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ST EDWARD'S GATE
104 Cuffley Hill, Goff's Oak, EN7 5EY



COME ON IN

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**STEP INSIDE HERTFORDSHIRE'S
MOST EXCLUSIVE COLLECTION
OF LUXURY 4 & 5 BEDROOM HOMES.**

Commanding a magnificent location between Cuffley and Goff's Oak, surrounded by ancient woodland and designed for those seeking an idyllic haven within touching distance of the Capital, St Edward's Gate offers contemporary living at its best.

Find your rural oasis in the heart of Hertfordshire

The doorway between ancient woodland and contemporary living, discover the tranquillity of St Edward's Gate.

COME ON IN

St Edward's Gate offers 23 stylish and well-appointed, 4 and 5 bedroom family homes. Incorporating stunning features and thoughtful interior design, residents will enjoy a welcoming atmosphere and a unique sense of belonging in this glade-like oasis.

A gated community for discerning individuals, St Edward's Gate is surrounded by woodland and set back from the main road.

Located in Goff's Oak, the development enjoys an enviable setting on Cuffley Hill, a short walk from Cuffley village and neighbouring Northaw, some of the most desirable areas outside of central London. Local amenities include shops, pubs and restaurants, and impressive transport links to the rest of Hertfordshire, London and beyond.

This is your opportunity to enjoy a unique balance of deluxe living and convenience in this beautiful setting.

ANCIENT
woodland



CONTEMPORARY
living

OUTDOOR
delights



A beautiful family home



INTERIOR
style

A REFINED WAY OF LIFE

St Edward's Gate encapsulates contemporary living; modern yet relaxed, deluxe yet homely. Perfect for all the family.

Featuring sympathetically designed interiors, quality fixtures and fittings, every detail has been considered. Each home offers a peaceful and spacious environment with natural finishes to form a perfect canvas on which to create your oasis amongst the trees.

WORK, REST & PLAY

Offering open plan kitchen/dining for socialising with friends or family, and more private spaces for work and rest, each of our 23 homes reflects the need for a flexible and adaptable living space.

Designed to offer convenience and cleanliness, our designer kitchens feature integrated Siemens appliances and quartz worktops, while bathrooms and cloakrooms include white sanitary-ware, chrome fixtures, wall mirrors and vanity units.

State-of-the-art living

A TRULY SMART HOME

Featuring smart heating controls for your underfloor heating, USB compatible phone charging points in the Kitchen and Bedroom 1 and wiring for Sky Q in the Kitchen/Dining areas and main Bedrooms, technology makes daily living easier.

FOR PEACE OF MIND

Offering a 10-year structural guarantee, locks to all windows and doors, mains-fed smoke detectors and security alarms, you'll feel safe and secure whether you're home or away.

THE BEAUTIFUL OUTDOORS

Surrounded by established woodland, St Edward's Gate enjoys an enviable position within its very own idyllic glade.

Within the development itself, landscaping has been thoughtfully considered, from the gated entrance, to the shrubbery between properties. And with bi-fold doors from every property opening out on to your very own private garden, feel even more connected to this unique setting.

A RETREAT
for you



ROOM FOR ALL
the family

Find pleasure close to home or a little further afield

St Edward's Gate is located in beautiful Hertfordshire, on the edge of the picturesque village of Goffs Oak.

A WOODLAND RETREAT

Positioned on Cuffley Hill, St Edward's Gate stands in a uniquely tranquil location surrounded by ancient woodland. A haven for those looking to escape the pace of London, while still having excellent connections to the city, the development sits back from the main road, situated up a private, gated drive.

COMPLETELY CONNECTED

One of the most rural parts of the London commuter belt, Cuffley Station provides key services to Moorgate and King's Cross. While its close proximity to the M25, M1 and M11 motorways and Luton, Stanstead and Heathrow Airports further enhance its position. Whether you're travelling for work or looking to soak up some culture in St Albans or Cambridge, St Edward's Gate puts you within easy reach.

LEISURE AT ITS BEST

In addition to beautiful woodland walks nearby, Cuffley boasts a thriving tennis club, bowls club and a football club with over 20 teams, including a soccer school for the youngest players. The area offers a range of health and fitness clubs including David Lloyd and Nuffield Health within a 15 minute drive, as well as the Lee Valley White Water Centre if you're feeling more adventurous.

DOORSTEP CONVENIENCE

Cuffley has a good selection of boutiques and shops including Tesco Express and Co-op for everyday items, while larger supermarkets can be found a short drive away at Brookfield shopping centre. The village also offers a doctors surgery, dental practice, a library, a florist and a variety of restaurants, cafés and takeaways.

Photo: St. John's College and the River Cam in Cambridge



SATURDAY brunch



SUNDAYS in full swing

Something for everyone

NORTHAW GREAT WOOD

5 minute drive

A rambling and well-maintained woodland with many lovely walks. Sign-posted trails offer a brisk 30 minute ramble or a longer 2 to 3 hour stroll. Look out for the odd Muntjac deer as you go.

BROXBOURNE WOODS

10 minute drive

The charming ancient woodland and diverse wildlife make Broxbourne Woods a magnificent place to explore. Take your pick from a half hour stroll up to a delightful full day's outing.

BROOKMANS PARK GOLF CLUB

12 minute drive

This stunning mature parkland venue offers a challenging and rewarding course which can be enjoyed by players of all levels and abilities.

LEE VALLEY WHITE WATER CENTRE

25 minute drive

From white water rafting on the Olympic course to family paddling on the lake, choose from a range of activities or sit back and watch the action at The Terrace Bar & Café.

ST ALBANS

30 minutes drive

A breathtaking English cathedral city, St Albans offers wonderful parks to wander through, fascinating buildings, food and drink for every taste and lovely places to shop. The beautiful Sopwell House Hotel and Spa is also worth a visit.

CAMBRIDGE

1 hours drive

With fascinating museums, atmospheric pubs, incredible street food and ancient colleges, along with the beautiful riverside, there's much to explore.



Everything you need within easy reach

A home at St Edward’s Gate embraces the best of village life with excellent connections for leisure, work, college or school.

Cuffley Station is a pleasant 15 minute walk away with links to Moorgate, and weekend services to King's Cross. Whilst the nearest bus stop is a few minutes away.

