

# ROSEBURY VILLA NORTH

## GOFFS OAK

A UNIQUE AND EXCLUSIVE MODERN HOUSE OF  
EXCEPTIONAL BUILD QUALITY AND ENVIRONMENTAL CREDENTIALS

# ROSEBURY VILLA NORTH

An exceptional modernist luxury home built to world leading standards





Rosebury Villa North is  
the only house marketed  
externally in the Rosebury  
Farm development



1| Rosebury Farm 2| Rosebury Villa South 3| Rosebury Villa North



Light  
Smart  
Comfortable  
Highest quality  
Top environmental credentials

The development has been driven  
by the self-builds of Rosebury Farm and  
Rosebury Villa South

The project delivers three modern, innovative,  
efficient and practical houses



Rosebury Villa North has been built to the same specification as the Rosebury Farm and Rosebury Villa South which are being built by the developer for his family and a friend as two self builds. Rosebury Villa North therefore benefits from an attention to detail, quality, finish and specifications that are not found at other developments

# Design

Simple, elegant and timeless modernist monochrome design by Squared Architects (ex. Foster Partners team)

Concealed gutters and drain pipes

Slim frame windows with black detailing to contrast the white and grey render

Durable and low maintenance slate cladding

Open plan living with central stairwells, kitchen and dining areas

High proportion of glazed walls

High ceilings of 2.5m and floor to ceiling doors

Grannie flat with separate entrance

Accessible step free design with elevator shafts designed in

Double garage integrated into the home



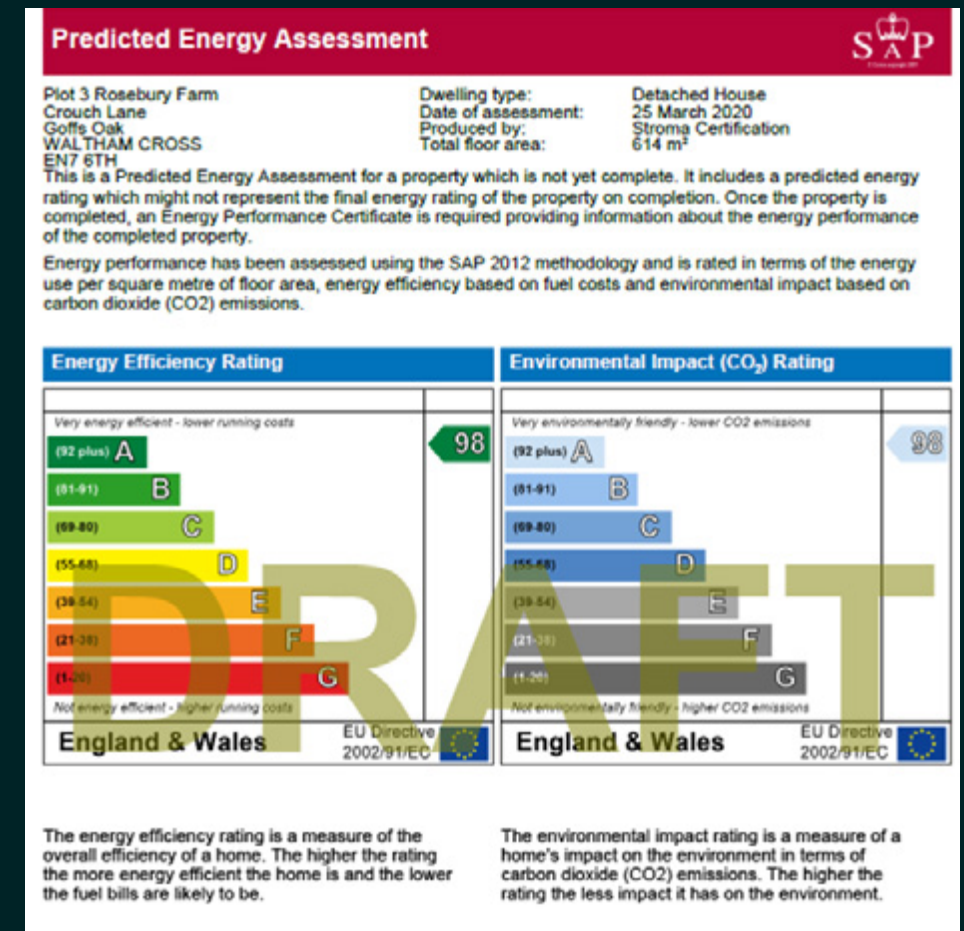
Environmental  
credentials you  
can be proud  
of and ultra low  
running costs

