dramatic modern note.

The kitchen is linked directly to the dining room, the 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.

Chevron parquet 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 room with the hallway, as well as opening to the garden from the living room and family area. Bespoke pendant lighting is a dramatic addition to both the living room and dining room.

CLEAN AND TIDY

A luxurious bathroom shouldn't only be experienced when in a 5 star hotel. At The Grain Yard the family bathroom is a haven of peace and tranquility.

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.





TIME FOR BED

And so to bed, ascending the feature staircase with its stunning glass balustrades. Each house has three double bedrooms, featuring quality wool carpets, and fitted wardrobes to bedrooms 1 and 2.

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.



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, chevron parquet flooring, a glass balustrade staircase all help to create a living space that's uniquely stunning.



ONE



TWO

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.



THREE

KITCHEN

- Contemporary Hacker kitchen with soft closing cabinetry and drawer units. Tall & base units in Putty Concrete Graphite and wall units in Putty Concrete Opal Grey
- Caesarstone Misty Carrera quartz worktop with upstand
- Anthracite black Blanco undermounted sink
- 3 in 1 Quooker Hot Tap
- Waste disposal with an air switch
- Integrated Siemens appliances including:
 - Single oven
 - Combination microwave
 - Warming drawer
 - 5 zone touch control induction hob
 - Fridge/freezer
 - Dishwasher
 - Washer/dryer
 - Elica extractor hood

BEDROOMS

- Fitted wardrobes to the principal bedroom and bedroom 2

BATHROOMS & EN SUITES

- Beautifully designed bathrooms and en-suites
- 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 bathrooms feature a fitted bath with exofil, handheld & wall mounted shower with a glass screen
- Principal bedroom en suite features a walk-in shower with a recessed niche with LED lighting

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 & external patio doors
- Contemporary step design architrave and skirting
- Bespoke featured LED lit cornice to hallway & lounge
- Staircases with glass balustrades
- Contemporary gas fire located in the living room of Plot 5 and Plot 13 only

FLOORING

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

ELECTRICAL

- Matt black sockets and light switches
- LED downlights to all rooms
- Pendant light fittings in the kitchen, dining room and living room
- CAT6 and coax cabling to AV sockets
- Master BT telephone socket
- Fibre optic broadband connection enabling ultrafast speeds
- 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
- 10-year Premier Guarantee

EXTERNAL

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

An aerial photograph of a vibrant green field, possibly a meadow or agricultural field. The field is divided into sections by thin, dark lines. In the lower-left quadrant, there is a single, dense, rounded tree. The overall color palette is a range of greens, from bright yellow-green to deep forest green.

FRESH AIR

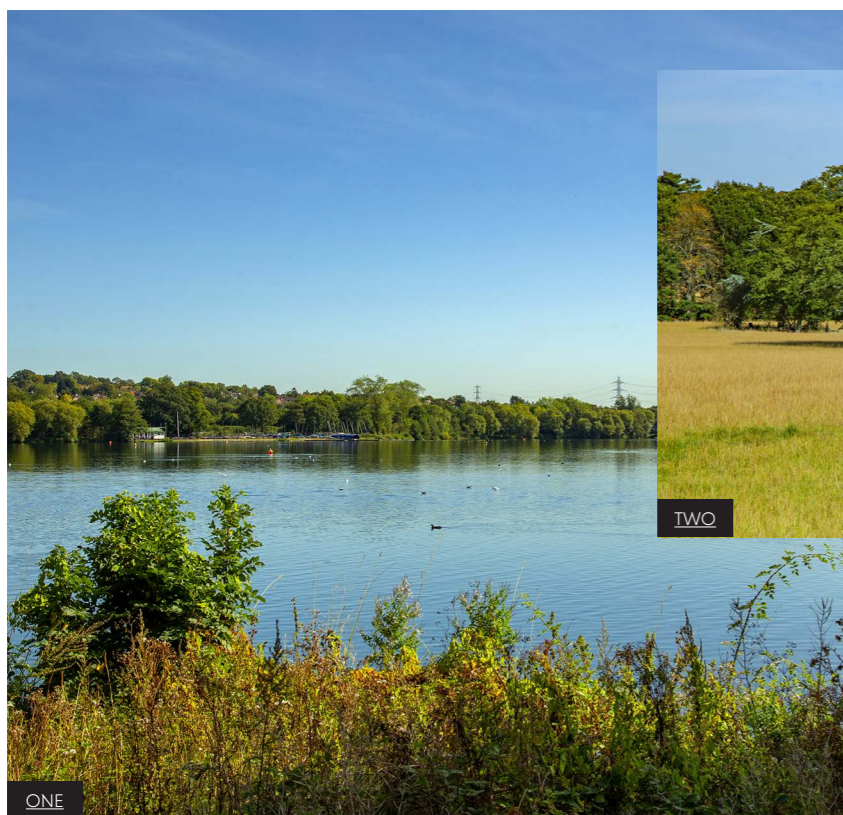
An aerial photograph of a brown, plowed field. The field is filled with rows of small, white, conical seedlings or markers, arranged in a grid pattern. The rows are closely spaced and run parallel to each other, creating a strong sense of order and geometry. The lighting is bright, casting distinct shadows from the seedlings.