Direct access to the M25, M1 and M11 motorways, and Stanstead, Luton and Heathrow Airports add to the development's accessible location.

BY CAR

ST ALBANS
32 miles

STANSTEAD AIRPORT
29 miles

LUTON AIRPORT
23 miles

HEATHROW AIRPORT
30 miles

CAMBRIDGE
50 miles

BY TRAIN

HERTFORD NORTH
9 minutes

LONDON KING'S CROSS
48 minutes

STEVENAGE
25 minutes

FINSBURY PARK
28 minutes

MOORGATE
48 minutes

All times and distances estimated from Google Route and National Rail.

Photo: The Shard and Tower Bridge from the River Thames



SEE THEM
learn



WATCH THEM
grow

A perfect place to work and play

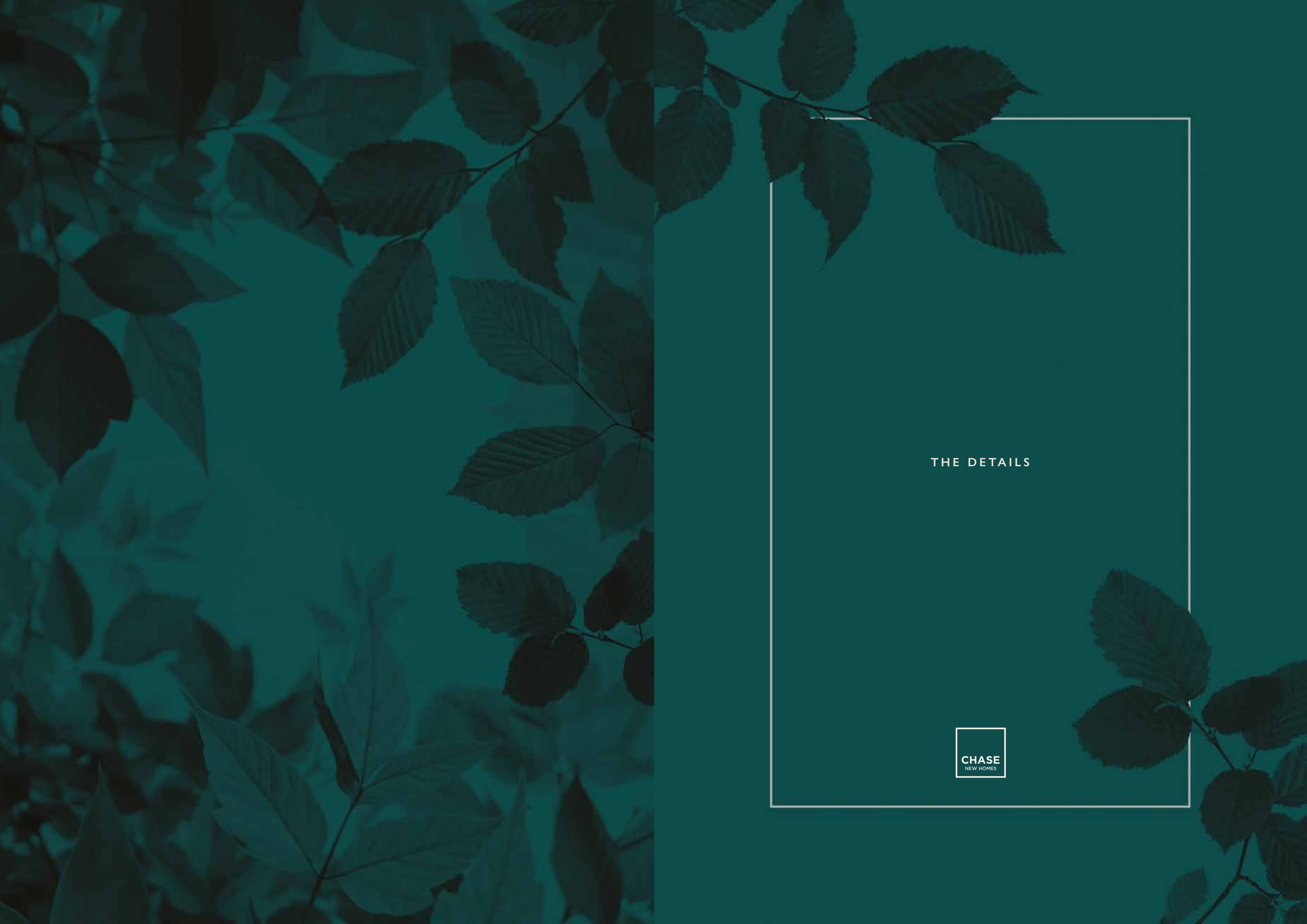
One of the main attractions of Goff's Oak and the surrounding area is the excellent choice of both state and private schools.

JUNIOR

Goffs Oak Pre-School	0.4 miles
Cuffley Community Centre Pre-School	0.5 miles
Cuffley Primary School	1 miles
Woodside Primary School	1.2 miles
Goffs Oak Primary School	1.4 miles
Lochinver House Boys School	4.3 miles

SECONDARY

Goffs Academy	2.7 miles
Queenswood Girls School	3.3 miles
St Johns Senior School	3.6 miles
Chancellor's School	4.3 miles
The Broxbourne School	5.1 miles



