



THE STABLES

BOREHAMWOOD



THE STABLES

COWLEY HILL, BOREHAMWOOD, WD6 5NA

Introducing The Stables.

Where heritage meets modernity, this exclusive collection of just 10 homes sits in an exceptional setting in the Hertfordshire countryside.

Built by the multi-award-winning developer GRIGGS, these three, four and five bedroom family homes have been designed to merge the traditional forms of a chic countryside property with a contemporary specification. These architecturally outstanding homes meet the highest standards throughout, impressing with their design detail while blending naturally into the adjacent countryside.

GRIGGS

EST. 1968



CONTEMPORARY VIBE



VILLAGE FEEL

9

THE STABLES

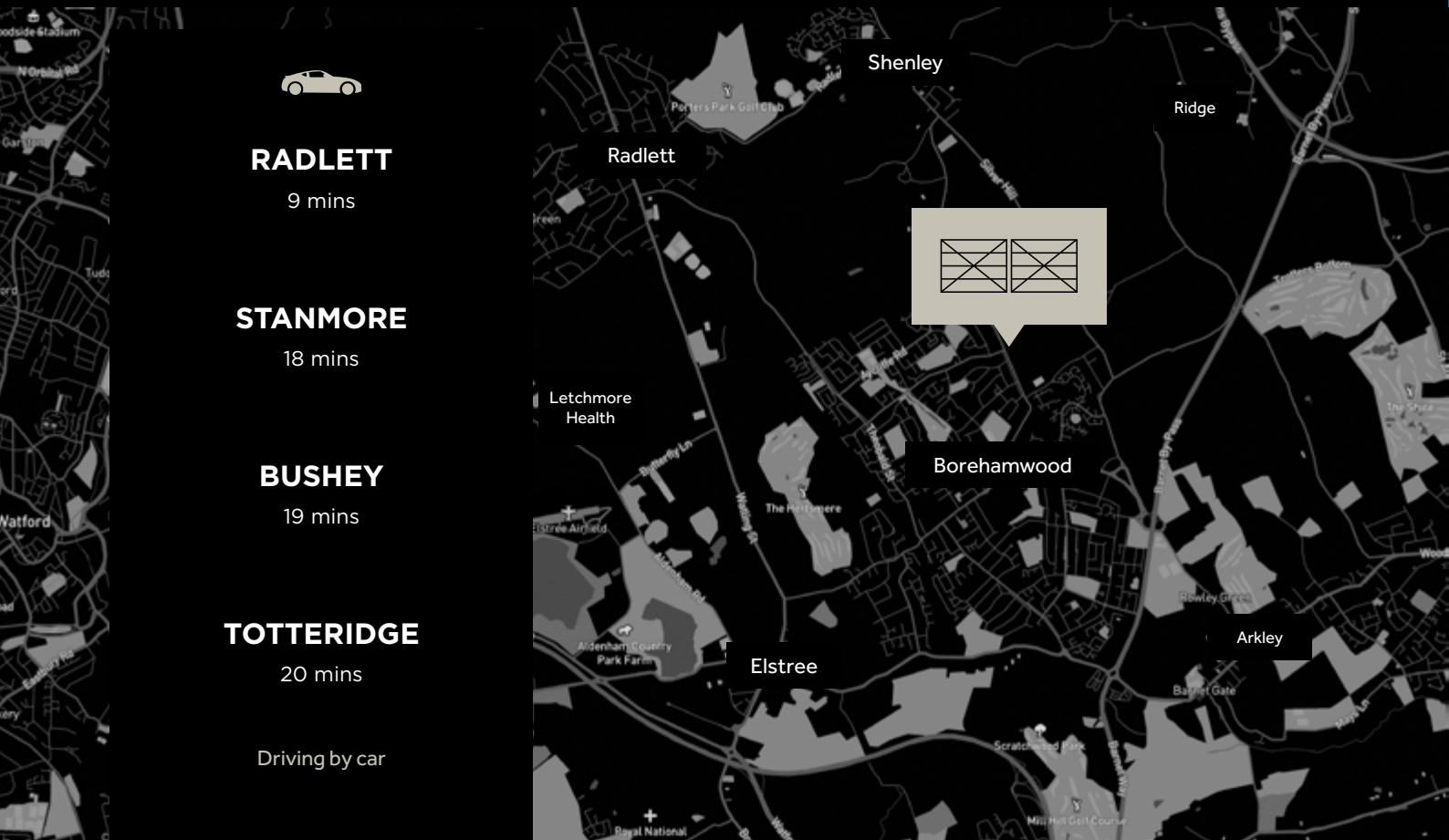




WITHIN EASY REACH

Just a five-minute drive from The Stables, Elstree & Borehamwood Station takes you directly to London St Pancras in around 26 minutes and City Thameslink and London Blackfriars in just over half an hour. So whether it's a quick commute to the City or dinner in the West End all of London is made easy. The same Thameslink trains take you into Luton Airport in less than 20 minutes for those weekends away.

With Hertfordshire's beautiful countryside all around you, options for day trips in the car are endless while easy access to the M1 and M25 makes longer commutes or British holidays easy.



