

BENTLEY



GARDENS



BENTLEY  GARDENS

Bentley Gardens offers an exclusive collection of sixteen homes in highly sought-after Bentley Heath.

Created by multiple award-winning developer GRIGGS Homes, with a choice of four and five-bedroom detached properties, enjoy the ultimate in architectural design, light, space and luxury within one of the region's most awe-inspiring landscapes.

For those lucky enough to call Bentley Gardens home, live a life of natural abundance just a few miles from the capital.

This is Hertfordshire at its very best.

GRIGGS
EST. 1968

A place to grow





Where the grass is always greener

Positioned within the lush Hertfordshire countryside between Potters Bar and Hadley Wood, the North London suburb of Bentley Heath is a highly attractive out-of-city retreat.

Residents of this exclusive development can explore the picturesque towns and villages nearby that offer an incredible selection of one-off boutiques, galleries, restaurants, artisan coffee shops and bakeries. Discover your new surroundings and perhaps indulge in some rather delicious rewards as you go.

Located on the north edge of the sprawling Wrotham Park, yet a mere 17 miles from the bright lights and buzz of central London, the ability to live life on every level is perfectly possible.



CGI FOR ILLUSTRATIVE PURPOSES ONLY.

CGI STREET SCENE SHOWS PLOTS 1, 2, 3



Location

Putting down routes

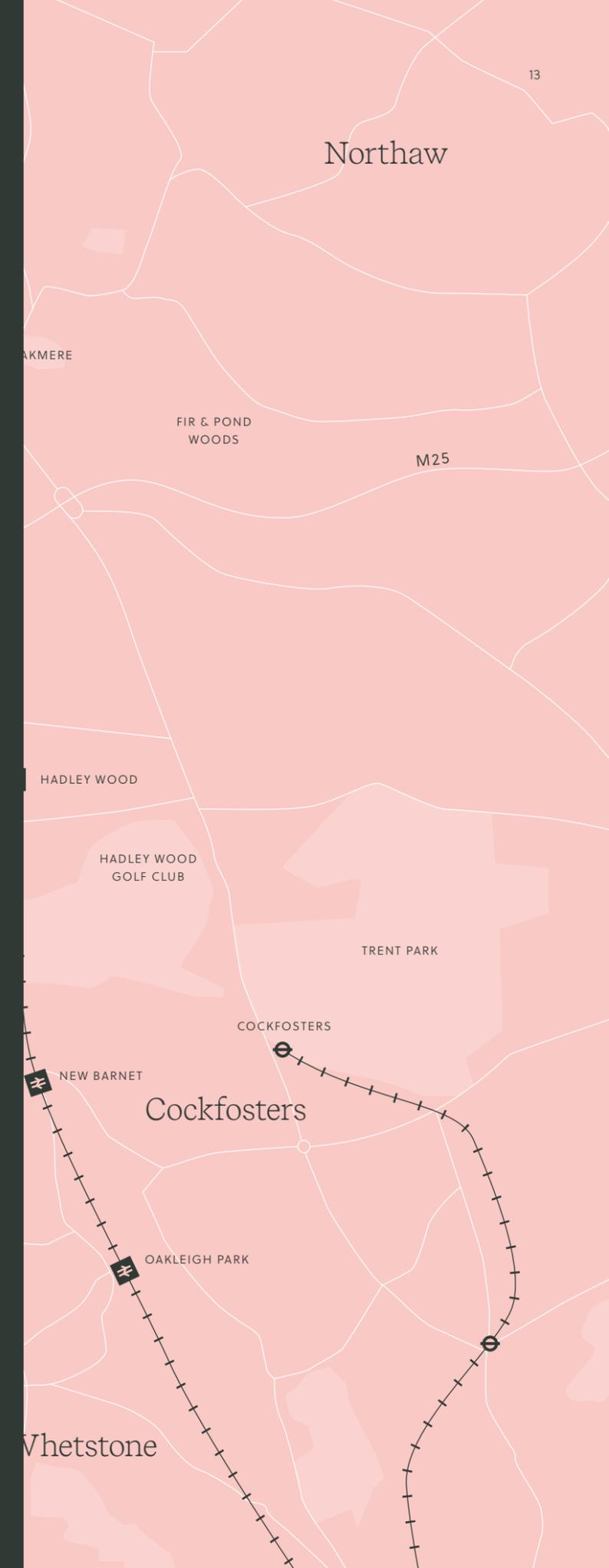
THIS RURAL IDYLL IS SURPRISINGLY WELL PLACED FOR LOCAL, NATIONAL AND INTERNATIONAL TRAVEL.

With swift access to the M25, A1 and M1 motorways, the site is conveniently located to take advantage of travel throughout the UK.

Potters Bar Station, just 5 minutes' drive from the development, provides fast and frequent train services to the city. Reach London Kings Cross in approximately 25 minutes and Moorgate in around 35 minutes.

Cockfosters Tube Station on the Piccadilly Line, and High Barnet on the Northern Line, lie 8 minutes and 10 minutes respectively from Bentley Gardens.

For those who wish to travel further afield, for business or for pleasure, Heathrow Airport lies approximately half an hour from home.