boom collective

A highly efficient and sustainable home with 0.14W/m<sup>2</sup> thermal performance of walls and roof, high air tightness and triple glazed windows, 10kW PV and 10kWh battery storage.

The environmental, mechanical and electrical systems have been designed by award winning consultants WME Boom

The design has a Energy Performance Certificate score of over 98% putting it in the top 1% of homes in the UK



# Lighting and communication

## Beautiful lighting

Rosebury Villa North is fitted with high quality LED lighting throughout. The fittings have been chosen not just because of their build quality, aesthetics and efficiency, but also because they create a high quality broad spectrum white light.

Higher quality of light means the spectrum of the sun is more accurately recreated making things look better as well as being better for your eyes and health than traditional LEDs.

Key areas have full RGB control enabling beautiful lighting scenes to be created and easily controlled

## Fibre optic communication

This home has optical fibre communication all the way into the main communications gateway in the plant room

All homes come with CAT7 wired into every major room enabling easy upgrades such as lossless sound piped into every room



# Kitchen



Exclusive, bespoke designer kitchen with premium granite

**Miele** Top of the range Oven, microwave, dishwasher, fridge and freezer.

**Zip Hydrotap** Filtered, chilled, sparkling water and boiling water at the press of a button





# Bathrooms

Luxurious and interior designed en suite bathrooms all use sanitary ware by Villeroy and Boch with HansGrohe fittings

These incorporate both the AnticBac and CeramicPlus technologies providing low maintenance and high levels of hygiene.

Large format Italian porcelain tiles minimise grouting giving better looking, cleaner and healthier bathrooms.



# Low cost and reliable power and water whatever happens to the grid

## Power solutions

- The homes are powered by 10kW premium quality photovoltaic panels combined battery storage
- The combination of these technologies means that in case of a local blackout your home will still be able to run with power for several days
- Home also comes with a 100kW grid connection and an electric vehicle charging point enabling a low cost low carbon daily drive

## Water

- Fresh water from the Thames Water mains is treated for hardness by a BWT water softener onsite. Kitchens also come with filtered tap giving drinking water available chilled, boiling and sparkling.



# Security and safety

## Peace of mind:

- Complete fire, security, access and intruder alarm system
- Ability to send temporary access codes for entry (e.g. for visits from friends and family whilst you are out), as well as to your letter and parcel box (e.g. for your amazon deliveries whilst you are out)

## Mobility friendly

- Step free access throughout each floor with low profile sliding door tracks guides to terrace
- Elevator shaft designed in to enable the simple fitting of an elevator providing step free access to all three floors

# Heating, cooling and ventilation – a healthy and comfortable home

always the  
best climate **zehnder**

## Heating – the perfect temperature in every room

- Heating comes from air sourced heat pumps.
- This is distributed throughout the house using a liquid based underfloor heating.
- Individually controllable thermostats in every key room.

## Cooling – without blowing cold dry air

- Key rooms that would be susceptible to overheating in the summer are supplemented by chilled ceilings.
- These systems give a higher level of comfort than traditional air conditioning.

## Ventilation system from the world leader Zehnder

- Rosebury Villa North has an integrated mechanical ventilation heat recovery (MVHR) system. The Swiss made Zehnder system is the highest quality available and mechanically brings in fresh, clean, filtered air to the house whilst extracting stale air and humidity.
- This means the house is never stuffy with fresher smelling bathrooms and cooking areas as smelly air is rapidly replaced with fresh air.
- The MVHR recovers heat that would otherwise have been vented in the winter and in the summer the system also cools incoming fresh air.