RADLETT

9 mins

STANMORE

18 mins

BUSHEY

19 mins

TOTTERIDGE

20 mins

Driving by car

THE STABLES

ThamesLink

HARPENDEN

15 mins

ST. ALBANS CITY

9 mins

RADLETT

4 mins

ELSTREE & BOREHAMWOOD

WEST HAMPSTEAD

14 mins

LONDON ST. PANCRAS

26 mins

CITY THAMESLINK

33 mins





SHOPPING & DINING

With a buzzing high street, convenient shopping village, and diverse selection of restaurants and shops in which to indulge, Borehamwood really does cater for everyone. It's also surrounded by some of the jewels of Hertfordshire.

A short drive away, Battlers Green Farm has a wonderful deli and organic butchers alongside a range of boutiques, restaurants and a fitness centre.

Also nearby is the lovely village of Radlett, home to neighbourhood restaurants, shops and a vibrant social scene. The Stables is also perfectly situated to enjoy some of Hertfordshire's premier eateries like Laura Ashley at The Manor. Even greater retail therapy opportunities await at Brent Cross Shopping Centre, Atria in Watford and Colney Fields Shopping Park in St Albans, all less than 20 minutes away by car.

BOREHAMWOOD SHOPPING PARK

A selections of shops including Next, Boots and Marks & Spencer to name a few.



LAURA ASHLEY THE MANOR



MARKS & SPENCER

Leading British retailer bringing quality, great value food.



STARBUCKS

Everyone's favourite Seattle-based coffee house chain.



KIYOTO SUSHI

The Kiyoto menu has been carefully curated and showcases the freshest daily catch and the best seasonal ingredients of the highest quality.

THE STABLES



BEN & OLLIES BREAKFAST BAR
Family friendly breakfast bar/cafe/bistro
in the heart of bustling Borehamwood.



PARKS & RECREATION

The Stables' rural setting gives you endless opportunities for exploring the great swathes of the Hertfordshire countryside as well as all the activities in the surrounding area.

Choose between Aldenham Country Park, with 100 acres of meadows, woodland and lakes or Stanmore Common where rare habitat grassland, heath and wetlands are intersected by brooks and walkways.

Golfers are treated to the lovely greens at clubs like Porters Park on the edge of Radlett Village and The Grove that staged the World Golf Championship won by Tiger Woods in 2006. After a round, relax in their spa or indulge at The Glasshouse restaurant.

When it comes to activities for children you are spoiled for choice, from Willows Activity Farm course to Jump City Trampoline Park. Also right on your doorstep is Reel Cinema, screening Oscar winning films alongside art-house favourites, and Radlett Centre Theatre with shows for all the family.



THE GROVE HOTEL & SPA



PORTERS PARK GOLF CLUB



THE RADLETT CENTRE

A family orientated venue with shows ranging from children's productions to classical music performances.



REEL CINEMA



JUMP IN TRAMPOLINE PARK

Packed with family fun Jump In is Borehamwood's premier indoor trampoline park.



WILLOWS FARM



A CENTRE FOR LEARNING

Being at The Stables places you in a great hub for learning. From small nurseries and community-focused primaries to leading prep schools and Outstanding OFSTED rated secondary schools your education path is all laid out.

Cowley Hill Primary School	Primary	Good
Radlett Preparatory School	Primary	Good
Yavneh Primary School	Primary	Outstanding
Manor Lodge School	Primary	Independent
Clore Shalom School	Primary	Good
Newberries School	Primary	Good
Yavneh Secondary School	Secondary	Outstanding
Edge Grove School	Secondary	Independent
Dame Alice Owens School	Secondary	Outstanding
Haberdashers' Aske's Boys	Secondary	Independent
Mill Hill School	Secondary	Independent





NATURAL SURROUNDINGS

It's the way these homes are so organically embedded into the local landscape that first impresses when arriving at The Stables.

Privacy here comes through the ingenious but subtle use of design and landscaping. Through the entrance on the tree lined street the short cul-de-sac leads to wide driveways softened by seasonal shrubs and flowers.

The harmonious detached and semi detached properties are backed by large landscaped gardens, intelligently planted with trees and manicured hedges to provide both privacy and tranquillity. The overall effect is of a rural retreat that steps away from the norm.



THE ASCOT

3 BEDROOMS | 2 BATHROOMS | SEMI DETACHED

GROUND FLOOR

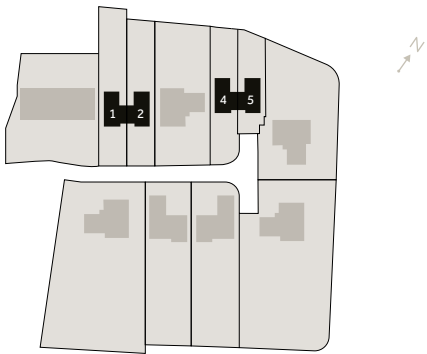
Kitchen	3.2m x 4.3m	10' 5" x 14' 1"
Dining / Family Room	6.2m x 2.9m	20' 2" x 9' 4"
Lounge	4.7m x 4.8m	15' 5" x 15' 10"
Total	75 m²	807 ft²