Putting down routes

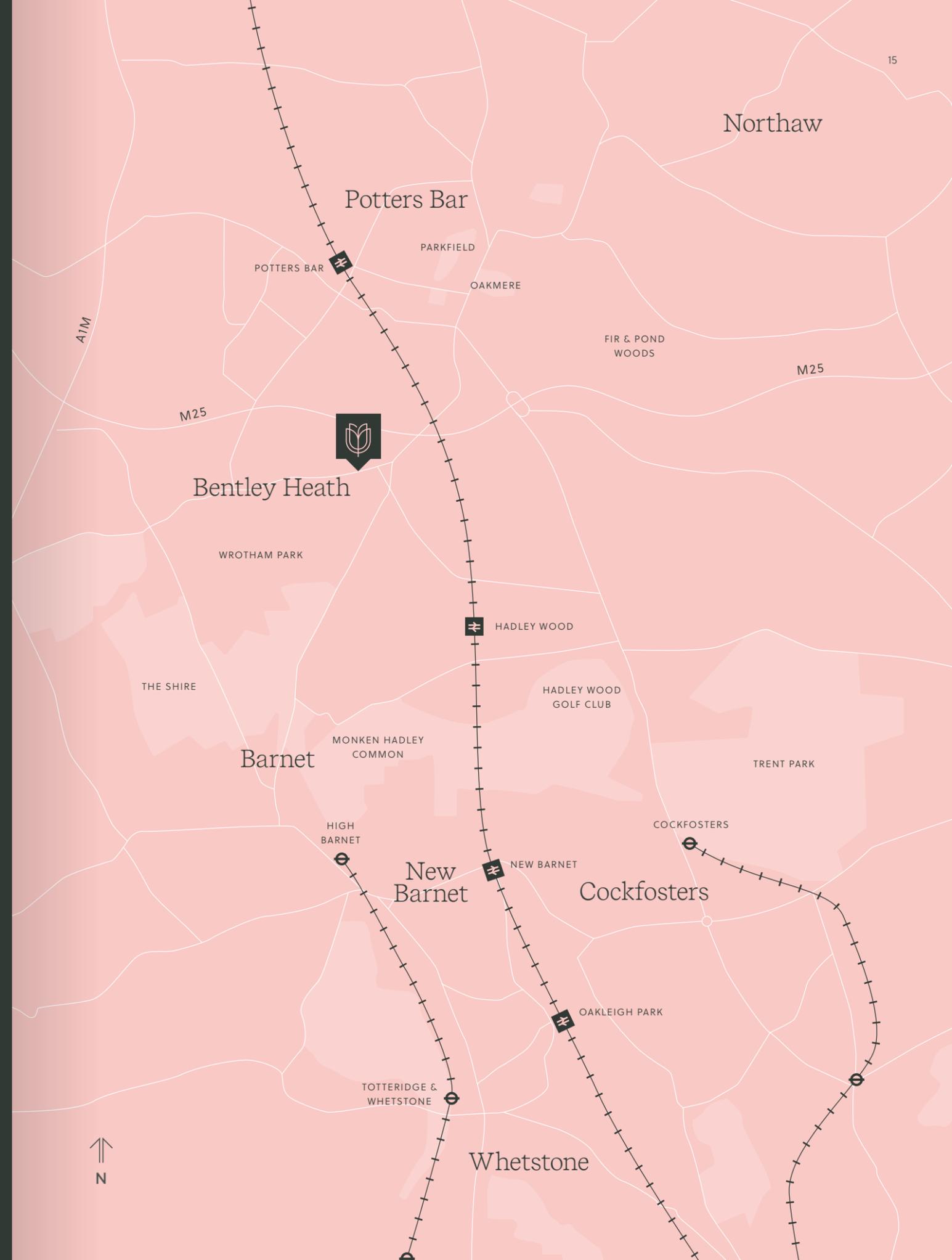
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Natural surroundings

In a time when outdoor space has become a priority, attractive tree-lined avenues with immaculate hedging create a natural sense of place and privacy - the ideal setting for the modern family.

At Bentley Gardens the neatly manicured front lawns extend to sprawling rear gardens. In warmer months the generous gardens can be transformed into the ultimate outdoor entertaining space that is sure to impress the most discerning of guests.

Open green space at the entrance to the development provides both an attractive welcome and the perfect place to wander, exercise, socialise or simply to indulge in nature. Younger residents can take advantage of the development's recreational play equipment.



Tempting treats

JUST A SHORT DRIVE FROM BENTLEY GARDENS, POTTERS BAR, HADLEY WOOD, BARNET AND COCKFOSTERS ARE A FEW OF THE LOCAL TOWNS AND STYLISH LONDON SUBURBS OFFERING A WONDERFUL SELECTION OF SHOPS, RESTAURANTS AND AMENITIES.

Middey's Brasserie & Lounge Bar ensures a relaxed dining experience with an attractive retro vibe. From seafood to steaks, fruit smoothies to cocktails and hot chocolate, try perusing the menu without being tempted.



With breakfast, brunch, lunch and dinner menus, Miracles Café & Restaurant has something for every taste, whatever the time, whatever the occasion. It's easy to see why it has become a firm local favourite.

Additional local favourites include Skewd, an award-winning salubrious Turkish restaurant and popular sushi restaurant Kiyoto Sushi, which offers a carefully curated menu showcasing the freshest daily catch and best seasonal ingredients.



A great escape

Bentley Heath is superbly positioned to enjoy Hertfordshire's swathes of breathtaking green spaces.

Covering an incredible 413 acres and once part of Henry IV's hunting grounds, Trent Park provides a captivating nature lovers' escape. Explore the extensive parklands on horseback at Trent Park Equestrian Centre or view them from the forest canopy – a thrilling new perspective courtesy of Go Ape's treetop rope course. Take a step inside and back in time wandering through the magnificently restored country house.

Monken Hadley Common, known locally as Hadley Woods, is a haven for wildlife. Whether walker, dog walker, jogger or bridleway cyclist, keep your eyes and ears open for an incredible selection of animals, birds and butterflies, including the Muntjac Deer and Greater Spotted Woodpecker.

From the UK's only Ballesteros-designed course to one created by the renowned architect of the Augusta National – home of The Masters. Hadley Wood, Dyrham Park and The Shire London offer an impressive range of golf courses and amenities for those wishing to take their game to the next level.



Retail therapy



From decadent chocolates to fresh seasonal produce, fashionable 'must haves' to home finishing touches, shopping local has never been more tempting. Situated on Barnet High Street, The Spires shopping centre is only a 5 minute drive away. Here, you'll find a dizzying selection of fashion boutiques, coffee shops and restaurants all conveniently located with ample parking options. Notwithstanding, there's also a uber handy Waitrose just next door for the weekly shop.

And if that wasn't enough, Cockfosters Town Centre and Potters Bar High Street are only a 9 and 6 minute drive away, respectively.