## Filtered Air – improving the quality of life

- The Zehnder system filters fresh air through an advanced HEPA filter system which reduced 99% particulate pollution, dust and pollen in the home by 99%.
- This significantly improves the indoor air quality versus a traditional home and improving the quality of life for all and especially asthma and hay fever sufferers.



# Smart, simple and futureproofed



Rosebury Villa North is a smart home and comes pre-programmed with a simple and intuitive setup based on the market leading KNX protocol by Schneider Electric.

The KNX system is one of the most versatile, customisable and upgradable and controls all your access, lighting, heating/cooling and AV requirements seamlessly.

It also includes KNX secure system which protects your communications and security infrastructure from attack.

Basic functionality includes, automatic temperature controls, and pre-programmed lighting scenes on wall buttons. Other more advanced functionality should you want it includes the potential for customised log ins and access for different users.

Customise as you want when you want. On completion the house comes with customising time with Ithica7 (the UK's foremost specialist in KNX).

For further information please visit: [www.knx.org](http://www.knx.org)





# Unique green belt location

Set off a quiet lane with few neighbours  
Beautiful views north and east  
Large gardens with private outdoor spaces

Close enough to central London and major roads  
12.7 miles (20.4km) north from central London  
2.0 miles (3km) north of the M25 which is inaudible  
A10 is 2.8 miles (4.4km) away which takes 8 mins by car  
M25 Junction 25 is 3.8 miles away (6.12km) and 9 mins by car

Goff's Oak Village  
0.7 miles (1.1km), 14 mins walk  
Various shops, restaurants and pubs  
Schools

Goff's Oak has two Primary Schools: Goffs Oak and Woodside and a Secondary: Goffs Academy. Other notable schools around nearby (around 15 minute drive) include: Stormont, Lochinver House and Saint John's.



# Local public transport links



## Cuffley Train station

1.8 miles (2.9km): 6mins by car, 11 mins by bicycle and 36 mins walk.

Cuffley to London Moorgate (Cross Rail station) from 37m  
(line goes to Kings Cross at weekends)

Cuffley to Finsbury Park 27 mins

## Cheshunt Train station

3.2 miles (5.2km); 13 mins by car, 17 mins by bicycle, 60 mins walk

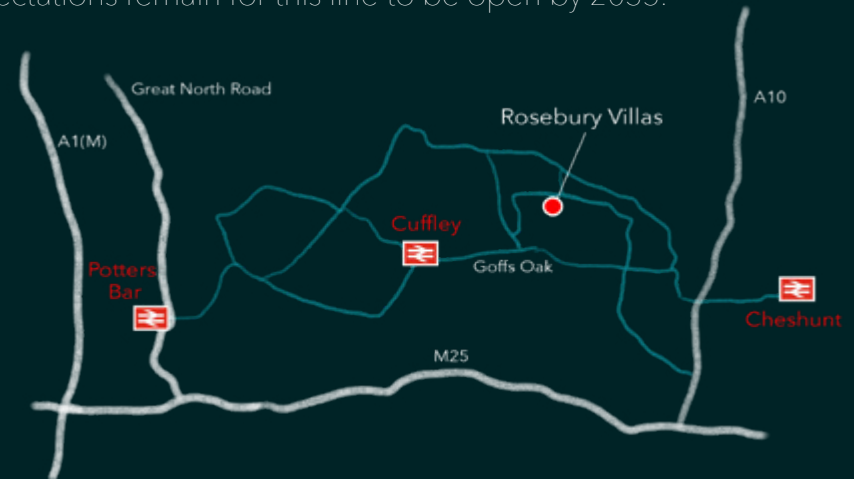
Cheshunt to London Liverpool street (Cross Rail station) from 23mins

Cheshunt to Tottenham Hale from 10 mins

## Cross Rail 2

Cheshunt is a Cross Rail 2 station which if built will substantially reduce the travel time to central London. The current expectation is for 10-12 Cross rail trains per hour will help connect Cheshunt to Dalston, Angel, Euston St Pancreas, Tottenham court Road, Victoria, Kings Road Chelsea and Clapham Junction, Wimbledon, amongst others.

