

TROY  
HOMES



SAMBROOK COURT

383 Cockfosters Road, Hadley Wood EN4 0FN





## Sambrook Court

Ideally located in the exclusive community of Hadley Wood, Sambrook Court is an exceptional modern development of just 14 one and two bedroom apartments. Set within beautifully landscaped gardens, each with its own private balcony, patio or terrace and two secure lower ground floor parking spaces (plus visitor spaces), many have far-reaching views towards Trent Country Park or Hadley Wood Golf Course.



# A rural retreat for the 21st century

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Once enjoyed by Henry VIII and Elizabeth I, these days Hadley Wood is a closely guarded secret, especially among the privileged few seeking privacy in a picturesque setting. This quiet, distinctly upmarket village, which dates from the 14th century, offers the benefits of rural seclusion just 11 miles from central London.



Living at Sambrook Court, you are surrounded by rolling countryside with parkland on the doorstep. In one direction, the much-loved Hadley Common hosts the renowned Monken Hadley Cricket Club, with Hadley Manor, Covert Way Local Nature Reserve and King George's Fields all nearby. Trent Country Park extends for 413 acres in the other direction, offering ancient woodland and historic monuments, tranquil lakes and wildflower meadows for all to enjoy, ideal for walking, cycling and riding. There are also rugby, running, football and fishing clubs in the neighbourhood, while the local lawn tennis club is one of the oldest in the UK.



Sambrook Court backs onto Hadley Wood Golf Club, which is one of a number in the area including prestigious The Shire London, Dyrham Park and Old Fold.







With thriving churches and excellent schools, Hadley Wood boasts a vibrant community spirit. Its bustling selection of independent stores and services offer everyday essentials. Along with the wonderful award winning restaurants in Cockfosters, Hadley Wood’s local restaurants, cafés and bistros offer a variety of international cuisines, and there is a choice of excellent pubs within easy reach. In addition, fine dining is available at the nearby West Lodge Park Hotel. The Spires Shopping Centre in nearby Chipping Barnet hosts a Waitrose along with other high street names while Brent Cross shopping centre is only 30 minutes away by car, and is full of independent and national retailers and places to eat.






# All the right connections



Offering an aspirational lifestyle within the Hertfordshire countryside, it’s hard to believe that central London is so easily accessible. Hadley Wood station is a five minute drive from Sambrook Court, offering regular services to Moorgate and King’s Cross in approx 30 mins.

Cockfosters Road is within easy striking distance of the M1, M25 and A1, for swift journeys in and out of the capital. Heathrow and Luton airports are each approximately 40 minutes away, and there is also a private helipad in the grounds of West Lodge Park Hotel.

	
HADLEY WOOD STATION (1.2 MILES) TO:	DISTANCE BY CAR TO:
<div> <div>London King’s Cross and St Pancras International</div> <div>21 mins</div> </div> <div> <div>Moorgate</div> <div>33 mins</div> </div>	<div> <div>M25 J24</div> <div>1.9 miles</div> </div> <div> <div>A1 J1</div> <div>5.1 miles</div> </div>
	
COCKFOSTERS UNDERGROUND STATION PICCADILLY LINE (0.8 MILES) TO:	
<div> <div>London King’s Cross and St Pancras International</div> <div>30 mins</div> </div> <div> <div>Leicester Square</div> <div>37 mins</div> </div> <div> <div>Covent Garden</div> <div>38 mins</div> </div>	<div> <div>Luton Airport</div> <div>25 miles</div> </div> <div> <div>Heathrow Airport</div> <div>26 miles</div> </div> <div> <div>Stansted Airport</div> <div>32 miles</div> </div>

Mileage is approximate. Current train times given are the fastest from trainline.com