BARNET, COCKFOSTERS AND POTTERS
BAR HIGH STREETS ARE ALL LOCATED
WITHIN JUST A 10 MINUTE DRIVE





A WIDE CHOICE OF OUTSTANDING
SCHOOLS TO ENGAGE GROWING MINDS



Watch them bloom

FOR THOSE WITH CHILDREN OF SCHOOL AGE, BENTLEY HEATH AND THE SURROUNDING AREAS OFFER A WIDE SELECTION OF PRIMARY AND SECONDARY EDUCATION ESTABLISHMENTS RATED 'OUTSTANDING' BY OFSTED.

Trent C of E Primary School	Nursery	Outstanding	4.5 miles
St. Margaret's Nursery School	Nursery	Outstanding	4.8 miles
Whitings Hill Primary School	Primary	Outstanding	4.8 miles
The Wroxham School	Primary	Outstanding	2.6 miles
Queen Elizabeth's Grammar School	Secondary	Outstanding	2.9 miles
St John's Preparatory and Senior School	Primary / Secondary	Outstanding	3.1 miles
Dame Alice Owens	Secondary	Outstanding	1.5 miles
Haberdashers' Aske's Boys School	Primary / Secondary	Independent	7.3 miles
Haberdashers' Aske's Girls School	Primary / Secondary	Independent	7.3 miles

* Distances are from Dancers Hill Road according to Google Maps

The Development



Site Plan

Nestled within verdant surroundings, careful consideration has been given to every property and every aspect ensuring light, space and privacy, whatever its position. Whenever company is required, communal play areas and meeting places are always within reach, allowing community spirit to thrive.

Bentley Gardens may be just a few miles from one of the world's liveliest cities, but we challenge you to find such an enticing blend of fresh air, freedom and fulfilment, just minutes from the capital.





The Azalea

4 BEDROOMS, 2 BATHROOMS, SINGLE GARAGE

PLOTS 9 & 10



CGI FOR ILLUSTRATIVE PURPOSES ONLY.

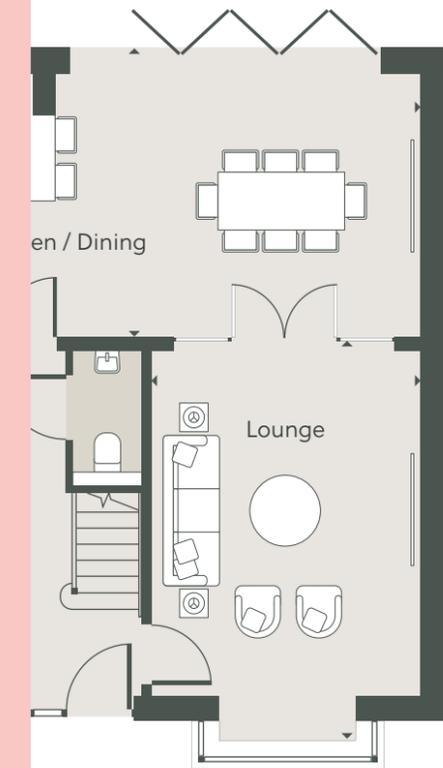
WITH OPEN-PLAN KITCHEN AND DINING AREA LEADING TO LOUNGE VIA CRITTAL-STYLE DOORS, THIS HIGHLY SOCIABLE HOME IS IDEAL FOR QUALITY FAMILY TIME OR ENTERTAINING.

Slide the bi-fold patio doors open to let the outside in. A generous lounge can be kept separate or used to extend the living space further. Quiet time can be had in the standalone study. A handy utility room allows interior access to the garage – perfect for wet or colder weather.

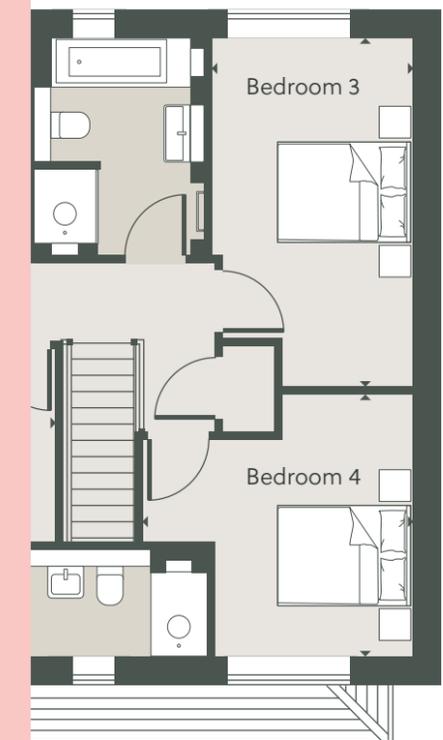
The master bedroom on the first floor includes a stylish en suite and fitted wardrobes. There are a further three double bedrooms and a stunning bathroom equipped with bathtub and walk-in shower.



1ST FLOOR



2ND FLOOR



The A

4 BEDROOMS, 2 BATHRO

PLOTS



GROUND FLOOR

	M		FT	
Kitchen / Dining	9.0	3.7	29' 8"	12' 2"
Lounge	3.8	4.8	12' 5"	15' 10"
Study	2.8	3.5	9' 3"	11' 7"
Garage	3.3	6.1	10' 11"	20' 1"

FIRST FLOOR

Master Bedroom	4.0	4.3	13' 1"	14' 3"
Bedroom 2	3.6	4.3	11' 9"	14' 1"
Bedroom 3	2.9	4.9	9' 5"	16' 2"
Bedroom 4	3.8	3.7	12' 7"	12' 2"

PLEASE NOTE THE FLOOR PLAN IS PLOT 9.
PLOT 10 IS A HANDED LAYOUT.