FIRST FLOOR

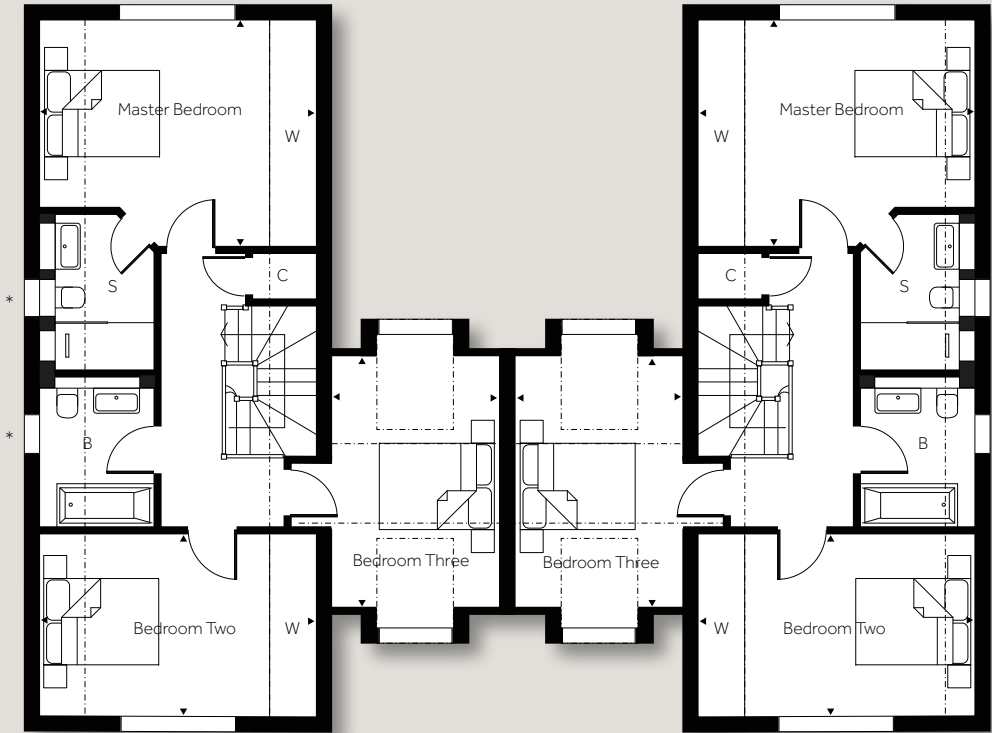
Master Bedroom	4.7m x 4.0m	15' 5" x 12' 11"
Bedroom Two	4.7m x 3.1m	15' 5" x 10' 2"
Bedroom Three	2.8m x 4.4m	9' 4" x 14' 4"
Total	68 m²	732 ft²

TOTAL: 143 m² 1,539 ft²

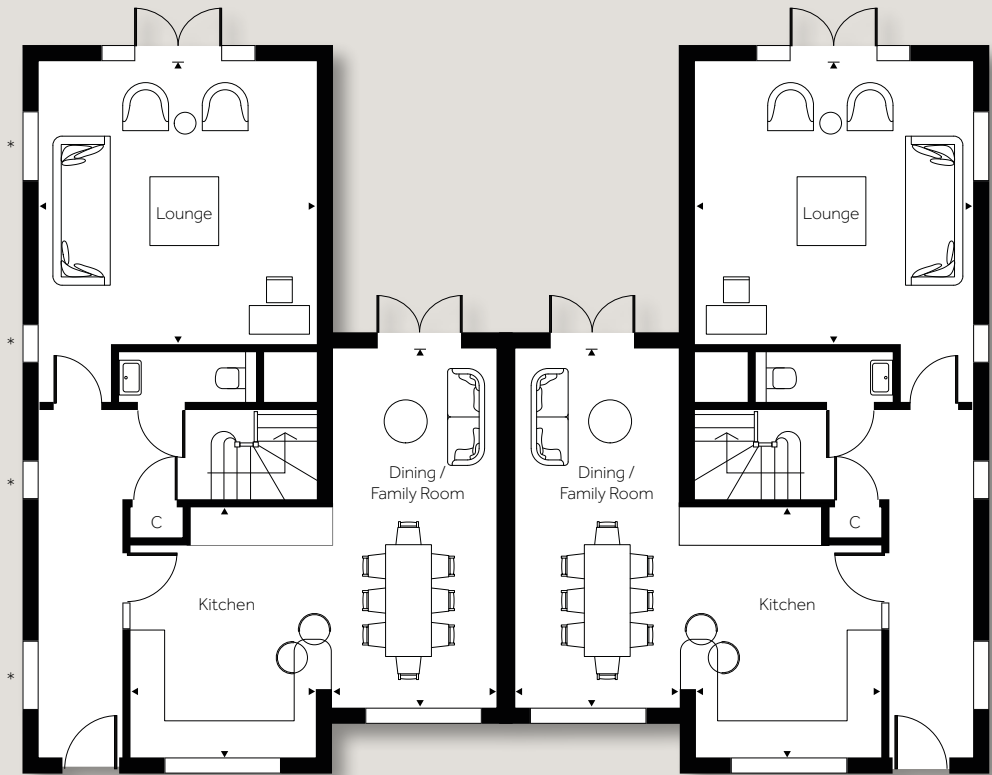
With a large lounge and expansive open plan kitchen and dining/family room these homes are designed for both relaxing and entertaining. Upstairs there are three well-proportioned bedrooms, with a luxurious en suite shower room leading from the Master bedroom. These contemporary country style semi detached homes also benefit from spacious driveways, carefully landscaped to soften the edges.