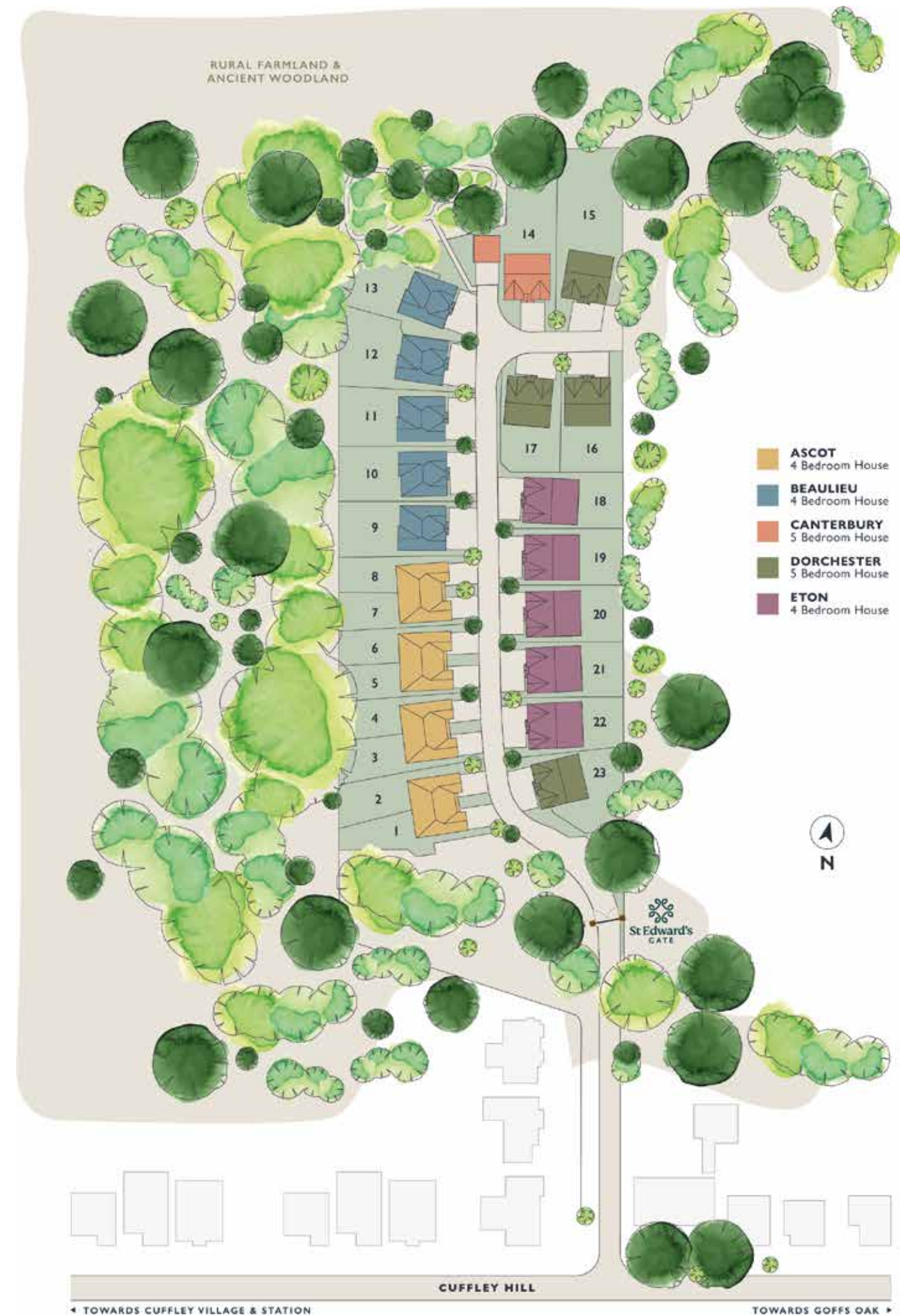
THE DETAILS





ST EDWARD'S GATE Siteplan

St Edward's Gate offers beautiful 4 and 5 bedroom family homes, surrounded by rural farmland and ancient woodland.



ASCOT | PLOTS 1, 2, 3, 4, 5, 6, 7 & 8
4 Bedroom house | Total Area: 179 Sqm | 1,924 Sqft

With a west-facing garden as a key feature, this luxury semi-detached property boasts 4 Bedrooms and sits over 4 floors.



LOWER GROUND FLOOR

	L x W	
Kitchen/Dining/Family Room	7.34m x 5.77m	24'10" x 18'11"
Home Office (no window)	3.19m x 3.06m	10'5" x 10'

GROUND FLOOR

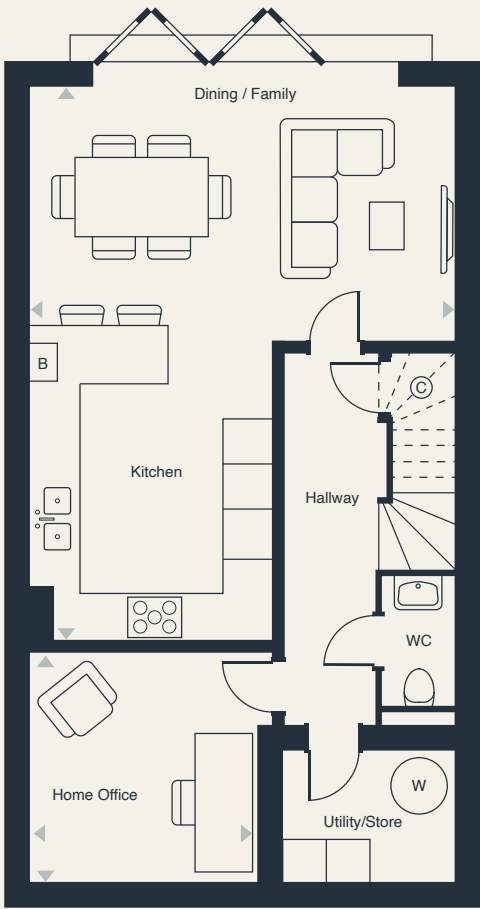
	L x W	
Living Room	3.94m x 5.77m	12'11" x 18'11"
Garage	6.50m x 3.10m	21'4" x 10'2"

FIRST FLOOR

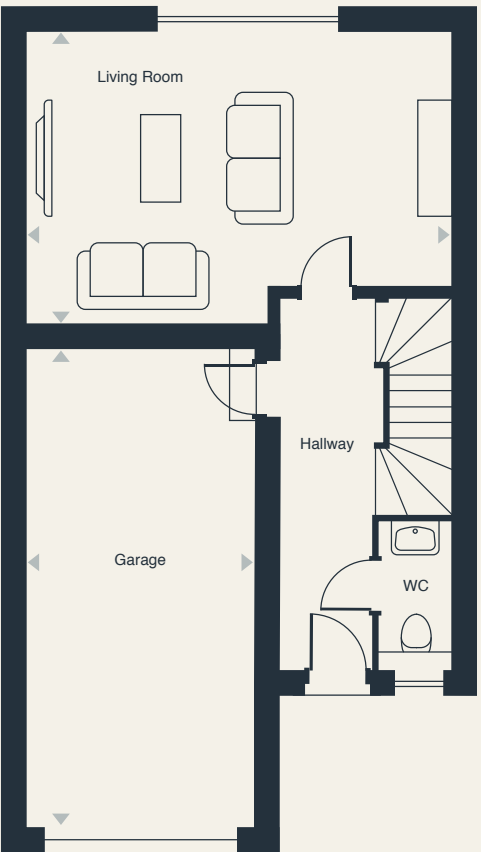
	L x W	
Bedroom 1	4.24m x 2.91m	13'10" x 9'6"
Bedroom 2	3.94m x 2.91m	12'11" x 9'6"
Bedroom 3	2.93m x 2.78m	24'10" x 18'11"