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 & Stanmore



THREE



ONE

SHOPPING AND GASTRONOMY

The town centre has a good mix of stores and casual eateries.

At Borehamwood Shopping Park you'll 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, deli, 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's 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 and 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



All times are approximate. Source: trainline.com.

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 & 6 th 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 distances are approximate. Source: Google 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.

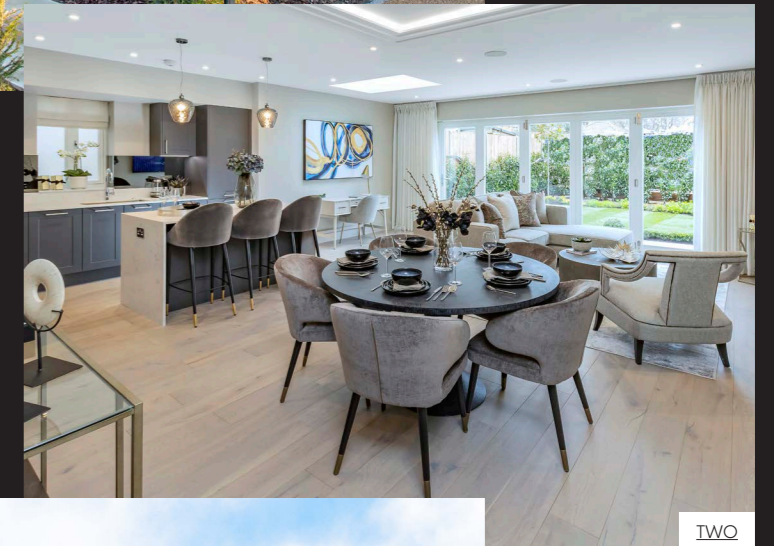
The company has evolved to become a leading developer and contractor, operating within the northern home counties commuter belt, with an enviable reputation for delivering the highest quality homes.

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 timescales 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

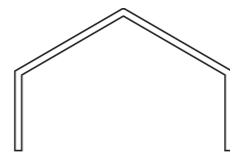


TWO

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



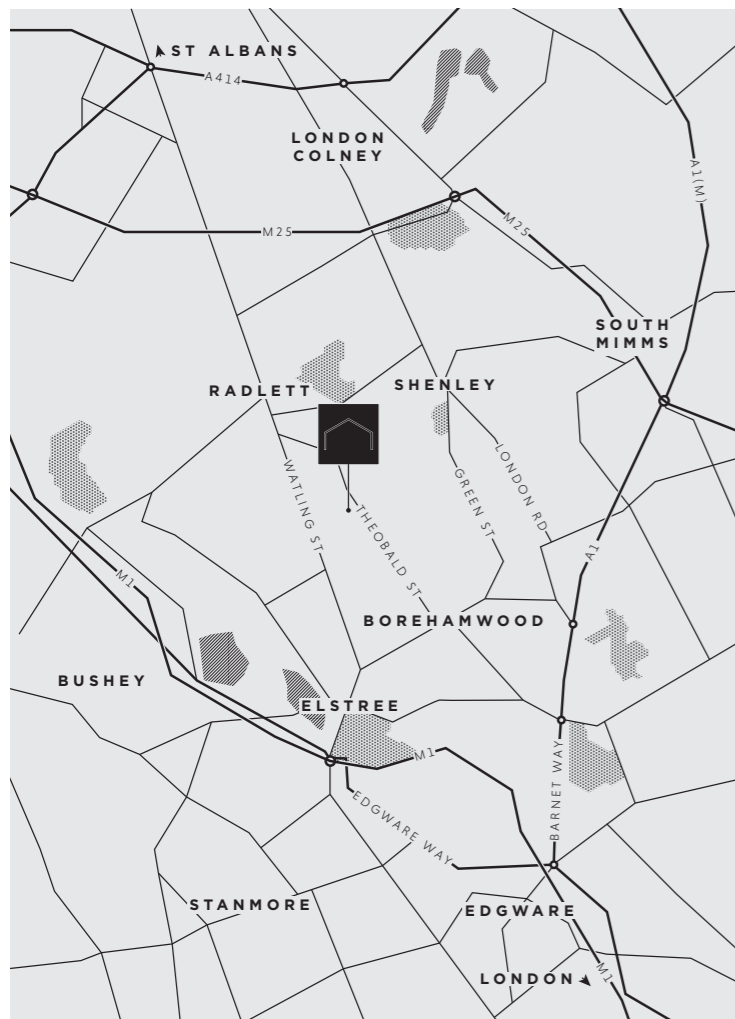
THREE



THE GRAIN YARD

BOREHAMWOOD

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