FLOORPLANS



FIRST FLOOR



GROUND FLOOR

KEY:
* = Obscure Window W = Wardrobe B = Bathroom S = Shower Room C = Cupboard



CGI shows plot 10

THE NEWBURY

4 BEDROOMS | STUDY | 3 BATHROOMS | DETACHED | GARAGE

GROUND FLOOR

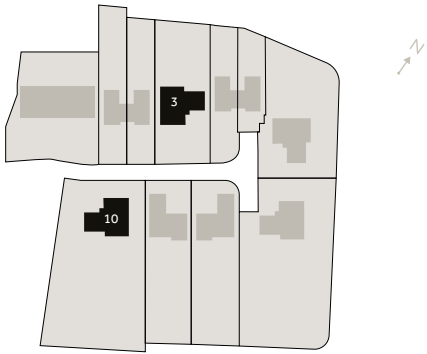
Living / Dining / Living	8.5m x 6.8m	27' 11" x 22' 5"
Lounge	4.6m x 5.1m	15' 1" x 16' 9"
Playroom	3.7m x 3.5m	12' 3" x 11' 6"
Total	115.5 m ²	1,243 ft ²

FIRST FLOOR

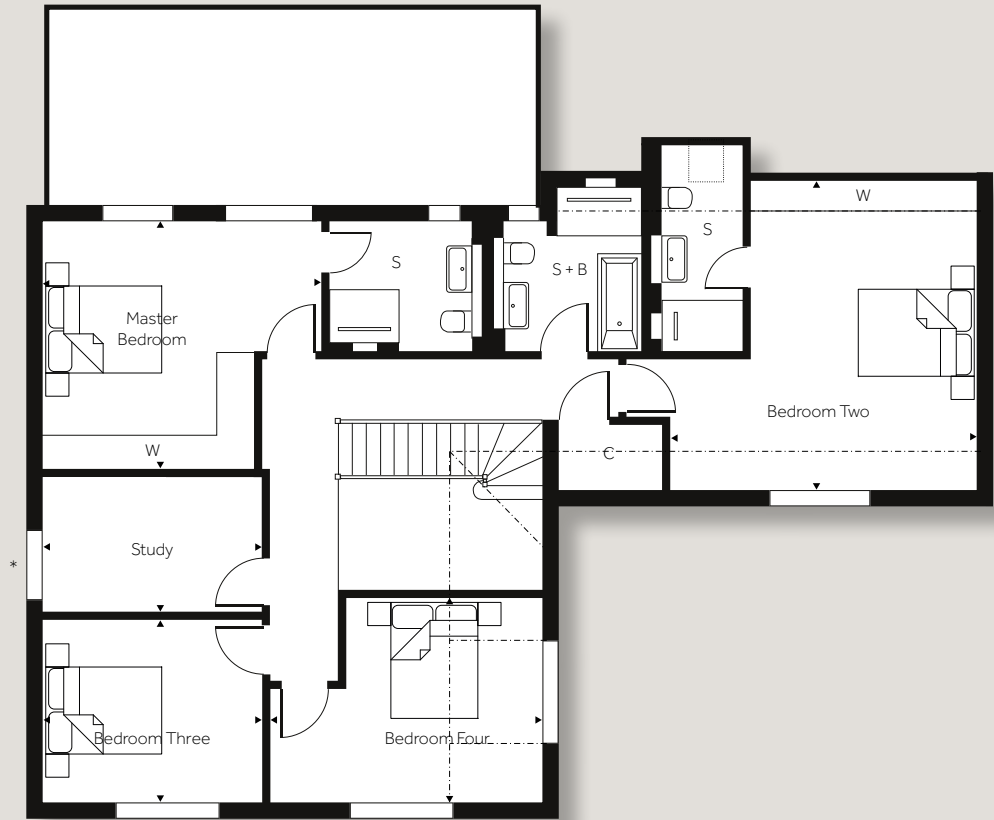
Master Bedroom	4.8m x 4.2m	15' 9" x 14' 0"
Bedroom Two	5.3m x 5.4m	17' 3" x 17' 6"
Bedroom Three	3.8m x 3.1m	12' 4" x 10' 4"
Bedroom Four	4.6m x 3.5m	15' 2" x 11' 6"
Study	3.8m x 2.3m	12' 4" x 7' 8"
Total	123 m ²	1,324 ft ²