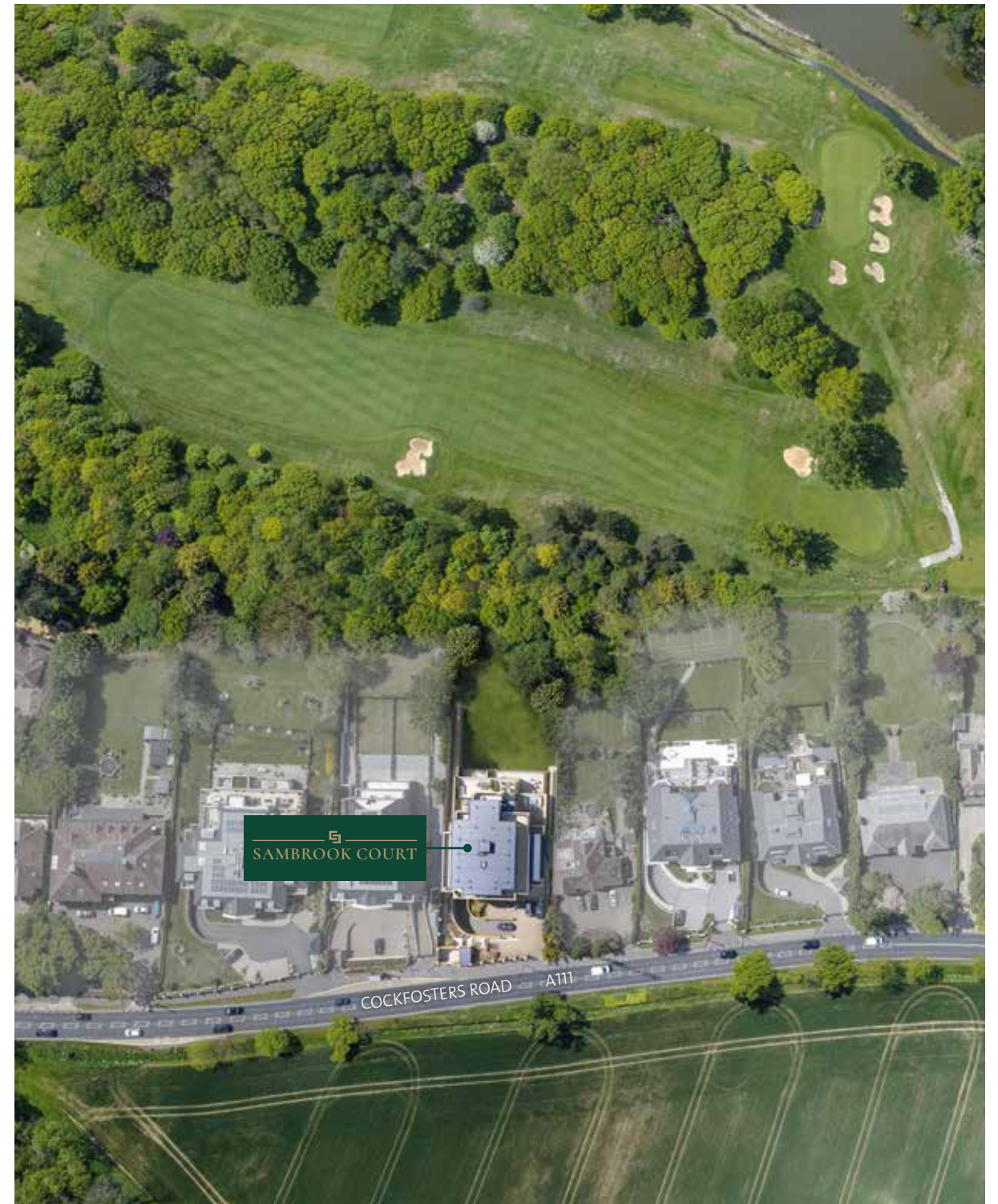


# Contemporary country living

Cocooned by the woodland edging the prestigious Hadley Wood Golf Club, Sambrook Court offers clean lines and modern materials within a beautifully landscaped setting. With surface parking for visitors immediately inside the entrance, residents can access a secure underground car park, where each apartment comes with two spaces, access to electric car charging points and cycle storage.



Computer generated images of Sambrook Court are for illustrative purposes and may be subject to change. Please refer to sales representative.