SECOND FLOOR

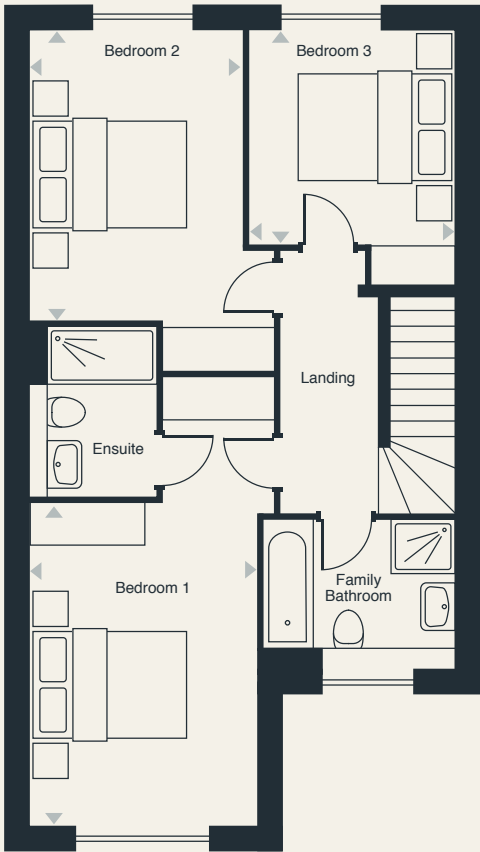
	L x W	
Bedroom 4	3.44m x 2.98m	11'3" x 9'9"



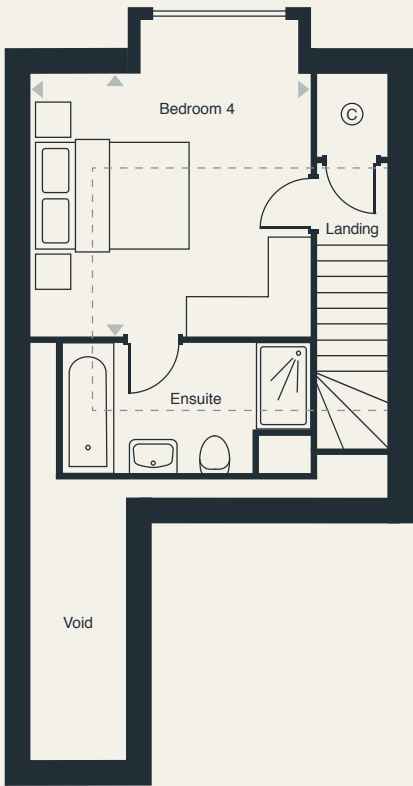
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

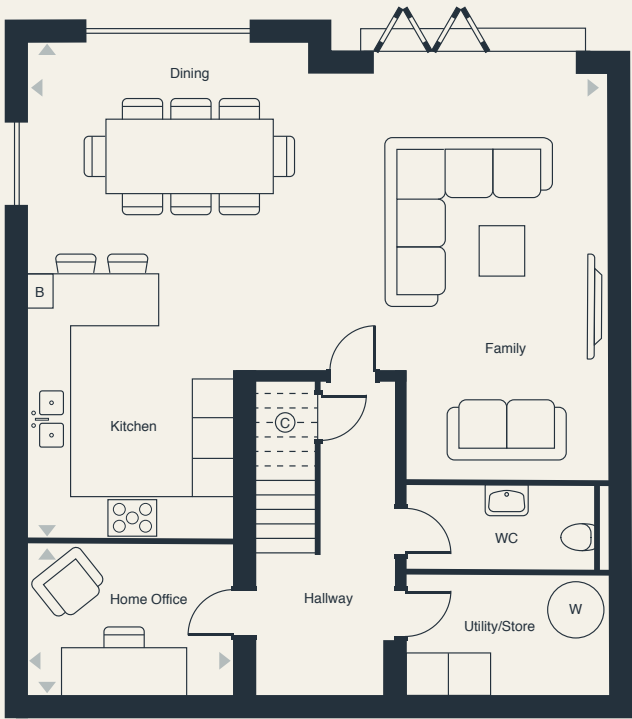
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- C Indicates Cupboard
- W Indicates Water Tank
- B Indicates Boiler
- Identifies where the ceiling starts to slope away from 2.4m

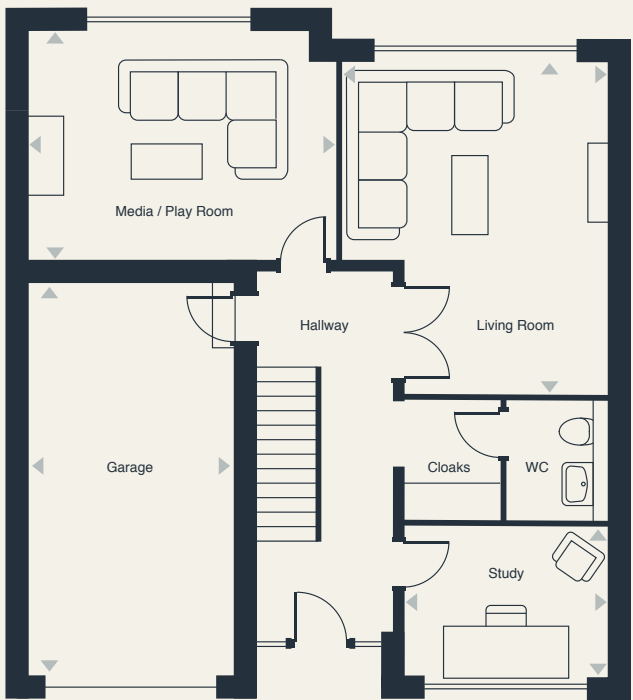


BEAULIEU | PLOTS 9, 10, 11, 12 & 13
4 Bedroom house | Total Area: 229 Sqm | 2,465 Sqft