TOTAL: 238.5 m² 2,567 ft² Garage: 43 m² 463 ft²

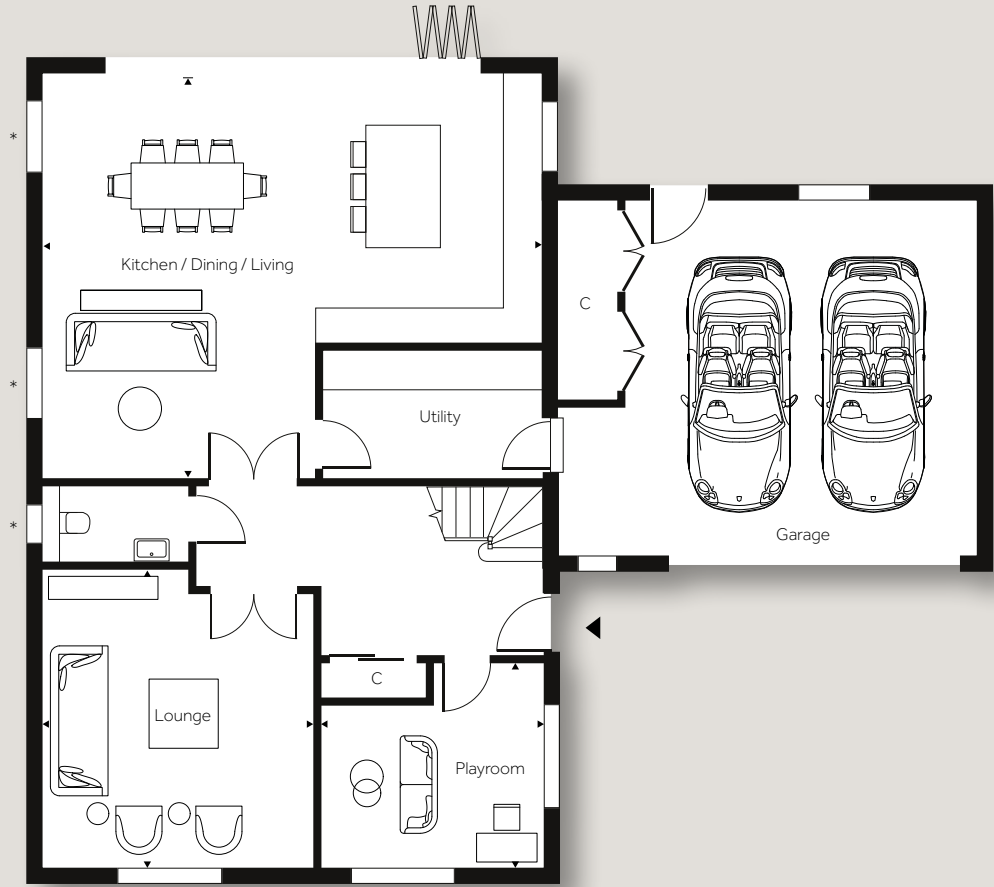
These beautiful red brick, four bedroom, detached homes have huge lounges and wonderfully bright open plan kitchen diners that lead directly out onto the lovely gardens. The ground floor also boasts a playroom, guest WC and spacious utility room. Upstairs, there are four well proportioned bedrooms, two with an en suite as well as a guest bathroom. These homes also benefit from a study and a garage for two cars.



FLOORPLANS



FIRST FLOOR



GROUND FLOOR

KEY:
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THE WINDSOR

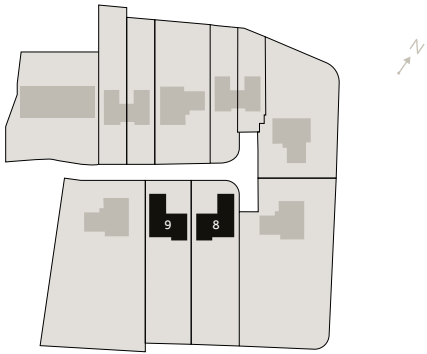
4 BEDROOMS | STUDY | 3 BATHROOMS | DETACHED | GARAGE

GROUND FLOOR		
Kitchen / Dining	8.0m x 5.5m	26' 4" x 17' 11"
Lounge	5.6m x 5.0m	18' 4" x 16' 6"
Playroom	3.8m x 3.6m	12' 5" x 11' 11"
Total	113 m²	1,215 ft²