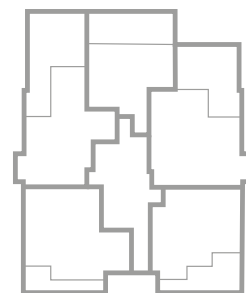
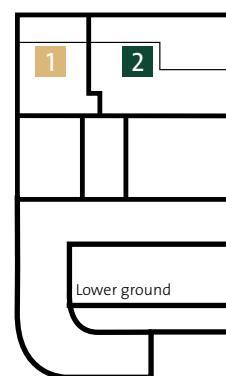
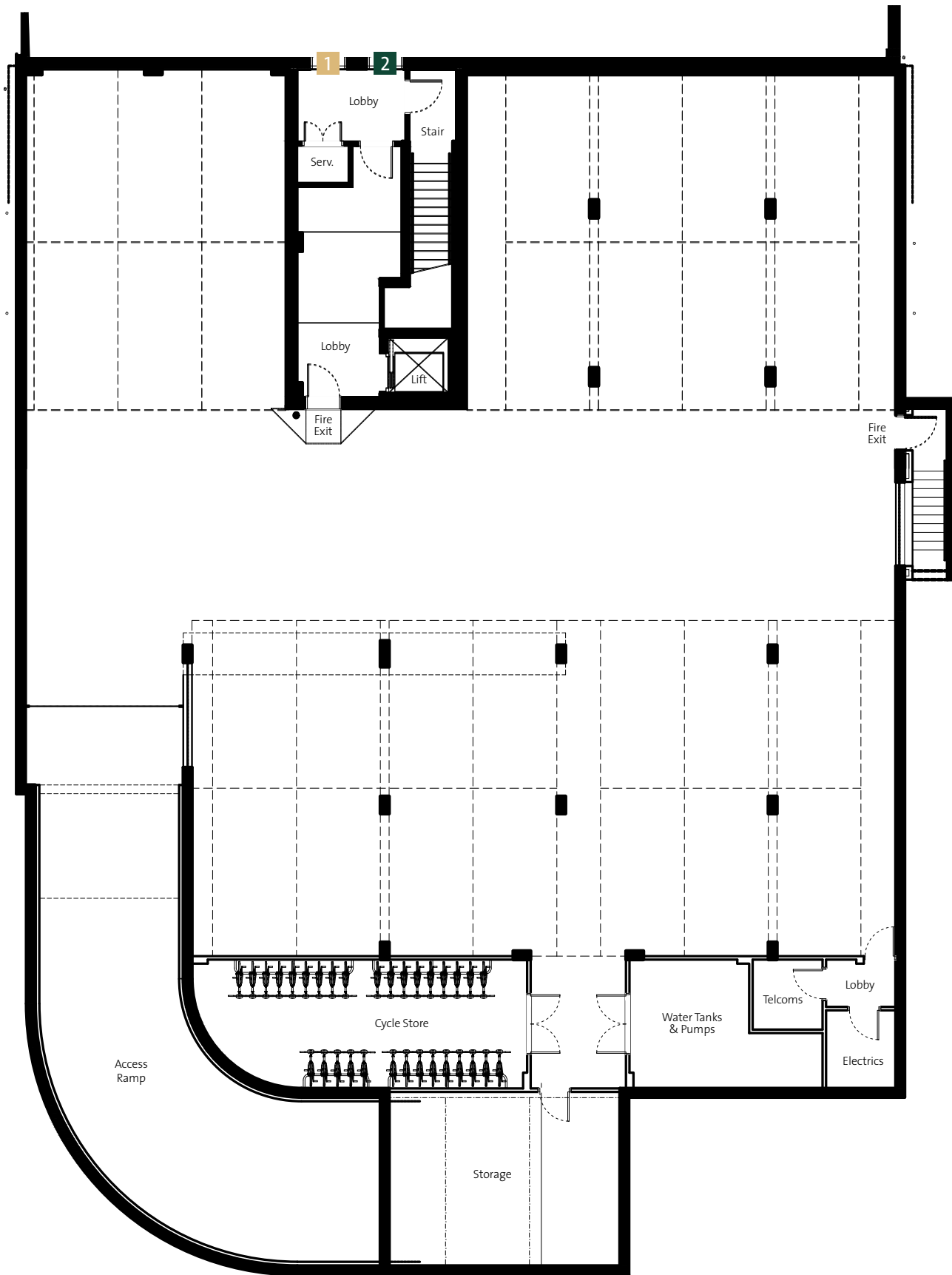


Sambrook Court offers elegant one and two bedroom apartments arranged over four floors with private outdoor space, magnificent floor to ceiling glazing in the living area and secure lower ground floor parking.

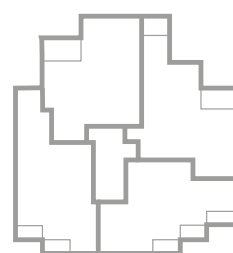


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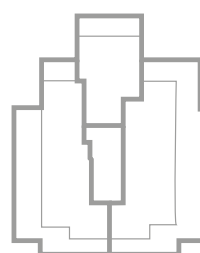