HOUSE GIA

160 m² / 1,722 ft²

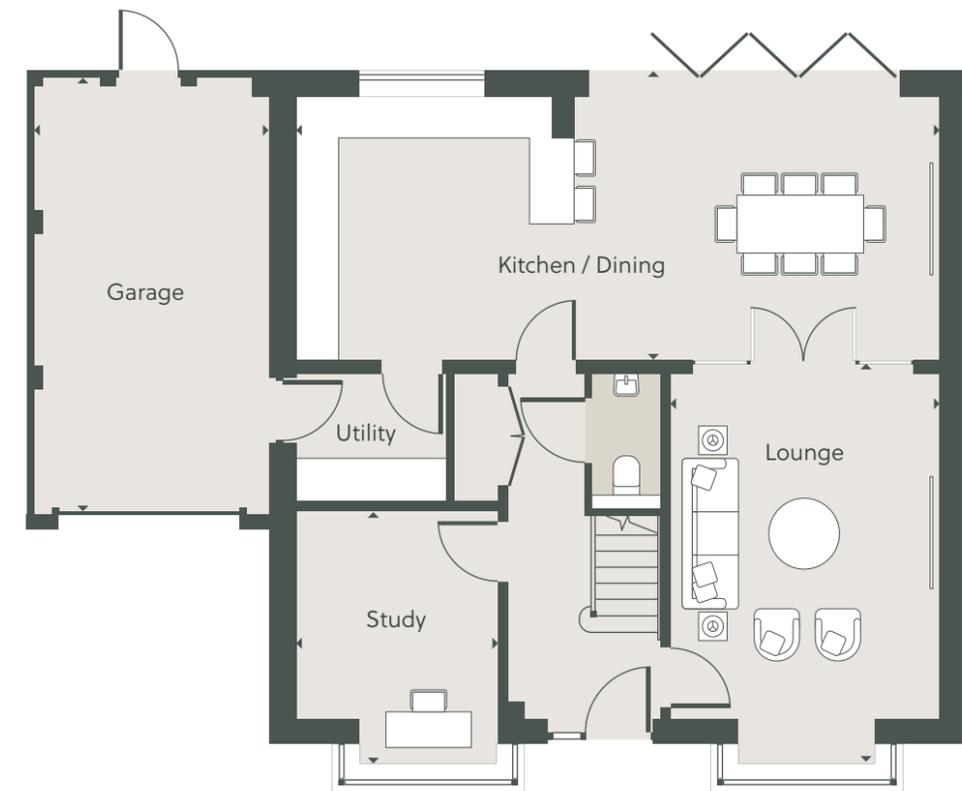
GARAGE GIA

20 m² / 215 ft²

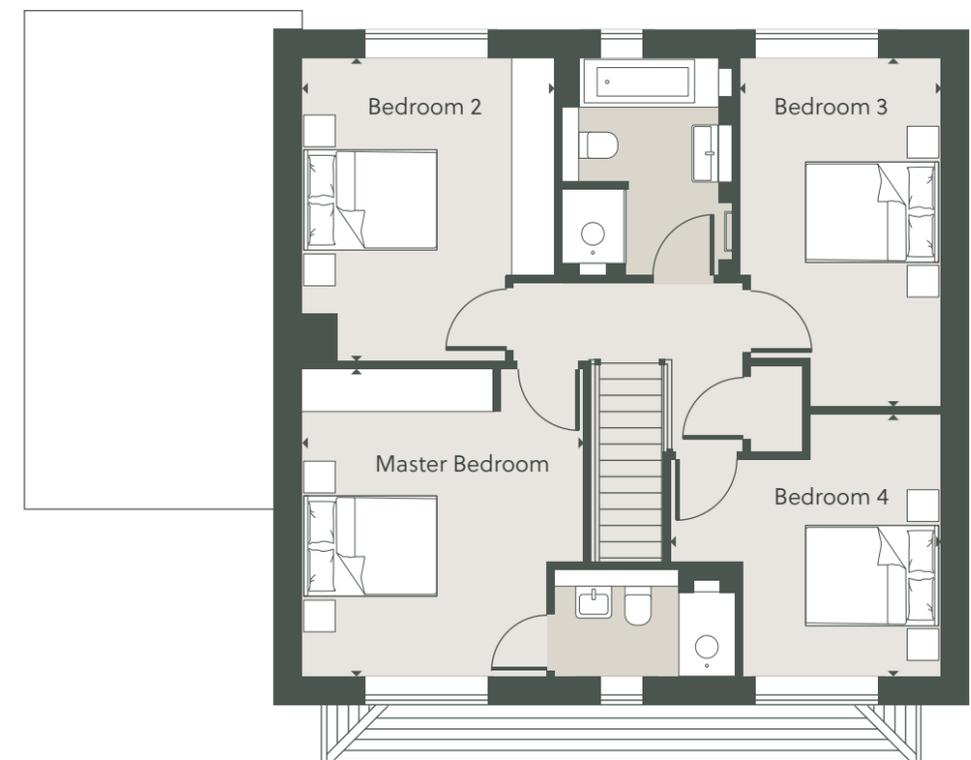
TOTAL GIA

180 m² / 1,937 ft²

GROUND FLOOR



FIRST FLOOR





The Tulip

5 BEDROOMS, 3 BATHROOMS, DOUBLE GARAGE

PLOTS 1, 2, 3, 6, 7 & 8



CGI FOR ILLUSTRATIVE PURPOSES ONLY.

ENJOY THE ULTIMATE CONTEMPORARY LIVING SPACE OVER THREE LEVELS.

