



HOMEFIELD HOUSE

20 HOMEFIELD ROAD | RADLETT



GRIGGS
EST. 1968



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A new luxury six bedroom detached family home built to a high specification, located on a sought after road and within walking distance of Radlett Village.

Surrounded by picturesque Hertfordshire countryside, Radlett is one of the most desirable villages in the county.

Radlett High Street offers a varied selection of charming shops for everyday living in addition to independent outlets for the most discerning of shoppers. There are an assortment of restaurants to suit all tastes including well known chains like Pizza Express.

Local leisure and entertainment facilities are in abundance including the Radlett Centre which has a 300-seat theatre and regularly hosts entertaining shows and events. The area is renowned for its golf courses including the challenging Porters Park and Aldenham Golf Clubs, and many other sports venues and community sports clubs for tennis, cricket, rugby and squash.

Within a short walk of Homefield House, Battlers Green Farm provides a unique shopping experience with a variety of boutique stores including quintessential farm shops and other services including Espiritu Salon & Spa. The 'Bull Pen' tea rooms and restaurant have a rustic charm and offer the perfect destination for breakfast, lunch or afternoon tea.

Local transport communications are outstanding. The M1 and M25 are easily accessible and provide national motorway links. Alternatively, Radlett's Thameslink station provides a convenient and efficient service to central London, with journeys to St Pancras International taking less than 30 minutes. Major airports Luton, Heathrow and Gatwick are also easily accessible by car or train.

There are several excellent and highly respected independent and state schools accommodating children of all ages. These include Haberdashers Askes Boys and Girls Schools, Aldenham School, Radlett Preparatory and Edge Grove.

Homefield House is an exceptional six bedroom family home that has been designed with care and constructed to the highest quality. The property extends over three floors and provides approximately 5,347 sq ft of accommodation.

Upon arrival, the large entrance hall sets the precedent for space and quality throughout this magnificent home. The heart of the home is a stunning open plan kitchen/breakfast/family room which is located at the rear of the property and provides direct access out on to the extensive patio and large south facing garden. There are a further three reception rooms on the ground floor including a lounge, dining/TV room and a study. The fully equipped utility room provides a link from the kitchen into the integral double garage. A coat room and guest cloakroom complete the ground floor. The attention to detail extends out into the landscaped gardens which will feature a gas fire pit.

The first floor comprises four bedrooms. The master suite benefits from a fitted dressing room and large en-suite with both a shower and a bath. There are three further double bedrooms all of which boast an en-suite shower room and built in wardrobe space or a dressing area. On the second floor you will find two further double bedrooms, a bathroom and a large games room.