Ground



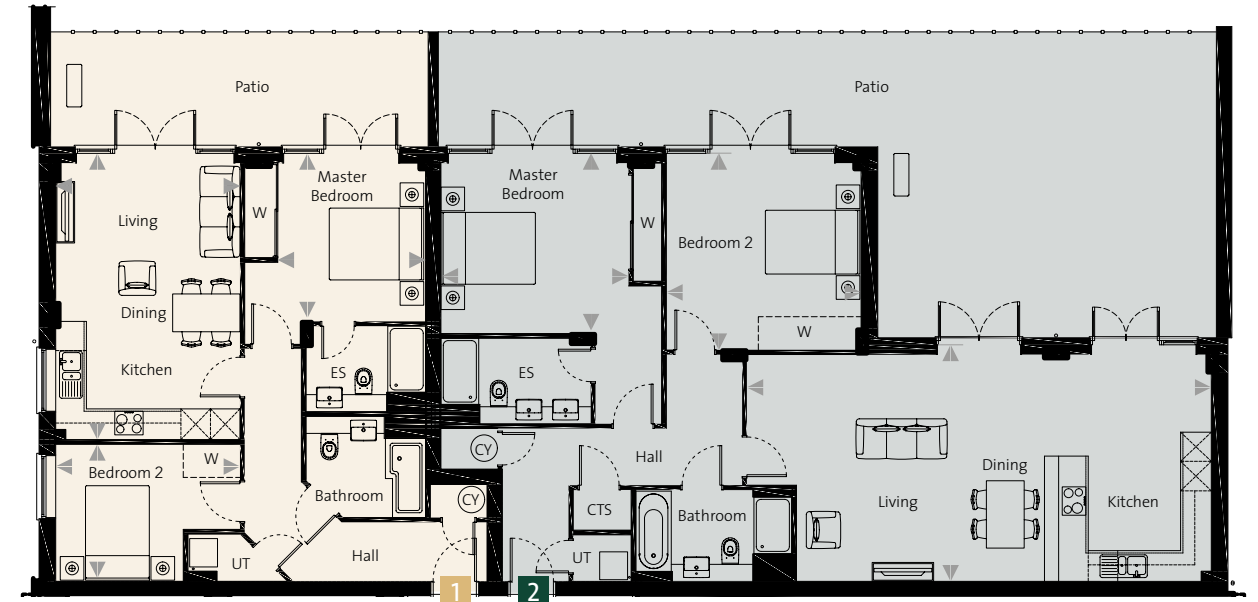
First



Second

## LOWER GROUND FLOOR

### Apartments 1 & 2



Apartment 1	Metric (mm)	Imperial	Sq ft
Kitchen/Living/Dining	6056 x 3900	19'10" x 12'10"	784
Master Bedroom	3556 x 3129	11'8" x 10'3"	
Bedroom 2	3900 † x 2900	12'10" † x 9'6"	

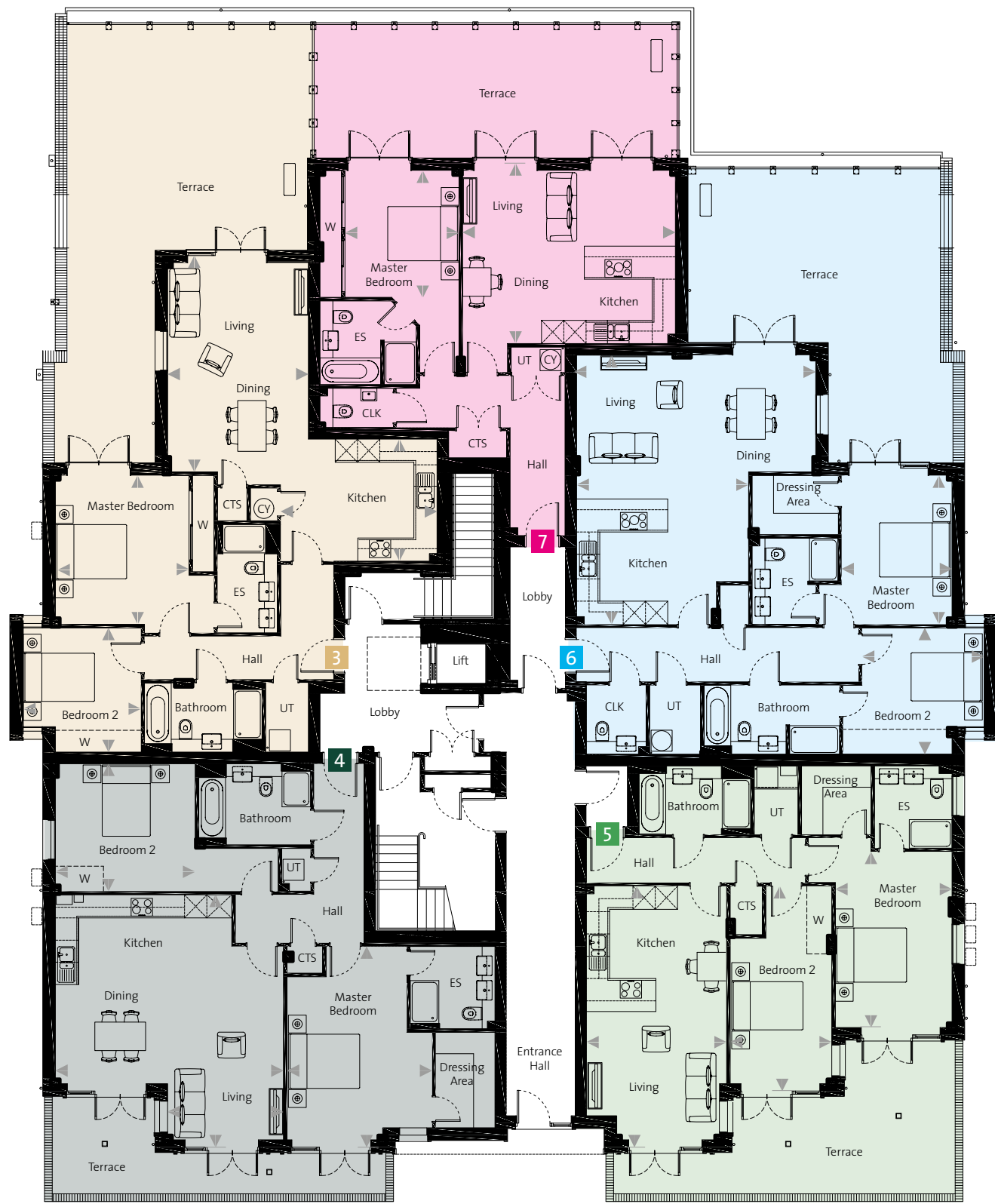
Apartment 2	Metric (mm)	Imperial	Sq ft
Kitchen/Living/Dining	9830 † x 5005 †	32'3" † x 16'5" †	1210
Master Bedroom	3954 x 3812	13'0" x 12'6"	
Bedroom 2	4156 x 4122	13'8" x 13'6"	