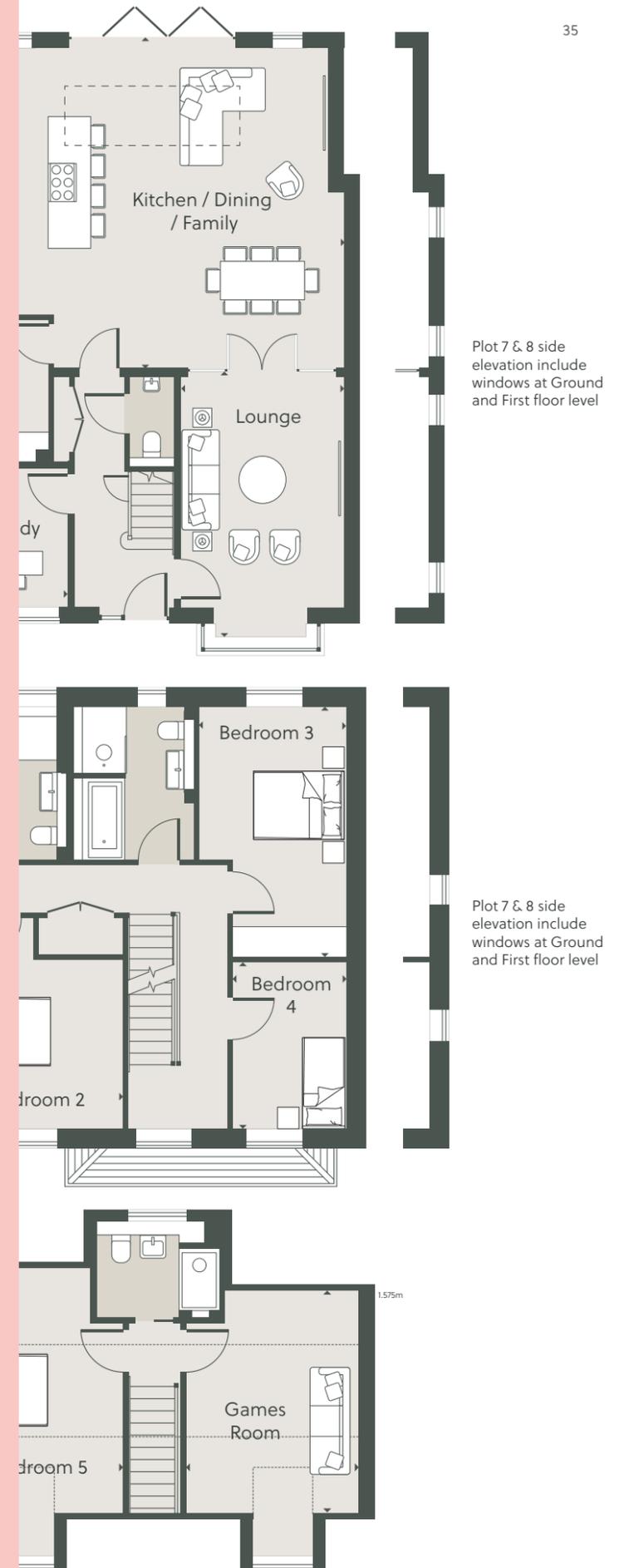
These generous homes are arranged over three spacious floors - perfect for everyday family life. The highly flexible multi-purpose room on the ground floor features a large kitchen with space for living and dining that will soon become the hub of this home.

The more formal lounge allows for a calm and separate relaxation space, which is easily accessible via crittall-style doors, while the study makes working from home a practical possibility.

On the first floor, the master bedroom includes an en suite shower room and fitted wardrobes. Three further bedrooms on this floor have easy access to the family bathroom, which benefits from both bath and shower.

The second floor has a further two spacious rooms and a shower room. These can be used as a 5th and 6th bedroom or flexible living accommodation to suit your needs.

The double garage is accessed via the utility room and has plenty of space to store cars, bikes and household essentials.



The

5 BEDROOMS, 3 BATHROOMS

PLOTS 1, 2, 7 & 8



GROUND FLOOR

	M		FT	
Kitchen / Dining / Family	7.7	6.7	25' 5"	22' 0"
Lounge	3.4	4.8	11' 3"	15' 10"
Study	2.2	2.9	7' 4"	9' 7"
Garage	6.1	6.1	20' 0"	20' 0"

FIRST FLOOR

Master Bedroom	6.1	4.6	19' 10"	15' 0"
Bedroom 2	5.2	3.1	17' 0"	10' 0"
Bedroom 3	3.4	4.4	11' 3"	14' 4"
Bedroom 5	2.4	3.5	7' 9"	11' 4"

SECOND FLOOR

Bedroom 4	3.4	4.8	11' 3"	15' 10"
Games Room	3.4	4.4	11' 2"	14' 5"

PLEASE NOTE THIS LAYOUT IS PLOT 1 & PLOT 7.
PLOTS 2, 3, 6 & 8 ARE HANDED LAYOUTS.

EXTERNAL MATERIALS/FINISHES FOR THESE PLOTS VARY - PLEASE ASK A MEMBER OF THE SALES TEAM FOR CLARIFICATION.