Cross Rail 2 is currently on pause as part of recent funding review but expectations remain for this line to be open by 2035.





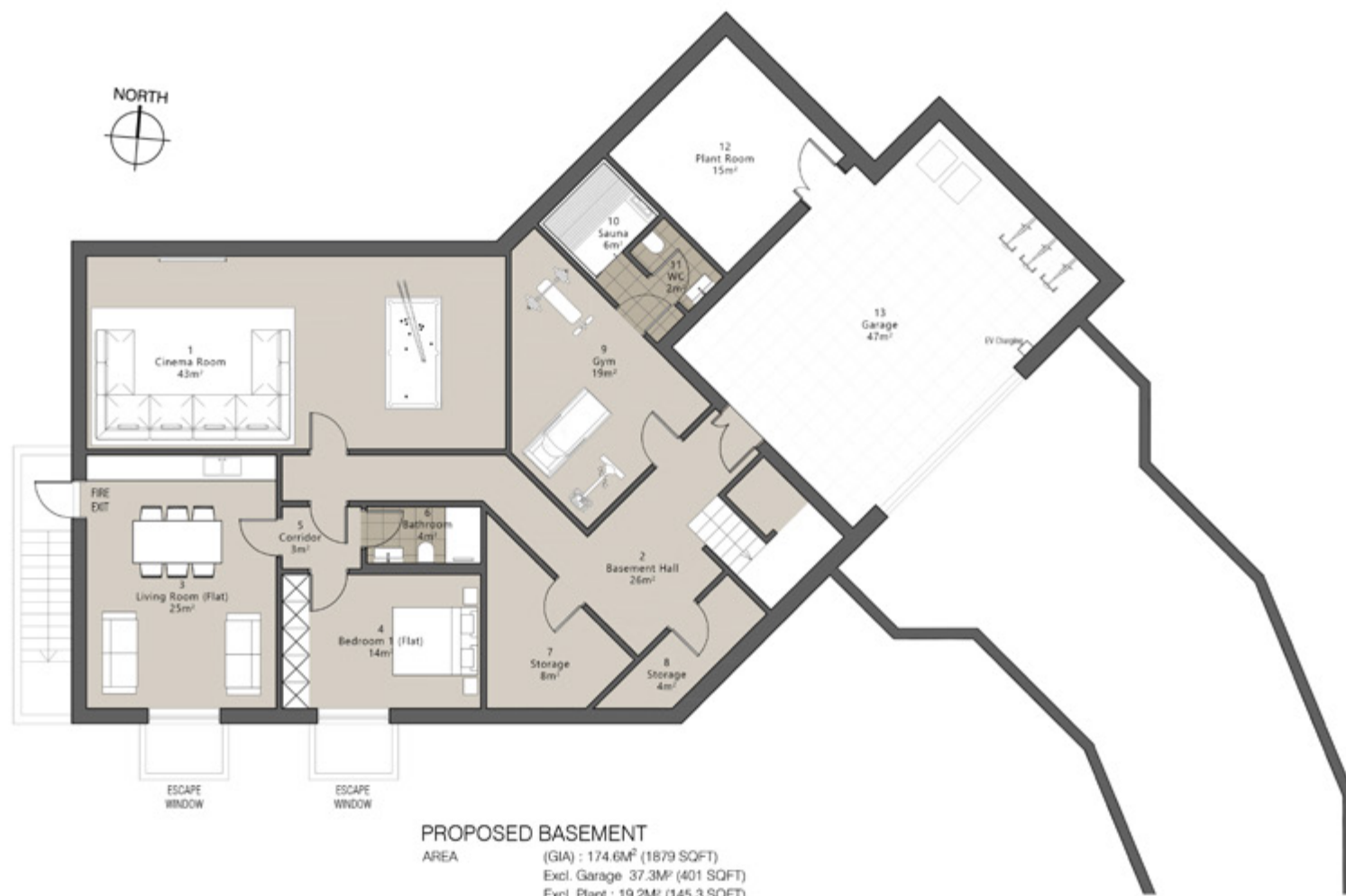
# Build timetable and customisation options