All dimensions are in metric (millimetres) and imperial (feet & inches) with all units to the nearest full unit (millimetres or inches).  
Room sizes are taken to finished faces with larger dimensions shown first.  
▲ Indicates where dimensions have been taken from. Plans indicative only. Dimensions are intended for guidance only and may vary by + or - 7.6cm/3".

Key: † Maximum dimension. ES en-suite. CLK cloakroom. CPS cupboard. CTS coats cupboard. CY cylinder. UT utility. W wardrobe. ---- wardrobe optional extra.

# GROUND FLOOR

## Apartments 3, 4, 5, 6 & 7



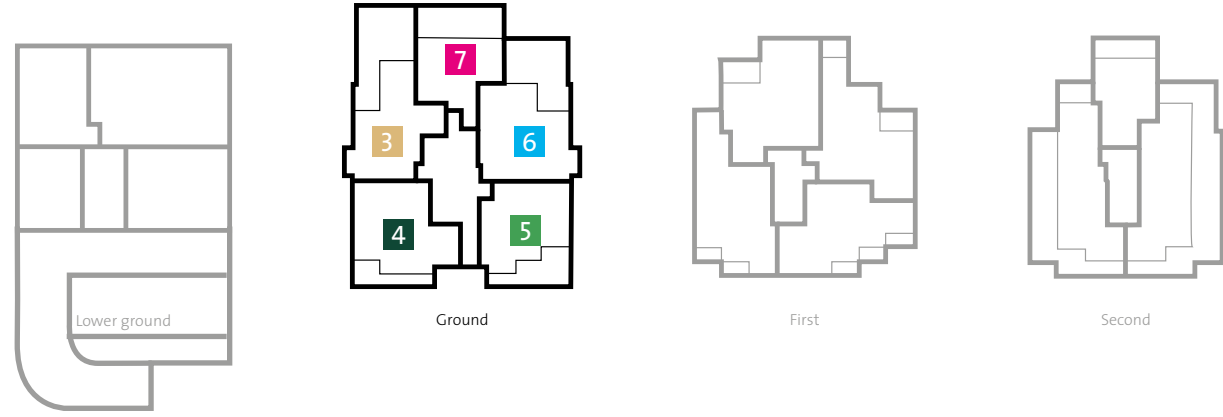
Apartment 3	Metric (mm)	Imperial	Sq ft
Kitchen	4384 x 3425	14'5" x 11'3"	1045
Living/Dining	6068 x 3950	19'11" x 13'0"	
Master Bedroom	4175 x 3750	13'8" x 12'4"	
Bedroom 2	3484 x 3301	11'5" x 10'10"	