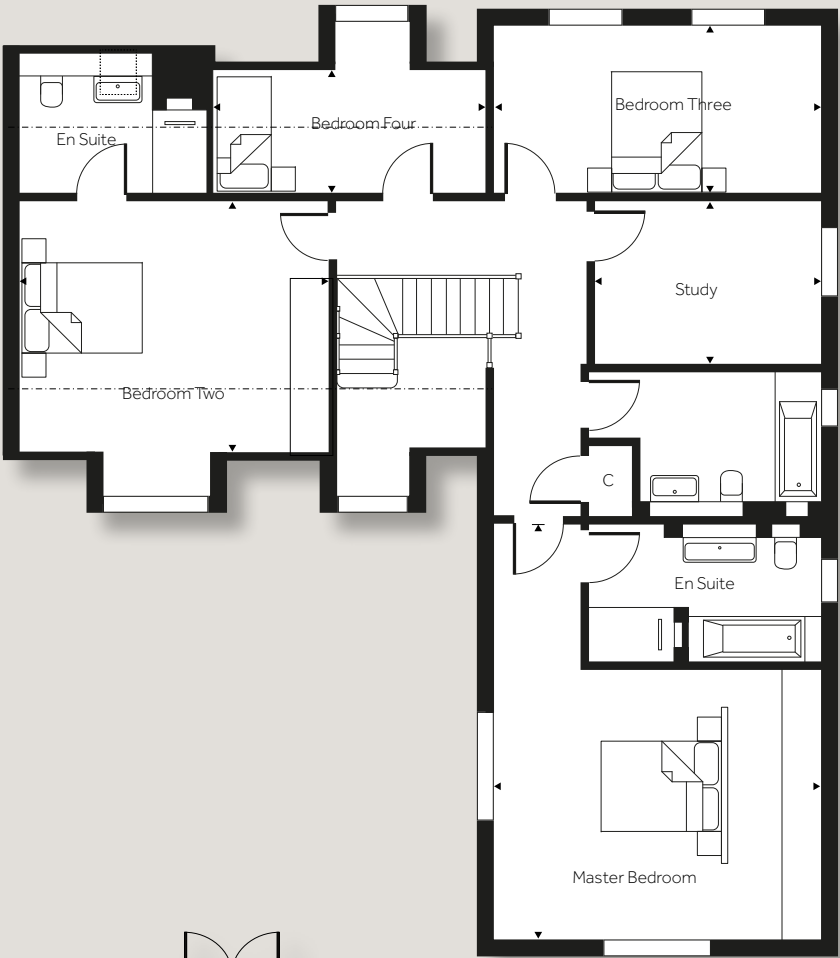
FIRST FLOOR		
Master Bedroom	5.4m x 6.8m	17' 7" x 22' 23"
Bedroom Two	5.1m x 4.1m	16' 7" x 13' 5"
Bedroom Three	5.4m x 2.7m	17' 7" x 9' 0"
Bedroom Four	4.5m x 2.1m	14' 10" x 6' 9"
Study	3.7m x 2.7m	12' 3" x 8' 10"
Total	132m²	1,423 ft²

TOTAL: 245m² 2,638ft² Garage 35 m² 375 ft²

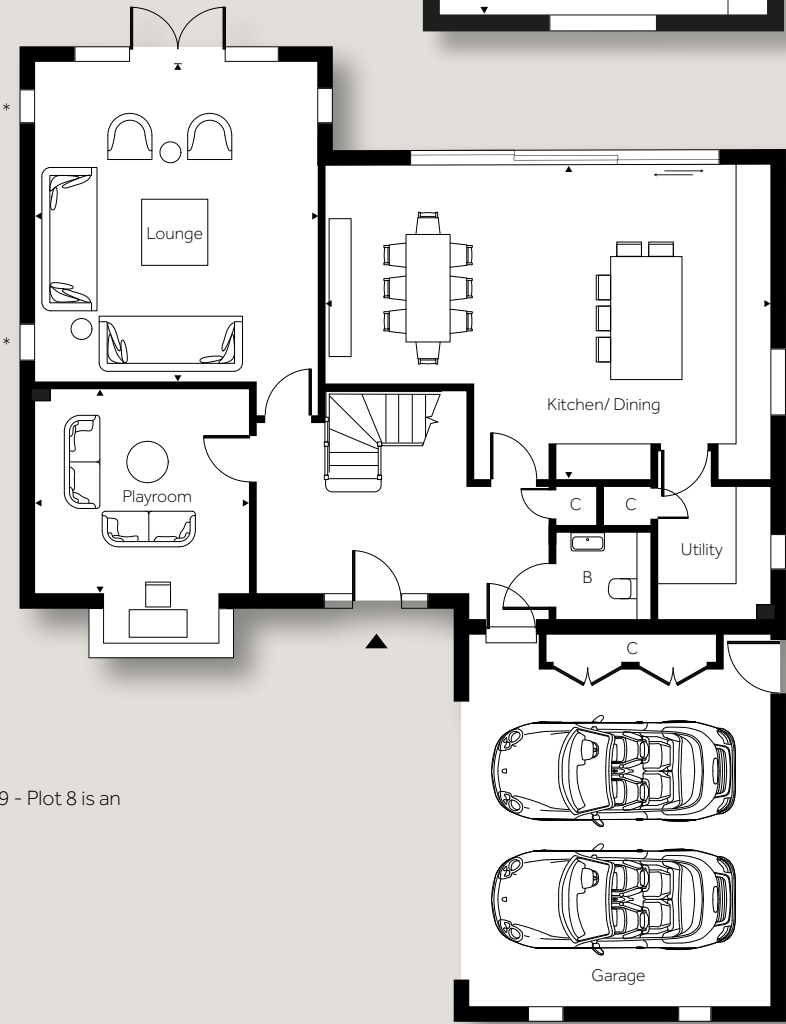
These contemporary, country style, four bedroom detached homes benefit from expansive lounges and bright and airy open plan kitchen diners. Sliding doors open from the lounge to the gardens. They also have the added benefit of a playroom and large utility room. The galleried staircase takes you up to the four bedrooms, two with en suites an additional family bathroom and a study which may double as a 5th bedroom. As well as a large driveway they also a garage for two cars.