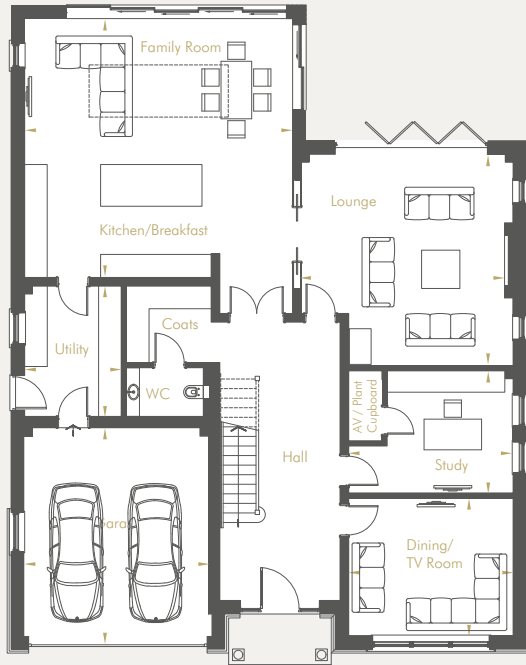


Computer Generated Image

HOMEFIELD HOUSE



FLOOR PLANS

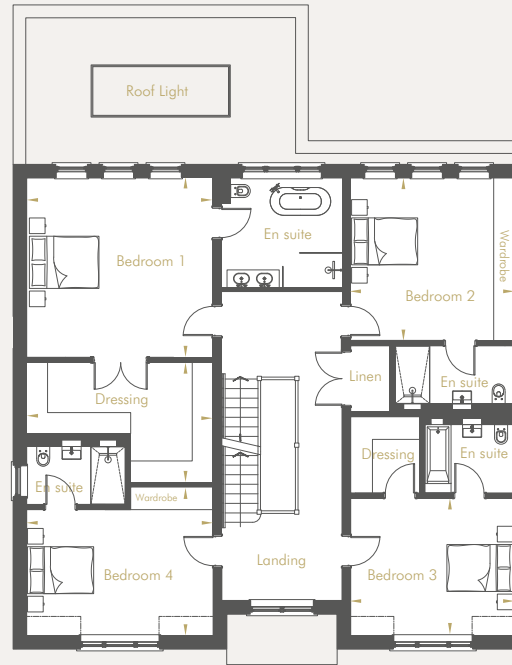


GROUND FLOOR

Lounge	6.09 x 6.08m	20'0" x 19'11"
Kitchen/Breakfast/Family	7.70 x 7.45m	25'3" x 24'5"
Utility	3.75 x 2.78m	12'3" x 9'1"
Dining / TV Room	4.72 x 3.95m	15'6" x 13'0"
Study	3.62 x 3.51m	11'11" x 11'6"
Garage	6.00 x 5.45m	19'8" x 17'11"

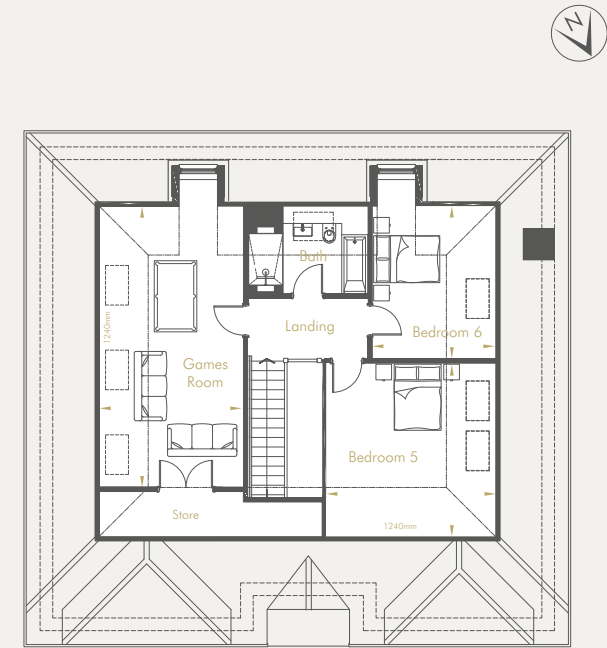
Approximate gross internal area

497 sq m (5,347 sq ft)



FIRST FLOOR

Master Bedroom	5.35 x 5.16m	17'6" x 16'11"
Dressing	5.35 x 3.43m	17'6" x 11'3"
Bedroom 2	4.72 x 4.68m	15'6" x 15'4"
Bedroom 3	4.72 x 3.95m	15'6" x 13'0"
Bedroom 4	5.34 x 4.27m	17'6" x 14'0"



SECOND FLOOR

Bedroom 5	4.99 x 4.87m	16'4" x 16'0"
Bedroom 6	4.40 x 3.54m	14'5" x 11'8"
Games Room	8.08 x 4.15m	26'6" x 13'7"

* Areas of reduced headroom in all rooms, measured to 2400mm.

Plans not to Scale. Internal layouts are shown for illustrative purposes only. All measurements are given as a guide only. Purchasers are advised to check plot specific dimensions and specifications prior to reservation. No liability can be accepted for any errors arising there from.

HOMEFIELD HOUSE

SPECIFICATION



KITCHEN/BREAKFAST/FAMILY ROOM

- Professionally designed contemporary kitchen Featuring soft closing cabinetry and drawer units
- Dekton worktop with an under-mounted stainless steel sink and pull out spray tap
- Hot tap for instant boiling and chilled water
- Waste disposal
- Miele appliances include oven, combination oven, induction hob, extractor hood, integrated fridge/freezer, integrated dishwasher
- Porcelain floor tiles



COAT ROOM

- Bespoke fitted coat cupboard and bench seat

UTILITY ROOM

- Miele washing machine and tumble dryer
- Larder cupboard (two), tall open shelf unit plus additional storage
- Dekton worktop with an under-mounted stainless steel sink



BEDROOMS

- Dressing room to master bedroom and bedroom 3
- Fitted wardrobes to bedrooms 2 & 4