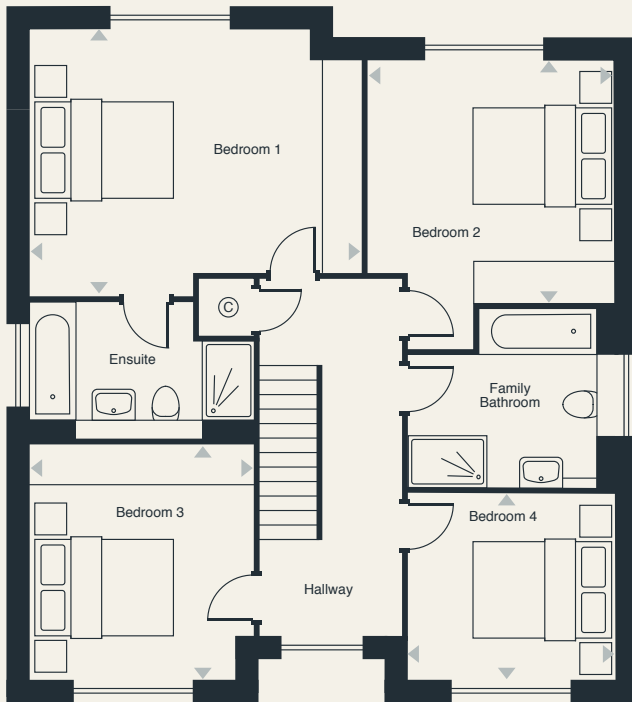
Boasting a flexible Media Room or Playroom on the ground floor, this property benefits from 4 well-appointed Bedrooms and a West facing garden.



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

LOWER GROUND FLOOR

	L x W	
Kitchen/Dining/Family Room	6.07m x 8.80m	19'11" x 28'10"
Home Office (no window)	3.06m x 2.22m	10' x 7.3"

GROUND FLOOR

	L x W	
Media/Play Room	3.45m x 4.78m	11'3" x 15'8"
Living Room	5.11m x 3.94m	16'9" x 12.11"
Study	2.27m x 3.06m	7'5" x 10"
Garage	6.00m x 3.10m	19'8" x 10'2"

FIRST FLOOR

	L x W	
Bedroom 1	4.09m x 5.01m	13'5" x 16'5"
Bedroom 2	3.70m x 3.71m	12'1" x 12'2"
Bedroom 3	3.55m x 3.37m	11'7" x 11'
Bedroom 4	2.78m x 3.07m	9'1" x 10'1"

Please note: Plots 9, 11 and 13 have a timber panel fascia as shown on image opposite. Plots 10 and 12 have a tile hanging feature.

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CANTERBURY | PLOT 14
5 Bedroom house | Total Area: 215 Sqm | 2,312 Sqft

One of our most spacious properties, this home features 5 Bedrooms split over 2 floors, a handy Study on the ground floor and a detached double Garage.



GROUND FLOOR

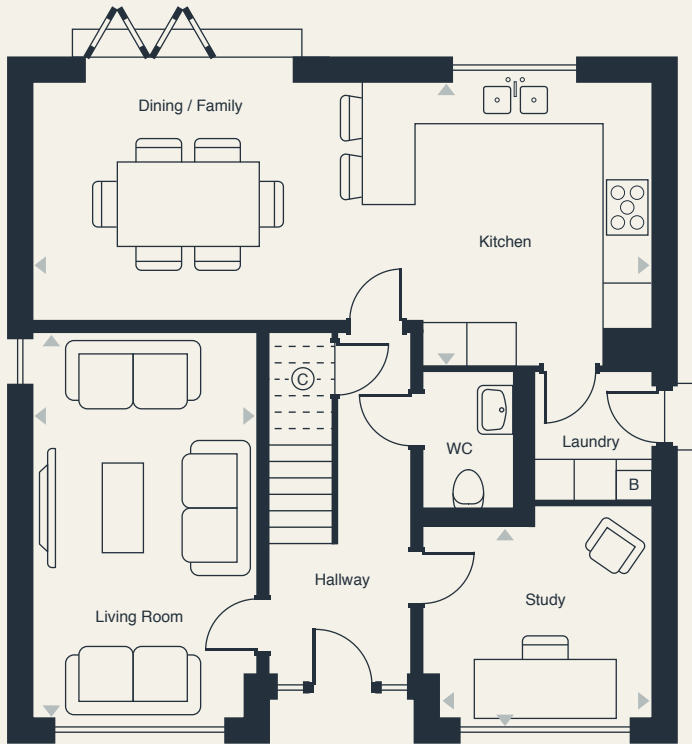
	L x W	
Kitchen/Dining/Family Room	4.14m x 9.22m	13'7" x 30'3"
Living Room	5.66m x 3.06m	18'6" x 10"
Study	2.80m x 3.30m	8'7" x 10'10"
Detached Double Garage	5.90m x 6.00m	19'4" x 19'8"