FLOORPLANS



FIRST FLOOR



GROUND FLOOR

Note: This is the layout for Plot 9 - Plot 8 is an identical layout but handed.

- KEY:
- * = Obscure Window
 - W = Wardrobe
 - B = Bathroom
 - S = Shower Room
 - C = Cupboard



CGI shows plot 10

THE CHELTENHAM

5 BEDROOMS | 3 BATHROOMS | DETACHED | GARAGE

GROUND FLOOR

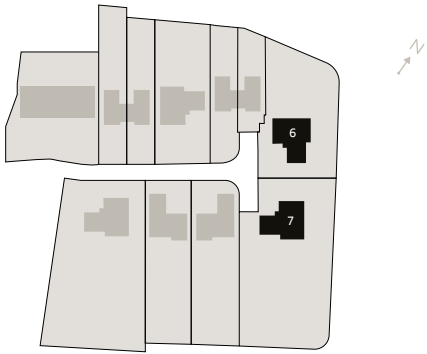
Kitchen / Dining / Living	8.5m x 6.8m	27' 11" x 22' 5"
Lounge	4.6m x 5.1m	15' 1" x 16' 9"
Playroom	3.7m x 3.5m	12' 3" x 11' 6"
Total	115.5 m²	1,243 ft²

FIRST FLOOR

Master Bedroom	4.8m x 4.2m	15' 9" x 14' 0"
Bedroom Two	5.3m x 5.4m	17' 3" x 17' 6"
Bedroom Three	3.8m x 3.1m	12' 4" x 10' 4"
Bedroom Four	4.6m x 3.5m	15' 2" x 11' 6"
Bedroom Five	3.8m x 2.3m	12' 4" x 7' 8"
Total	123 m²	1,324 ft²

TOTAL: 238.5 m² 2,567 ft² Garage: 43 m² 463 ft²

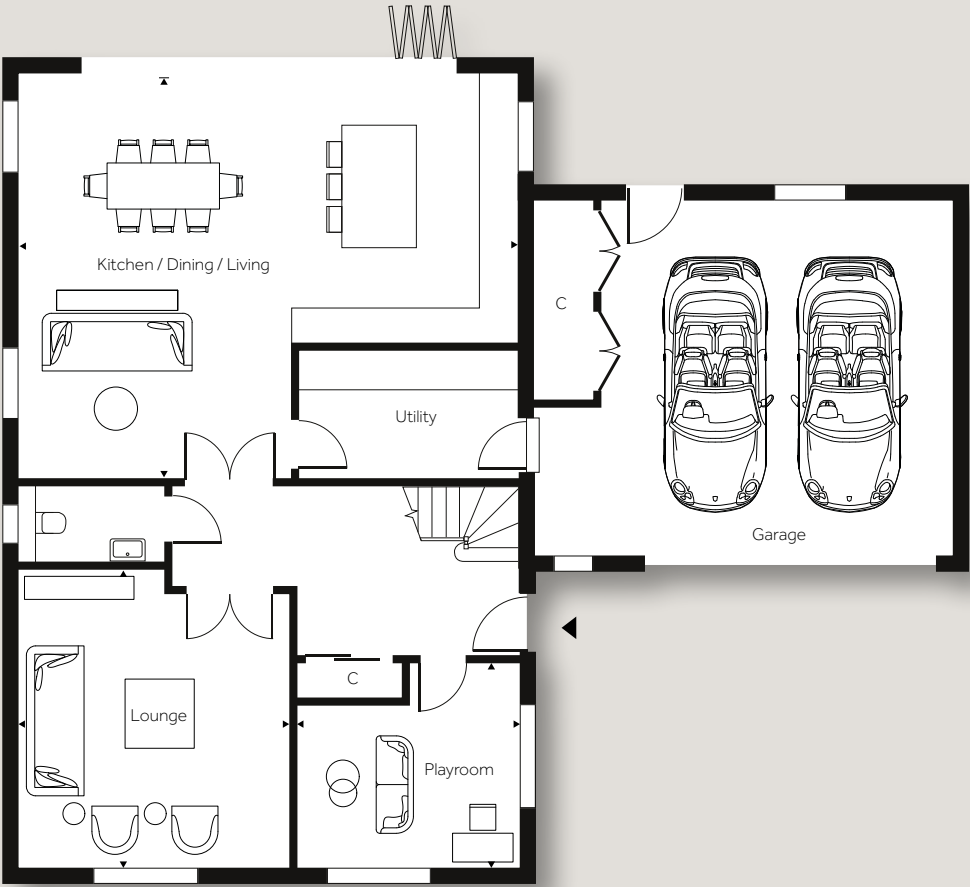
These five bedroom detached homes are designed in a red brick that offers an attractive counterpoint to the chic country style of The Windsor and The Ascot. The huge kitchen diners are made for entertaining with doors opening out onto the gardens for those summer BBQs. Upstairs there are five bedrooms, two with en suite as well as one guest bathroom. These homes also benefit from a wide driveway and a garage for two cars.