BATHROOM, EN SUITES AND CLOAKROOMS

- Beautifully designed contemporary bathrooms and en suites
- Vanity units with basin
- Mirror above vanity unit and basins
- Bath with exofil, hand-held shower*
- Wall mounted shower with fitted glass screen*
- Wall hung WC with soft closing seat
- Tiled feature niches with LED lighting

- Thermostatically controlled towel rails
- Fully tiled walls and floors to bathrooms and en suites

DECORATION

- Walls painted in Dulux paint
- Ceilings painted white
- Bespoke designed architrave and skirting
- Bespoke designed feature LED-lit cornice to lounge, hallway and master bedroom

DOORS AND WINDOWS

- Oversized black oak veneered doors to the ground floor and first floors
- Aluminium bi-fold doors from the Lounge out to the garden
- Sliding doors from the kitchen/family room out to the garden
- UPVC double glazed windows

FLOORING

- Tiled flooring to the hallway, kitchen/breakfast room, WC and utility room
- Carpets to lounge, study, dining/TV room, stairs, landing and to all bedrooms

ELECTRICAL

- LED downlights to all rooms with feature pendant lighting to selected rooms
- CAT6 and coaxial cabling to AV sockets
- Data network cabling installed
- Ample sockets and switches
- Full TV/Sky multi-room wiring system linking to central TV aerials and satellite dish capable of receiving digital and terrestrial channels, subject to your selection and purchase of Sky subscription

- Multi-room audio via discreet ceiling speakers to lounge, kitchen, family room, dining/TV room, master bedroom and games room, subject to your selection and purchase of suitable audio equipment
- Wiring only for possible future speaker installation to all other rooms
- Intelligent lighting system to principal rooms
- Control4 home automation to principal rooms

SECURITY

- NACOSS approved alarm system
- Mains operated smoke, heat and carbon monoxide detectors
- External security lighting to front and rear
- CCTV

GARDEN

- Front garden laid to lawn
- Rear garden laid to lawn
- Patio area
- External tap
- External electrical socket
- External wall lighting
- Feature gas-fed fire pit

GENERAL

- Underfloor gas-fired central heating
- Air conditioning to select rooms
- Double integral garage with electric door
- Driveway parking
- 10-year structural warranty

Photographs are from a similar Griggs home. Shown for indicative style only.

(* where applicable)

BUILT BY GRIGGS

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

WHY GRIGGS?

GRIGGS was established in 1968 as John E. Griggs & Sons, a building contractor based in Borehamwood, Hertfordshire. Now in its third generation of family directorship, the company has evolved to become a leading developer/contractor, operating within the northern home counties commuter belt. GRIGGS has built an enviable reputation for delivering the highest quality homes.

GRIGGS have significant in-house expertise spanning Development, Construction, Planning Permission, Cost Control, Architectural Design and Interior Design, that ensures the delivery of projects within projected timescales and budgets. GRIGGS also works with carefully selected external advisers where appropriate.

CLIENT CARE AND AFTER SALES

We enjoy excellent relationships with all our clients, often across multiple projects and sometimes across multiple generations. We have earned a high level of trust from our clients, and to give further peace of mind, we are happy to provide services under appropriate contracts. Before the start of any project we will agree a building program, specification and detailed costs. This gives our clients peace of mind that their projects will be delivered on time and within budget. GRIGGS offer unrivalled after-sales client care.

Our after-sales team are on hand to help with any issues that might arise while you are settling in to your new home. All clients are presented with a comprehensive handover pack, which includes a full specification for their home, together with any warranties for the building as well as appliances. The dedication and attention given to our clients by our after-sales team is second to none and significantly surpasses the industry standard and that of our competitors. It is our personal service that reassures our clients that whatever the problem, we will be on hand to help.



A FULLY MANAGED INTERIOR DESIGN SERVICE

We offer a fully managed interior design service, shaped around our clients to ensure that we fully understand their passion, styling and requirements for their new home or project.

A home should be somewhere you love - a place that is as unique as you. It should be easy to live in, feel completely comfortable and reflect your individuality. Whatever your taste; modern, traditional, classic contemporary or minimalist, we work closely with you to create beautiful, personalised and unique interiors. With complete project co-ordination, from concept to final installation, we do the hard work while you sit back and enjoy the full experience.