HOUSE GIA

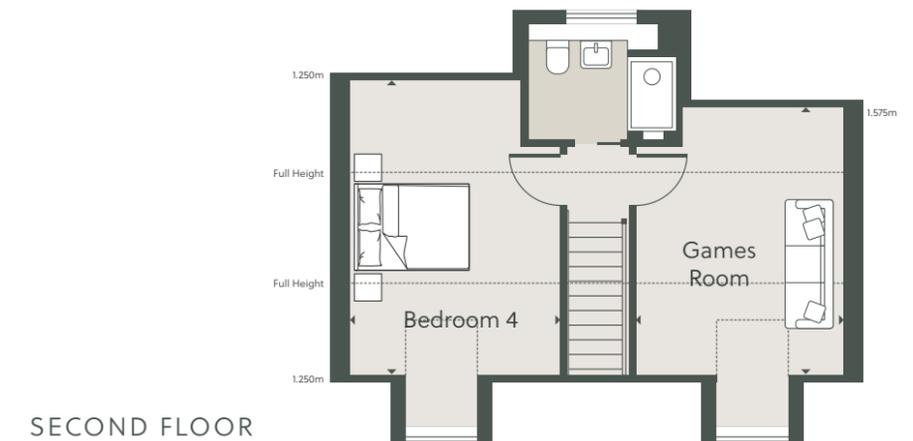
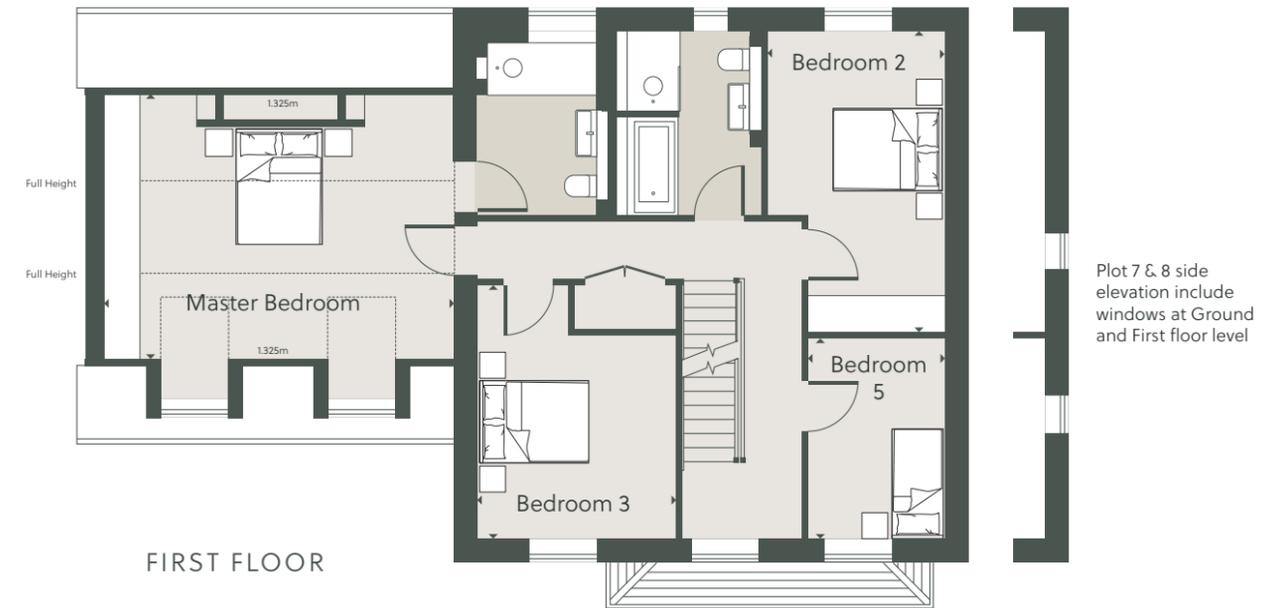
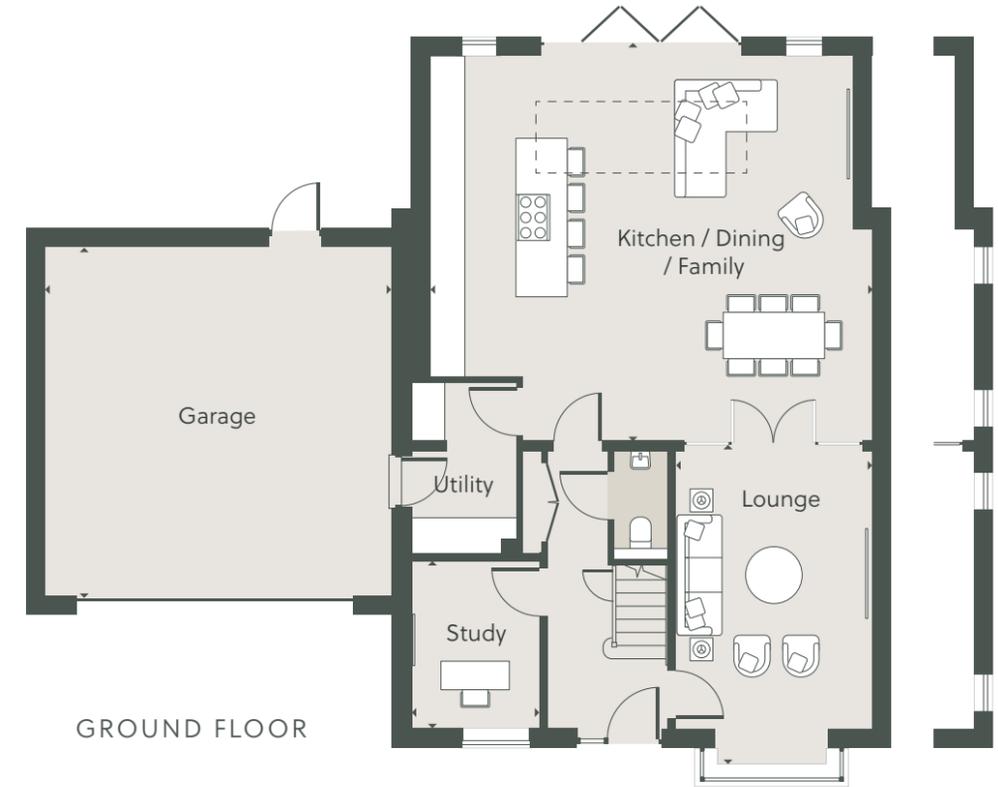
231 m² / 2,486 ft²

GARAGE GIA

37 m² / 398 ft²

TOTAL GIA

268 m² / 2,884 ft²





The Orchid

5 BEDROOMS, 3 BATHROOMS, DOUBLE GARAGE

PLOTS 4 & 5



CGI FOR ILLUSTRATIVE PURPOSES ONLY.

THE ATTRACTIVE CLASSIC EXTERIOR OPENS TO A HIGHLY CONTEMPORARY INTERIOR. CAREFULLY CONSIDERED DESIGN PROVIDES ACCESS VIA THE FRONT DOOR OR 2-CAR GARAGE.

The living space allows for both ease of movement and the ability to adapt the space as your needs change. The open-plan kitchen/dining/family area features bi-fold glass doors leading to an expansive private patio and garden.