FLOORPLANS



FIRST FLOOR



GROUND FLOOR

KEY:
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LETTING THE COUNTRY IN

Step from your home into the gardens and you are met by the smell of freshly cut grass and the sound of bird song. The generously proportioned gardens and the profusion of hedges, shrubs and trees help this chic development comfortably blend with its tranquil rural location.

Each beautiful home benefits from large private lawned gardens with patio areas perfect for entertaining. These are gardens that make the most of the natural setting where relaxing comes easy.

There is designated driveway parking for each property within the private cul-de-sac with some of the homes also benefit from a double garage. A truly exceptional setting.



Image shown is of a previous Griggs development

DISTINCTION FUNCTIONALITY & STYLE

The refined country style of the exteriors is cleverly paired with the distinct elegance of the interiors.

The Griggs By Design team have ensured these homes are designed to impress at every turn. The clean lines and muted colour scheme create a calm ambience to the light filled living areas while the confident use of materials makes them resolutely modern.

The result are bespoke homes that are both luxurious and functional, using the finest materials and features throughout.



KITCHENS

The open plan Kitchen/Living/Dining areas are the central hubs of each home, providing families the space to meet and thrive together. These rooms will be used not only to prepare and eat meals together but also entertain and plan days ahead.

The porcelain floor tiles run seamlessly from the entrance hall into this space, complemented by the contemporary kitchens by renowned manufacturer Hacker. These will feature a range of integrated appliances and finished with Quartz worktops. Direct access to the garden enhances the openness of the room and helps to bring the outside in while providing an abundance of natural light.





LOUNGE SPACES

Each property features a separate lounge, which offers a more formal space to relax and revitalise.

Away from the hustle and bustle of the open plan kitchen space, this room will be fitted with a wood herringbone floor, which combined with the under-floor heating helps to make this a warm and inviting space.

The perimeter of the room features a stepped coving detail in the semi-detached homes and the detached homes feature a central coffer ceiling detail, both of which are enhanced with LED lighting for enhanced ambiance.





BEDROOMS

The black-framed glass balustrades line the stairs and are complemented by the similarly coloured oversized veneer doors leading to each of the bedrooms.

Inside, the bedrooms are a space of tranquillity and calm, lined with quality carpets all giving the feel of a boutique hotel rather than a country home.

With bespoke fitted wardrobes in both the Master Bedroom and Bedroom 2 the rooms are fully equipped and ready to move in to.





BATH & SHOWER ROOMS

Luxury doesn't need to be ostentatious, as these clean lined bathrooms show.

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.





SPECIFICATION & MATERIALS

LIVING/KITCHEN/DINING ROOM

- Contemporary Hacker kitchen 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
- Elica Extractor Hood

Integrated Siemens appliances including:

- Single Oven
- Combination Microwave
- Warming Draw
- 5 Zone Touch Control Induction Hob
- Fridge/Freezer (Separate Fridge & Freezer in Detached Houses)
- Dishwasher
- Washer/Dryer (3 Beds Only)

BEDROOMS

- Fitted wardrobes to Bedroom 1 and Bedroom 2

UTILITY ROOM

(Detached houses only)

- Contemporary Hacker units to match the Kitchen
- Siemens Washing Machine
- Siemens Tumble Dryer
- Chrome Blanco Sink & Tap
- Caesarstone quartz worktop with upstand

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.
- Bathrooms feature a fitted bath with exofil, handheld & wall mounted shower with a glass screen, whilst the shower rooms feature a walk-in shower
- Feature recessed niche with LED in shower rooms

INTERNAL FEATURES

- Oversized solid black veneered doors with matt black ironmongery
- Black crittall-style glazed doors leading from the hallway into the Lounge, Kitchen/Dining room and playroom (where applicable)
- Contemporary step design architrave and skirting
- Bespoke featured LED lit cornice to entrance hallways
- Coffered ceiling in the lounge of detached houses and LED lit cornice to Lounge of the semi-detached homes
- Black staircases with glass balustrades



FLOORING

- Large format porcelain tiles leading from the hallway into the kitchen/dining rooms and guest WC
- Herringbone wood flooring to lounge & playroom (where applicable)
- Carpets to stairs, landing and bedrooms

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
- Fibre internet to the premises enabling ultrafast speeds
- 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

SECURITY

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

GENERAL

- 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

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



QUALITY, INNOVATION, EXCELLENCE AND CARE

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.

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.

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.

INNOVATION

Today much of our innovative effort is invested in our commitment to sustainability, both as a company and on each 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.

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

RECENTLY COMPLETED DEVELOPMENTS



Rest Harrow, Shenley – Completed 2020



Meadow View, Well End – Completed 2021



Hanstead House, Bricket Wood - Completed 2021



Kings Court, Shenley - Completed 2021



The Grain Yard, Borehamwood - Completed 2021



Hillside House, Radlett - Completion 2022



Follow our story

GRIGGS

EST. 1968



GET IN TOUCH

For further information about The Stables or GRIGGS Homes
please contact us through the details below:

griggshomes.co.uk

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sales@griggshomes.co.uk

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GRIGGS

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