Apartment 4	Metric (mm)	Imperial	Sq ft
Kitchen/Living/Dining narrowing to	7081 <sup>†</sup> x 6400 <sup>†</sup> 7081 <sup>†</sup> x 3250	23'3" <sup>†</sup> x 21'0" <sup>†</sup> 23'3" <sup>†</sup> x 10'8"	1145
Master Bedroom	5631 x 4072 <sup>†</sup>	18'6" x 13'4" <sup>†</sup>	
Bedroom 2	3924 x 3575	12'10" x 11'9"	

Apartment 5	Metric (mm)	Imperial	Sq ft
Kitchen/Living/Dining	7320 x 3934	24'0" x 12'11"	963
Master Bedroom	4931 x 3275	16'2" x 10'9"	
Bedroom 2	5745 x 2850	18'10" x 9'4"	

Apartment 6	Metric (mm)	Imperial	Sq ft
Kitchen/Living/Dining narrowing to	7550 x 6710 7550 x 4826	24'9" x 22'0" 24'9" x 15'10"	1163
Master Bedroom	4175 x 3100	13'8" x 10'2"	
Bedroom 2	3544 <sup>†</sup> x 3425 <sup>†</sup>	11'8" <sup>†</sup> x 11'3" <sup>†</sup>	

Apartment 7	Metric (mm)	Imperial	Sq ft
Kitchen/Living/Dining	5972 x 5056	19'7" x 16'7"	771
Master Bedroom	3569 x 3200	11'9" x 10'6"	



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# FIRST FLOOR

## Apartments 8, 9, 10 & 11

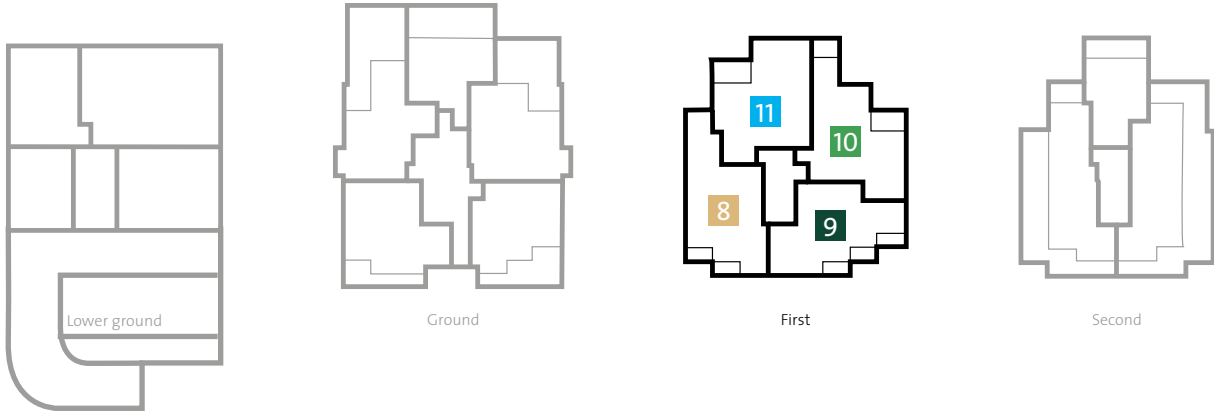


Apartment 8	Metric (mm)	Imperial	Sq ft
Kitchen/Living/Dining narrowing to	8036 x 6000 8036 x 2850	26'4" x 19'8" 26'4" x 9'4"	1196
Master Bedroom	5059 x 3700	16'7" x 12'2"	
Bedroom 2	5631 x 3047	18'6" x 10'0"	

Apartment 9	Metric (mm)	Imperial	Sq ft
Kitchen/Living/Dining narrowing to	6262 x 6061 6262 x 3137	20'7" x 19'11" 20'7" x 10'4"	1128
Master Bedroom narrowing to	5750 x 4596 5750 x 2796	18'10" x 15'1" 18'10" x 9'2"	
Bedroom 2	5631 x 2800	18'6" x 9'2"	

Apartment 10	Metric (mm)	Imperial	Sq ft
Kitchen	3900 x 3199	12'10" x 10'6"	1235
Living/Dining	6009 x 4620 <sup>†</sup>	19'9" x 15'2" <sup>†</sup>	
Master Bedroom	4532 x 3648	14'10" x 12'0"	
Bedroom 2	7080 x 2872	23'3" x 9'5"	

Apartment 11	Metric (mm)	Imperial	Sq ft
Kitchen/Living/Dining narrowing to	9159 x 5000 9159 x 2652	30'1" x 16'5" 30'1" x 8'7"	1324
Master Bedroom	4375 x 3660	14'4" x 12'0"	
Bedroom 2	5859 x 3025	19'3" x 9'11"	