FIRST FLOOR

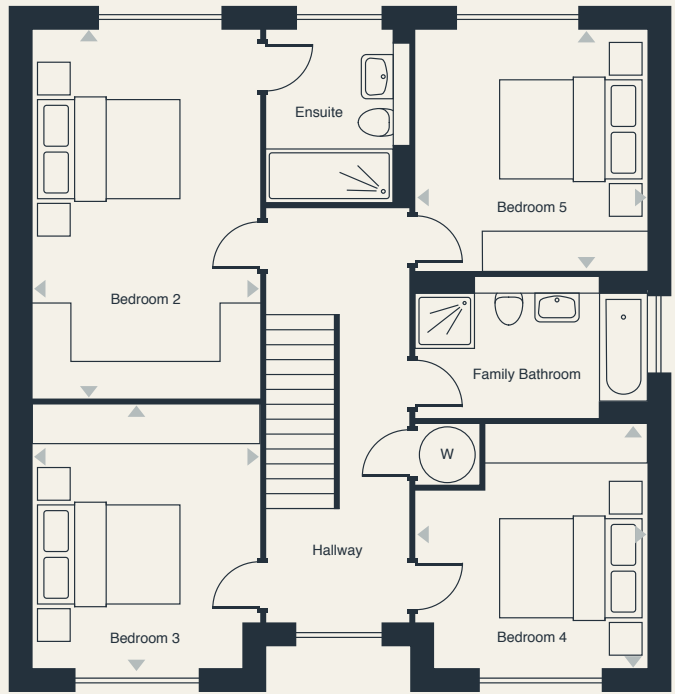
	L x W	
Bedroom 2	5.58m x 3.37m	18'3" x 11'
Bedroom 3	3.67m x 3.37m	12' x 11'
Bedroom 4	3.23m x 2.38m	10'7" x 7'9"
Bedroom 5	3.76m x 3.38m	12'4" x 11'1"

SECOND FLOOR

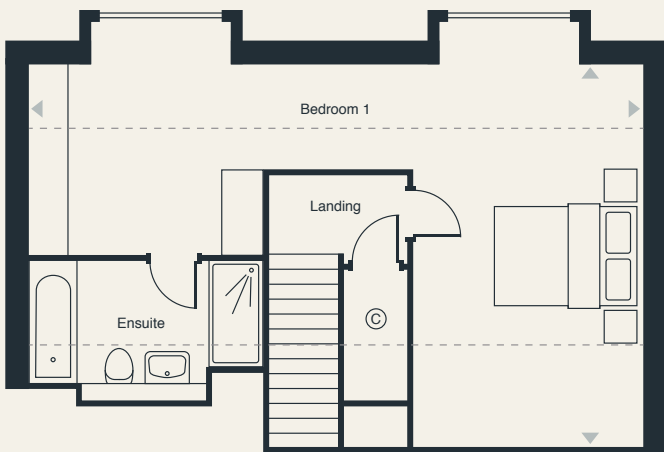
	L x W	
Bedroom 1	5.10m x 9.02m	16'8" x 29'7"



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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DORCHESTER | PLOTS 15, 16, 17 & 23
5 Bedroom house | Total Area: 201 Sqm | 2,166 Sqft

Split over 3 floors, this well-appointed family home features a Bedroom with Ensuite on the second floor - the perfect Guestroom or Bedroom for older children.



GROUND FLOOR

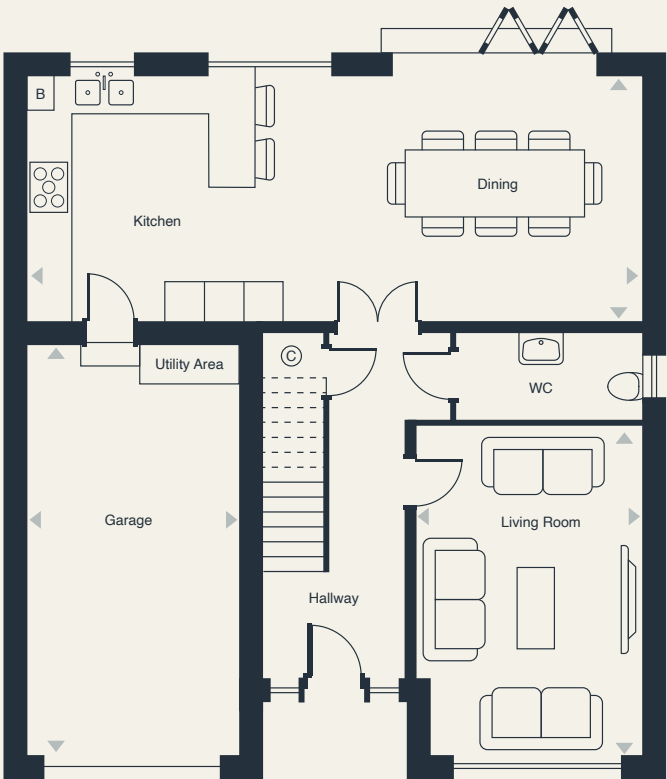
	L x W	
Kitchen/Dining Room	3.47m x 9.02m	11'4" x 29'7"
Living Room	4.82m x 3.30m	15'9" x 10'9"
Garage	6.00m x 3.10m	19'8" x 10'2"

FIRST FLOOR

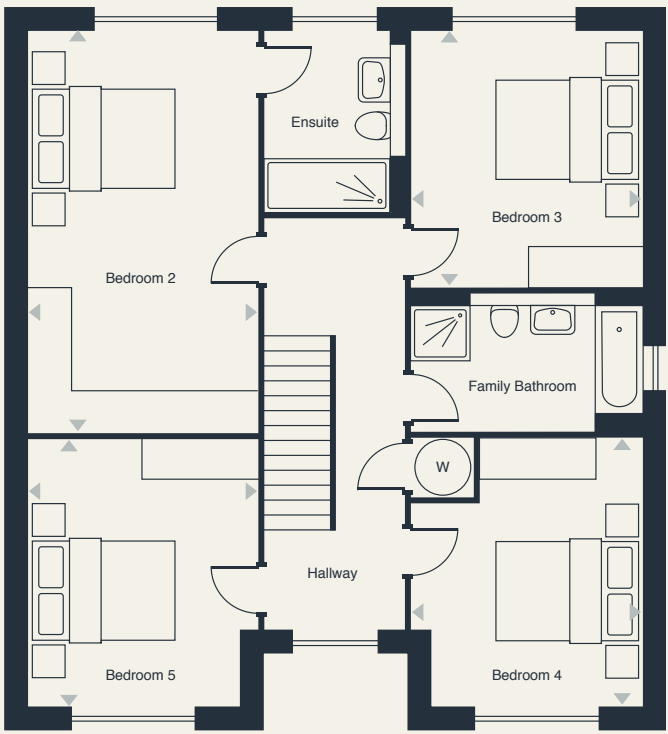
	L x W	
Bedroom 2	5.91m x 3.35m	19'4" x 10'11"
Bedroom 3	3.76m x 3.36m	12'4" x 11'
Bedroom 4	3.79m x 3.38m	12'5" x 11'1"
Bedroom 5	3.91m x 3.37m	12'9" x 11'