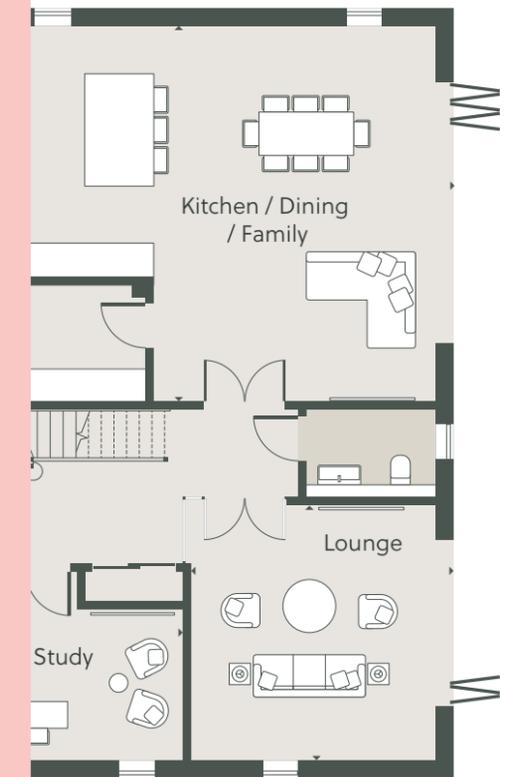
A separate lounge and utility room allow essential additional entertaining and storage spaces, while the study can be used for homework or as a home office.

On the first floor, the two larger bedrooms benefit from a luxurious en suite, with the master bedroom also incorporating a much sought-after dressing area.

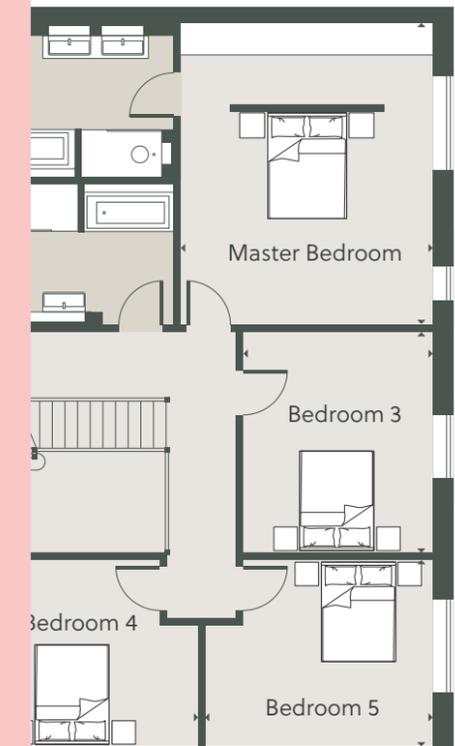
The family bathroom offers a further stylish pampering space.



GROUND FLOOR



FIRST FLOOR



The C

5 BEDROOMS, 3 BATHRO

PLOTS



GROUND FLOOR

	M		FT	
Kitchen / Dining / Family	8.5	7.0	27' 11"	22' 11"
Lounge	4.6	4.8	15' 1"	15' 7"
Study	3.8	3.5	12' 5"	11' 6"
Garage	7.2	6.1	23' 8"	20' 0"

FIRST FLOOR

Master Bedroom	4.8	5.7	15' 9"	18" 9"
Bedroom 2	5.3	5.4	17' 5"	17' 6"
Bedroom 3	3.6	4.2	11' 10"	13' 9"
Bedroom 4	4.3	3.5	14' 2"	11' 7"
Bedroom 5	4.1	3.5	13' 4"	11' 7"

PLEASE NOTE THIS LAYOUT IS PLOT 4.
PLOT 5 IS A HANDED LAYOUT.

HOUSE GIA

269 m² / 2,896 ft²

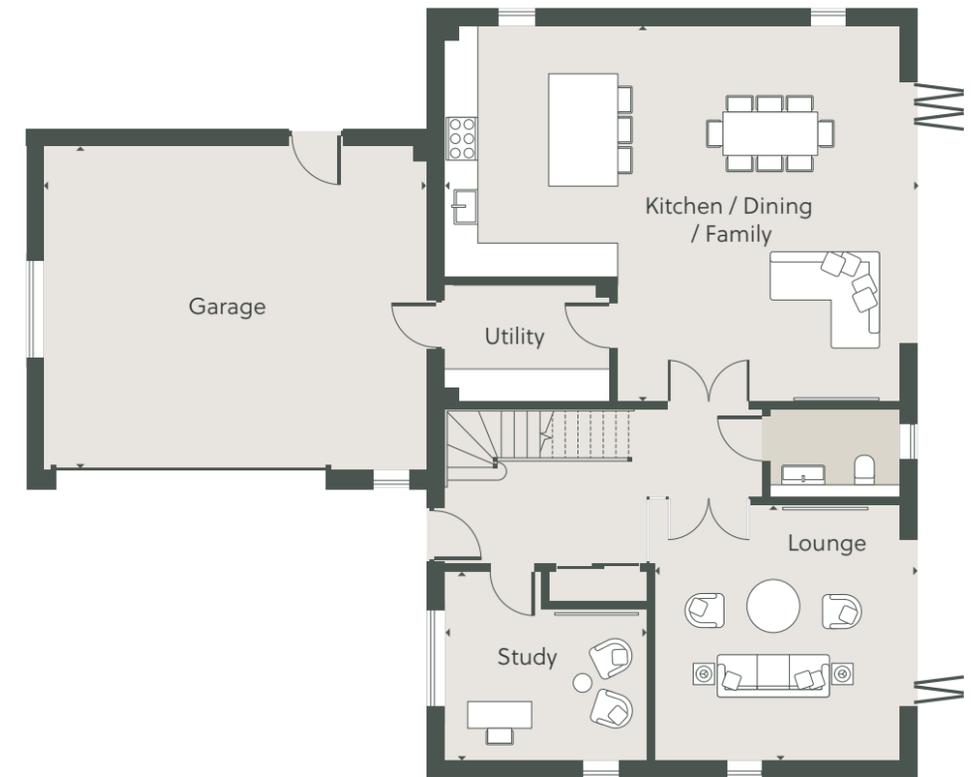
GARAGE GIA

44 m² / 474 ft²

TOTAL GIA

312 m² / 3,370 ft²

GROUND FLOOR



FIRST FLOOR





Image shown is of a previous Griggs development

Interiors



Style unsurpassed

Set within private verdant surroundings, these select properties present classic exterior facades. Step inside and Griggs by Design interiors will both impress and surprise. A blend of clean lines, high spec features, fixtures and fittings, and muted tones create a state-of-the-art contemporary family space to make your own.