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# SECOND FLOOR

## Apartments 12, 13, & 14



Apartment 12	Metric (mm)	Imperial	Sq ft
Kitchen/Living/Dining	8277 x 4550	27'2" x 14'11"	1043
Master Bedroom	4429 <sup>†</sup> x 4056 <sup>†</sup>	14'6" <sup>†</sup> x 13'4" <sup>†</sup>	
Dressing Area	2454 x 1100	8'1" x 3'7"	
Bedroom 2	4081 x 3814	13'5" x 12'6"	

Apartment 13	Metric (mm)	Imperial	Sq ft
Kitchen/Living/Dining	7227 x 4215	23'9" x 20'3"	1147
narrowing to	7227 x 3993	23'9" x 13'10"	
Master Bedroom	4429 x 3850	14'6" x 12'8"	
Dressing Area	2554 x 1350	8'5" x 4'5"	
Bedroom 2	4306 <sup>†</sup> x 4030 <sup>†</sup>	14'2" <sup>†</sup> x 13'3" <sup>†</sup>	

Apartment 14	Metric (mm)	Imperial	Sq ft
Kitchen/Living/Dining	7159 x 3380	23'6" x 11'1"	658
Master Bedroom	5056 x 3387 <sup>†</sup>	16'7" x 11'1" <sup>†</sup>	



Note: The bathroom window in Apartments 12 & 13 is false. Please refer to sales representative for details.  
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While the apartments to the front of the development benefit from west-facing terraces and long views over open fields, those to the rear boast a more verdant aspect, with the lush woodland bordering the golf course providing an ever-changing backdrop.



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# Specification



## Kitchen

- High gloss kitchen furniture in choice of colours\*
- Quartz worktops and upstands
- Glass splashbacks to apartments 1, 3, 4, 9, 11 & 14
- Siemens appliances including:
  - Black glass induction hob
  - Integrated single multifunction eco-clean plus oven
  - Integrated combination oven
  - Integrated fridge freezer 70/30
  - Integrated dishwasher
  - Freestanding washer dryer in separate cupboard
- Elica integrated extractor hood
- 1.5 bowl under mounted sink with 3 in 1 hot tap
- Waste disposal
- Under cabinet and plinth LED lighting
- Soft close doors and drawers
- Integrated cutlery drawer
- Tiled flooring in choice of colours throughout kitchen/living/dining area\*

## Bathroom and en-suite

- Villeroy and Boch sanitaryware and Hansgrohe taps and shower
- Mirrored wall cabinet to bathrooms and en-suites including shaver sockets
- Chrome heated towel rail to bathrooms, cloakrooms and en-suites
- Tiled flooring in choice of colours\*
- Full height tiling around bath and shower enclosures and half height on all other walls with sanitaryware where appropriate
- Choice of wall tiles\* with brushed chrome trim

## Heating and Electrical

- Zoned gas fired wet underfloor heating system throughout
- Combi boiler in apartments 4, 5, 8, 9, 10 & 11
- Air Source Heat Pumps in apartments 1, 2, 3, 6, 7, 12, 13 & 14
- Recessed LED downlighters throughout
- Black nickel sockets throughout
- TV points in kitchen/living/dining area and bedrooms
- Satellite dish and TV/SAT distribution system
- BT points in hallway and kitchen/living/dining area
- USB socket in kitchen
- Wiring for ceiling speakers in the living/dining /kitchen/master bedroom/master en-suite/bedroom 2 & bathroom

## Hallway

- Tiled flooring throughout in choice of colours\*

## Internal

- Grey front door
- White painted internal doors with black nickel handles
- All walls to be painted with Crown paint, kitchen/living/dining, hallway and bedrooms in 'Grey Putty', wet rooms in white
- Fitted wardrobe to master bedroom in apartments 1, 2, 3, 7, 9, 10, 12, 13 & 14
- Dressing room in apartments 4, 5, 6, 8 & 11
- UPVC windows, external slate grey and internal white with chrome handles
- Video entry phone

## External

- Patio to apartments 1 & 2
- Terrace to apartments 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 & 14

## Communal Areas

- Gated lower ground floor parking: x2 allocated parking spaces accessed via the heated ramp
- External lighting
- Communal bin store
- Communal post box
- Communal parcel store
- Two double electric car charging points on lower ground floor
- Cycle storage on lower ground floor
- Ceramic tiled ground floor with mat well; carpets to remaining floors
- Lift to all floors
- Surface visitor parking

## Guarantee

- NHBC 10 year warranty



All specification is subject to availability. Computer generated image of Apartment 5 kitchen.  
\* from a selected range and subject to stage of construction. †Please refer to sales representative regarding positioning of electric chargers. Photographs from a previous showhome.