SECOND FLOOR

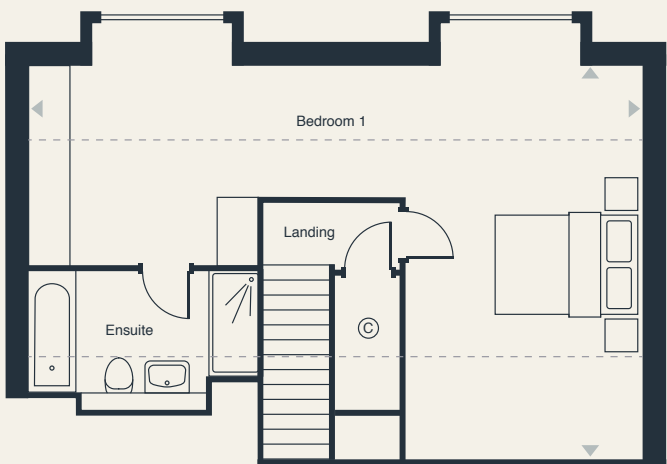
	L x W	
Bedroom 1	5.20m x 9.02m	17' x 29'7"



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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ETON | PLOTS 18, 19, 20, 21 & 22
4 Bedroom house | Total Area: 179 Sqm | 1,927 Sqft

Featuring an open-plan Kitchen/Diner, a separate Living Room and 4 Bedrooms, this spacious property also benefits from a Study on the first floor.

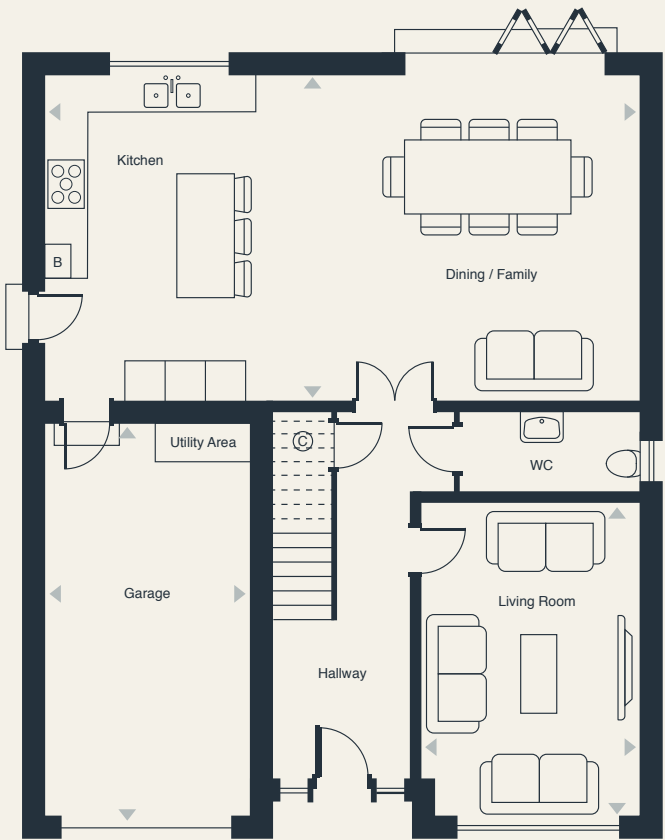


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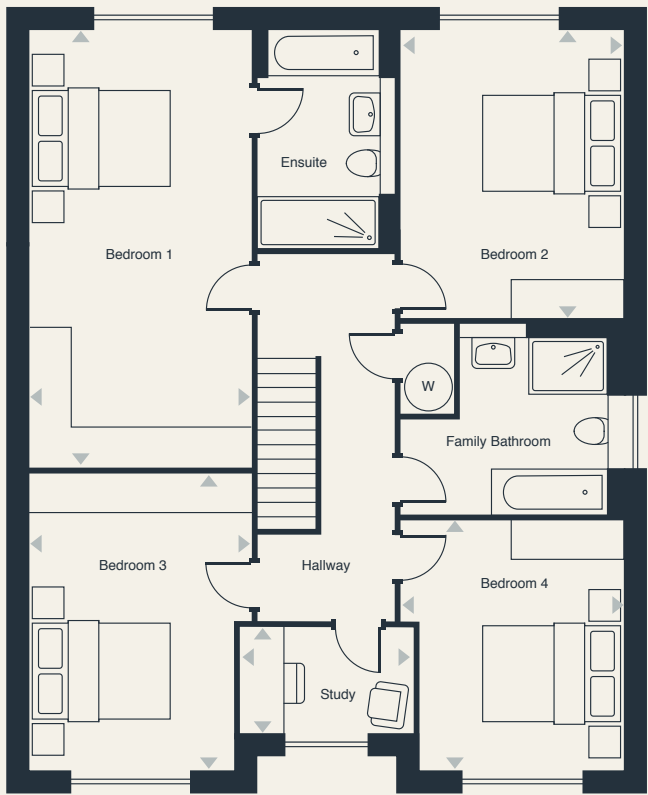
	L x W	
Kitchen/Dining Room	4.82m x 9.02m	15'9" x 29'7"
Living Room	4.82m x 3.30m	15'9" x 10'10"
Garage	6.00m x 3.10m	19'8" x 10'2"

FIRST FLOOR

	L x W	
Bedroom 1	6.68m x 3.37m	21'10" x 11'
Bedroom 2	4.36m x 3.36m	14'3" x 11'
Bedroom 3	4.49m x 3.37m	14'8" x 11'
Bedroom 4	3.78m x 3.38m	12'4" x 11'1"
Study	1.67m x 2.74m	5'5" x 8'11"



GROUND FLOOR



FIRST FLOOR

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Specification

INTERNAL FINISHES

White ladder internal doors

Amtico flooring to Hallway/Cloakroom and Kitchens

Carpet to all areas (unless otherwise specified)