It's an exciting journey we'll make as easy as possible. We can offer the latest trends, furniture, wall coverings and accessories to name but a few, and each project is individually tailored to suit your style and budget.

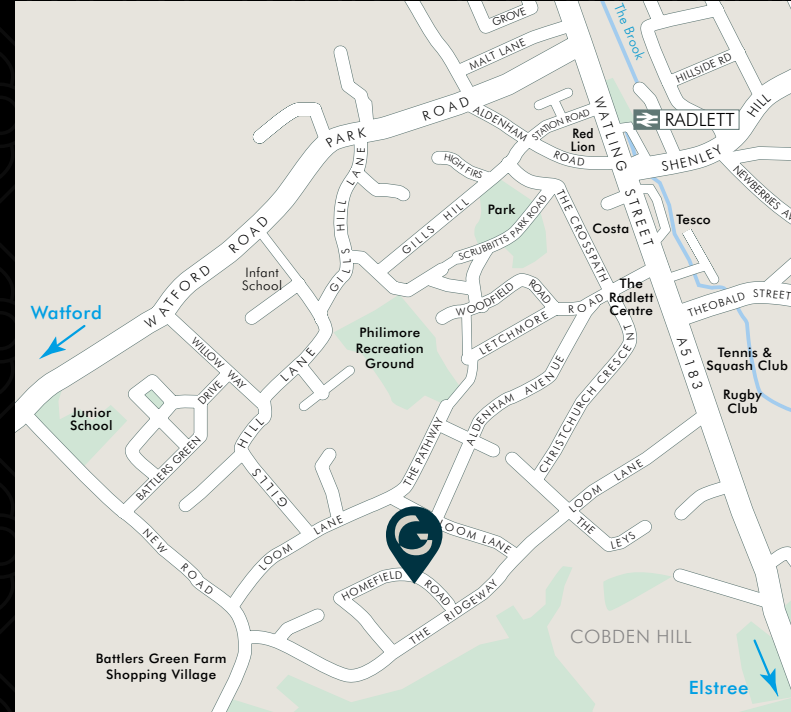
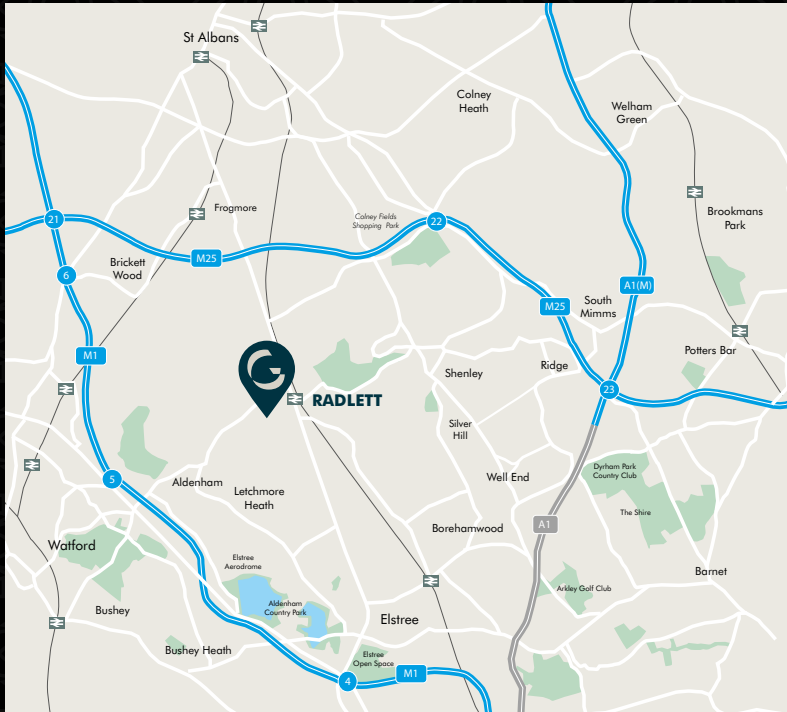
We appreciate that the interior design aspect of creating a new home can be a daunting prospect for some. We can help guide you to achieve your dream space and further more, enjoy the process creating your new home or project.

For further information please contact us on 01923 852 322 or visit www.griggshomes.co.uk/griggs-by-design



HOMEFIELD HOUSE

LOCATION



ALL ENQUIRIES



WWW.GRIGGSHOMES.CO.UK

01923 901 234



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