# About Troy Homes

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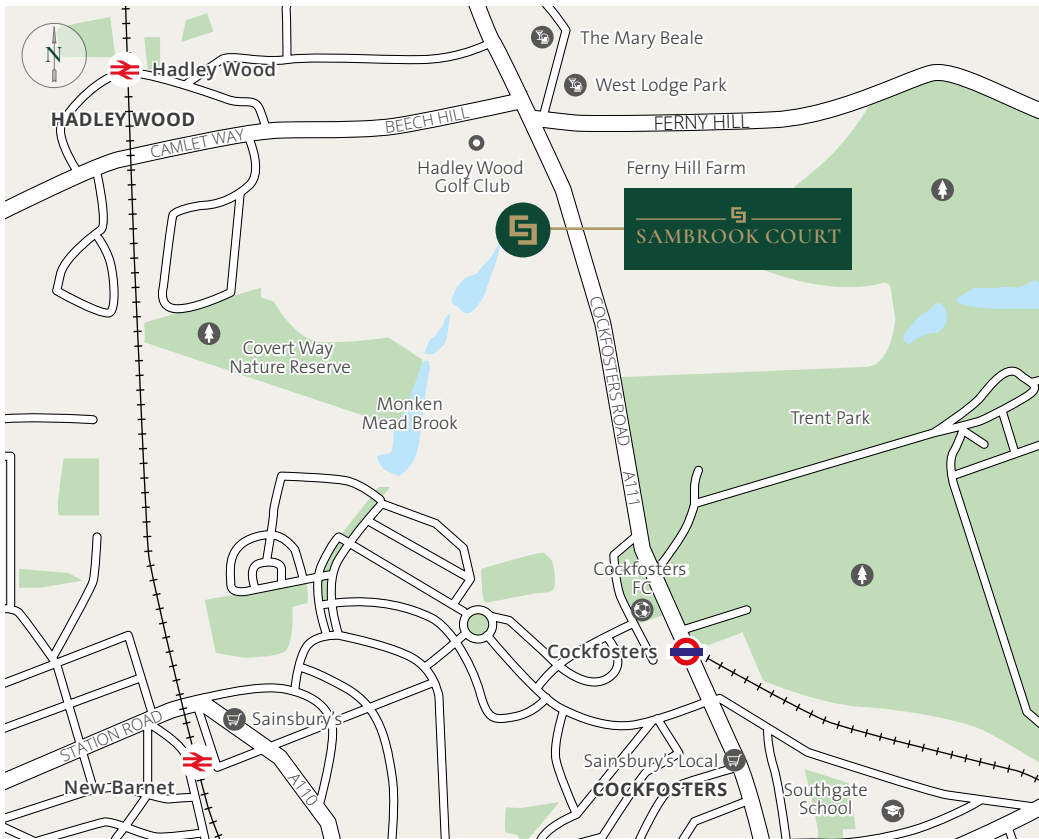
Founded in October 2015, Troy Homes specialises in small to medium sized developments across the South East of England. With an award winning team of experienced and skilled staff, Troy Homes' mission is to create homes that exceed customer expectations.

At Troy Homes, we have a passion for creating vibrant and sustainable communities, with aspirational homes that bring a sense of place to an area, through high quality design and meticulous attention to detail. Each of our sites is carefully selected with the customer at its heart. We involve architects and planning experts from day one, to ensure that our homes are well designed with excellent build quality and a specification to truly impress. From feasibility studies to detailed design through to the development, Troy Homes has a focus on the detail of each home, ensuring a scheme comes to life and complements its surroundings. Our personal and friendly approach, enables us to ensure each home is tailor-made to meet perceived customer needs.



Images show previous Troy Homes properties.





SAMBROOK COURT, 383 COCKFOSTERS ROAD, HADLEY WOOD EN4 0FN

It is not possible in a brochure of this nature to do more than give a general impression of the range, quality and variety of the homes we have on offer. The computer generated imagery, floor plans, configurations and layouts are included for guidance only. The properties may vary in terms of elevational design details, position/size of garage and materials used. Such changes are due to our commitment to creating homes of individual character, although similar to others. We operate a policy of continuous product development so there may be material differences between the accommodation depicted in our literature and that on offer on any particular development or different times during the progress of any development. Maps not to scale. Photographs are of the local area or are indicative lifestyle images. 10/19.







For more information please call

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[www.troyhomes.co.uk](http://www.troyhomes.co.uk)