- Construction has started and is targeted for completion by the end of 2022
- Construction monitored by timelapse with image feed available to purchaser
- Limited choice of colours, tiles and finishes
- Greater customisation options within reason available under separate negotiation
- 10 year warranty with BW BUILD WARRANTY



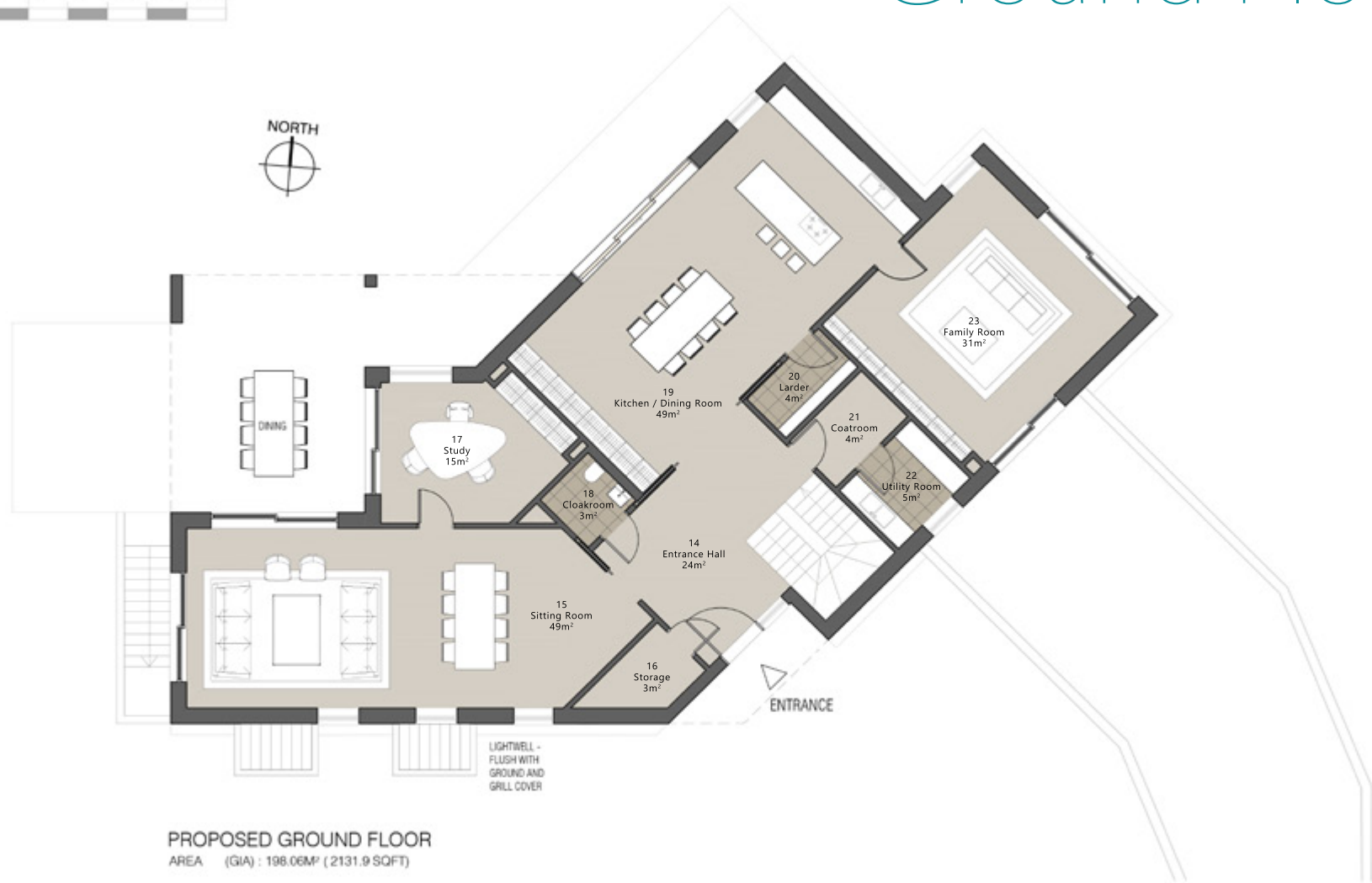


# Basement Floor





# Ground Floor



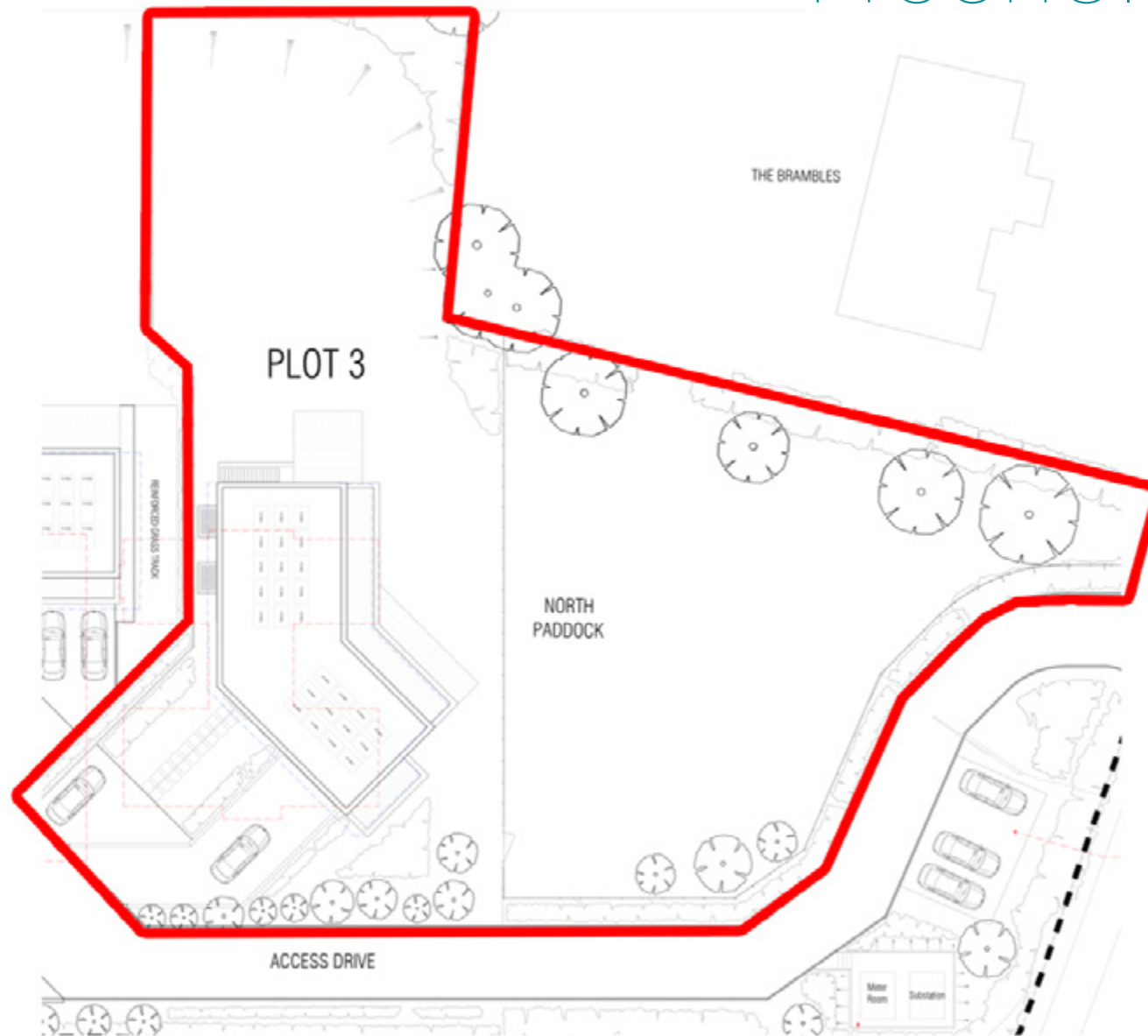
# First Floor



PROPOSED FIRST FLOOR

AREA (GIA) : 185.2M² (1993 SQFT)

# Freehold Boundary









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