As a responsible housebuilder, the environment is one of our top priorities. Air Source heat pumps are installed within every home, providing a low carbon and more economical alternative to gas. Electric car charging infrastructure allows you to fit a home charging point at your convenience

Classic meets cutting edge

Luxury doesn't need to be ostentatious, as demonstrated by these elegant bathrooms.

The fully tiled floors and walls create impeccably neat rooms with tiled niches and LED lighting making an art out of simplicity. The fashionable wall mounted vanity units and basin are complemented by matt black brassware.





Modern family spaces

Griggs' standout living spaces offer the ultimate combination of character and cutting edge.

Using the very latest design techniques and eco-friendly materials, traditional exteriors give way to spacious, highly contemporary interiors, subtly melding history with high-end modernity.

So, whether you are up- or downsizing, prioritising a relaxing commute to the city or looking forward to a year-round oasis of calm, we invite you to put down roots at Bentley Gardens and watch your family life blossom.

Super Specification



LIVING/KITCHEN/DINING ROOM

- Stunning Hacker kitchens with soft closing cabinetry and drawer units
- Caesarstone quartz worktop with upstand
- Anthracite black Blanco undermounted sink
- Matt black 3 in 1 Quooker Hot Tap
- Waste Disposal with an air switch

Integrated Siemens appliances including:

- Single Oven
- Combination Oven & Microwave
- Warming Draw
- Induction Hob
- Full Fridge
- Full Freezer
- Dishwasher

UTILITY ROOM

- Hacker units with soft closing cabinetry
- Siemens Washing Machine
- Siemens Tumble Dryer
- Chrome Blanco Sink & Tap
- Caesarstone quartz worktop with upstand

FLOORING

- Large format porcelain tiles leading from the hallway into the kitchen/dining/family rooms guest WC and utility room
- Straight lay wood flooring to lounge & study
- Carpets to stairs, landing and all bedrooms on the first and second floor (where applicable)

BEDROOMS

- Fitted wardrobes to Bedroom 1 and Bedroom 2

BATHROOMS & ENSUITES

- Beautifully designed bathrooms and en-suites
- Contemporary matt black brassware
- Fully tiled walls and floors
- Wall mounted basin with double draw 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
- Feature recessed niches with LED's

INTERNAL FEATURES

- Solid black veneered doors with matt black ironmongery
- Black crittall-style glazed doors leading from the lounge into kitchen/family/dining rooms
- Contemporary step design architrave and skirting
- Bespoke featured LED lit cornice to entrance hallways
- Coffered ceiling with LED in the lounge
- Wooden staircases with glass balustrades

SECURITY

- NACOSS approved alarm system
- Mains operated smoke, heat and carbon monoxide detectors
- Hard wired Ring Doorbell

ELECTRICAL

- Matt black sockets and light switches
- LED downlights to all rooms
- Feature pendant lights in the Kitchen/Dining Room & Stairwell
- CAT6 and coax cabling to AV sockets
- Master BT Telephone Socket
- Wiring provisions in place to enable Sky - 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 Lounge & Kitchen/Dining Rooms - Subject to your selection and purchase of suitable audio equipment

GENERAL

- MVHR system with comfort cooling
- Underfloor heating throughout the home with programmable digital room temperature controls
- Heating & hot water via air source heat pumps
- Double glazed windows & external doors
- 10-year Q Policy – Structural Defects Warranty
- Integral Single or Double Garage to all plots

EXTERNAL

- Private block paved driveways to 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
- Provisions for electric car charging to each home



Homes of the highest quality

GRIGGS builds homes of the highest quality. In the end, everything we do comes down to this. For half a century GRIGGS has been a family business, passed down from father to son – three generations building the reputation, relationships and expertise we are very proud to have today.

Established in 1968 as Borehamwood-based contractors John E. Griggs & Sons, we have evolved into a best-in-class builder of bespoke homes with exclusive developments dotted across London and the home counties.

Throughout the decades we have been guided by the fundamental tenets of our founders – quality, innovation, architectural excellence and above all, customer care.

GRIGGS
EST. 1968



GRIGGS OFFICE - THE GRAIN YARD



GRIGGS YARD - CIRCA 1975
A FAMILY BUSINESS SINCE 1968

Quality, innovation, excellence and care

QUALITY

The quality of our work can be seen, and felt, in the materials we use and the meticulous attention to detail we are known for. It can also be identified through our Premium Rating status with the National House Building Council (NHBC) and Premier Guarantee, our affiliation with the Federation of Master Builders and the Considerate Constructors Scheme.

INNOVATION

Today much of our innovative effort is invested in our commitment to sustainability, both as a company and on each of our developments – utilising the latest in technology, thermal insulation, building methods and offsetting endeavours to be as close to carbon neutral as possible. Buying a GRIGGS home means keeping the bills low and your footprint light.

ARCHITECTURAL EXCELLENCE

Every development we are involved with is unique, but no matter whether the finished homes are styled inside and out to exude discreet elegance, lavish grandeur or modern luxury, architectural and interior design excellence will always come as standard with a GRIGGS home.

CUSTOMER CARE

We believe that customer care starts before we meet you and extends long after the point of sale. Our dedicated aftersales team are not only there to supply you with a comprehensive handover pack containing everything from your warranties to appliance operating instructions. They are there to answer questions and deal with queries.





Get in touch

For further information about Bentley Gardens or
GRIGGS Homes please contact us through the
details below:

bentleygardens.co.uk
01923 852 322
sales@griggshomes.co.uk

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