Wardrobe to Bedroom 1

Additional wardrobe to the second largest Bedroom in all 5 bedroom houses

Soft Muslin wall colour throughout, ceilings in white

Feature fireplace in Living Room of Beaulieu

KITCHENS / FAMILY ROOM

Fully-fitted designer Kitchen units with soft close doors and drawers

Siemens appliances including oven, combination microwave oven, hob and extractor

Fully-integrated Siemans dishwasher and fridge freezer

Separate washing machine and tumble dryer provided in Utility areas

Wine cooler to the five bedroom houses

Double bowl (under mounted) sink and drainer with designer tap and pull out spray

Quartz worktop with up-stand

Splashback behind hob (subject to layout)

Lighting under wall units

BATHROOMS & ENSUITES

Fully-fitted bathrooms with Roca furniture and Grohe taps

Vanity units under all basins throughout

Roca toilets with concealed push button flush and push plates

Hansgrohe showers with large rainwater style showerheads

Mirror to wall above basin (subject to layout)

Chrome ladder heated towel rail to Bathroom and Ensuites

Low profile walk-in shower trays with glazed screen

Half height tiles to appliance walls with full height to shower/bath areas

Tiled floors

Shaver sockets in all Bathrooms and Ensuites

ELECTRICS & LIGHTING

Sky Q to Living Room and Kitchen/Dining, Bedroom 1 and Bedroom 2

75% low energy light fittings throughout

Downlights to Bathroom, Cloakrooms, Ensuites, Kitchen/Dining and Hallway

Chrome sockets and switches throughout

Socket with USB ports in the Kitchen area and either side of bed position in Bedroom 1

Lazy light switch to all double Bedrooms

Cat 6 cabling to be provided to Living Room, Kitchen/Dining, Bedroom One, Study, Media/Play Room

Light and power provided to all garages

EXTERNAL FINISHES

Double glazed windows with chrome ironmongery

External light to entrances

Sliding bi-fold doors to all houses

Garage floors to be painted grey and walls to be white

SECURITY & SAFETY

Alarms provided

Mains-fed smoke detector to hall and landing

10 year structural warranty provided by Premier Guarantee

Security locks to all windows and doors

GENERAL ITEMS

Underfloor heating to all floors with thermostatically controlled zones

Wireless heating controls

Composite front entrance door with multipoint locking system

REAR GARDENS

External water tap and double power socket

Lighting to patio area

Patio finished with paving slabs

Laid to lawn

1.8m close boarded boundary fencing



Chase New Homes

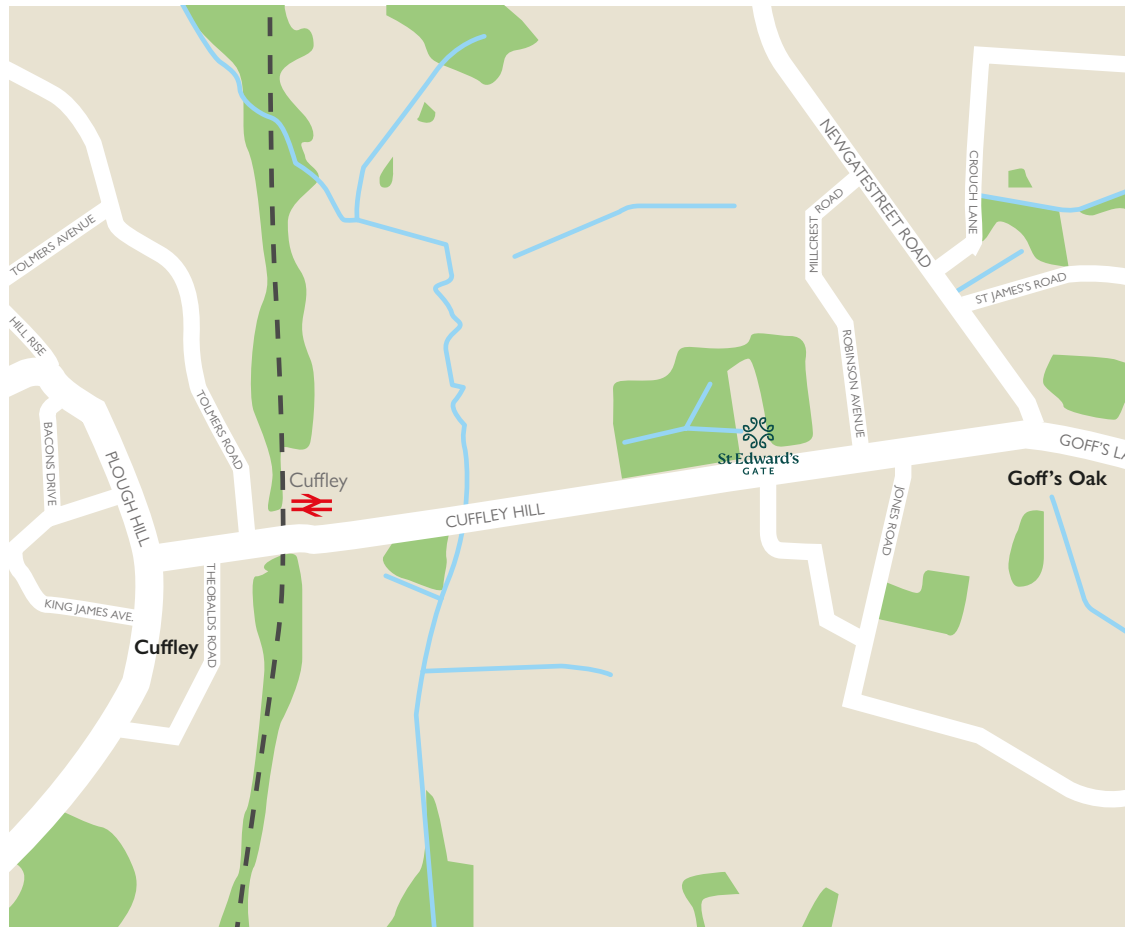
Chase New Homes is an independent house-builder that has successfully been delivering new homes since 2005. As an independent company our reputation is key. Whether acquiring land or building homes, we strive for an exceptional service.

This philosophy has created a strong brand among Chase customers and partners over the years. Meanwhile our staff are passionate about our developments and constantly seek to embody this passion within all elements of our business.

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Location



ST EDWARD'S GATE

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