



WOODLANDS  
MANOR

ALLUM LANE, ELSTREE, HERTFORDSHIRE



WELCOME TO  
WOODLANDS MANOR

GRIGGS  
EST. 1968



# A GREENER WAY OF LIFE

Nestled between woodland walks, The Hertsmere Golf Club and suburban Elstree you will find Woodlands Manor, a private gated development of 9 exclusive two and three-bedroom luxurious apartments arranged over three expansive floors.

Set back behind a screen of manicured shrubs and trees, beneath an undulating rhythm of gables, discover the perfect

marriage of contemporary opulent styling and gold-standard sustainability at our latest 'carbon zero' development.

With air sourced heat pumps, solar panels and electric car charging points we have designed these futureproof homes to be 'greener', but without any compromise to the subtle elegance and quality we have infused into every detail of each unique property.





## ELSTREE

## A RETREAT FROM THE HUSTLE AND BUSTLE

The tree-lined avenues and cul-de-sacs on the green fringes of Elstree Village are dotted with the expansive homes of affluent individuals looking for a retreat from the hustle and bustle of London – just far enough away to reach the rolling hills of greenbelt England, but close enough to access the bright lights and theatreland, restaurants and entertainment of the capital.

Elstree itself is anything but sleepy. Walk a few minutes from its quiet residential roads and you'll find shops and supermarkets, restaurants, cafés and a busy retail park. A little further on and you have a state-of-the-art sports centre and the world-renowned creative home of Strictly Come Dancing, Star Wars, Harry Potter and The Dam Busters – Elstree Film Studios.

A little further again and you're on the edge of the countryside where you might wish to wander the lush green meadows and explore the beautiful woodland of Aldenham Country Park, take a stroll around the local nature reserve at the 75-hectare Hilfield Park Reservoir, play a round at any of the many par-challenging golf clubs, cheer on your local team at Borehamwood Football Club or watch the small planes buzzing to and fro from the bistro at Elstree Aerodrome.

We chose Elstree for its community, its proximity to London and transport connections, and the lifestyle its residents enjoy.





## LOCAL PARKLAND

Aldenham Country Park, with its pathways through 100-acre wood and farm trails is a local favourite, but it is only one of so many open spaces in and around the Elstree area – including Aberford Park, Edgwarebury Park and Stanmore Common, all within easy reach. Enjoy the fresh air with hundreds of walking or cycling trails through the glorious countryside.



## LOCAL WELLNESS

Watling-Chase Timberland Trail starts right next door to us then winds its way through 10-miles of countryside and woodland for those who love to walk. The Venue is the local leisure centre with a fantastic modern gym and 25m pool. Dinosaur pitch and putt fun and serious 18-hole courses are all nearby, as are The Village Gym in Elstree and the David Lloyd Club and Spa.



## LOCAL SHOPPING

The high street has an eclectic mix of eateries and stores. Peruse the shops at the Borehamwood retail park and choose from M&S, Tesco and Aldi for your weekly food shop. For a little retail therapy there are over 200 stores at the Atria Watford shopping centre, just 7-miles away, and Battlers Green Farm's artisan shopping village and tea rooms are just 3-miles from us.



## LOCAL ENTERTAINMENT

The Radlett Centre hosts plays, comedy, musicals and live music, starring the occasional celebrity from stage and screen. Borehamwood has its own cinema, then there's the big screens at the Barnet Everyman and Watford Vue. And, from cocktails at The Terrace Bar, The Manor Elstree to dinner at West Lodge Park, your evening entertainment is never far from your doorstep.







# SITE PLAN

ALLUM LANE, ELSTREE, HERTFORDSHIRE, WD6 3NS



## KEY

1. Bin Store
2. Communal Gardens
3. Front Car Park
4. Rear Car Park
5. Private Garden (plot 1)
6. Private Garden (plot 2)
7. Private Garden (plot 2)



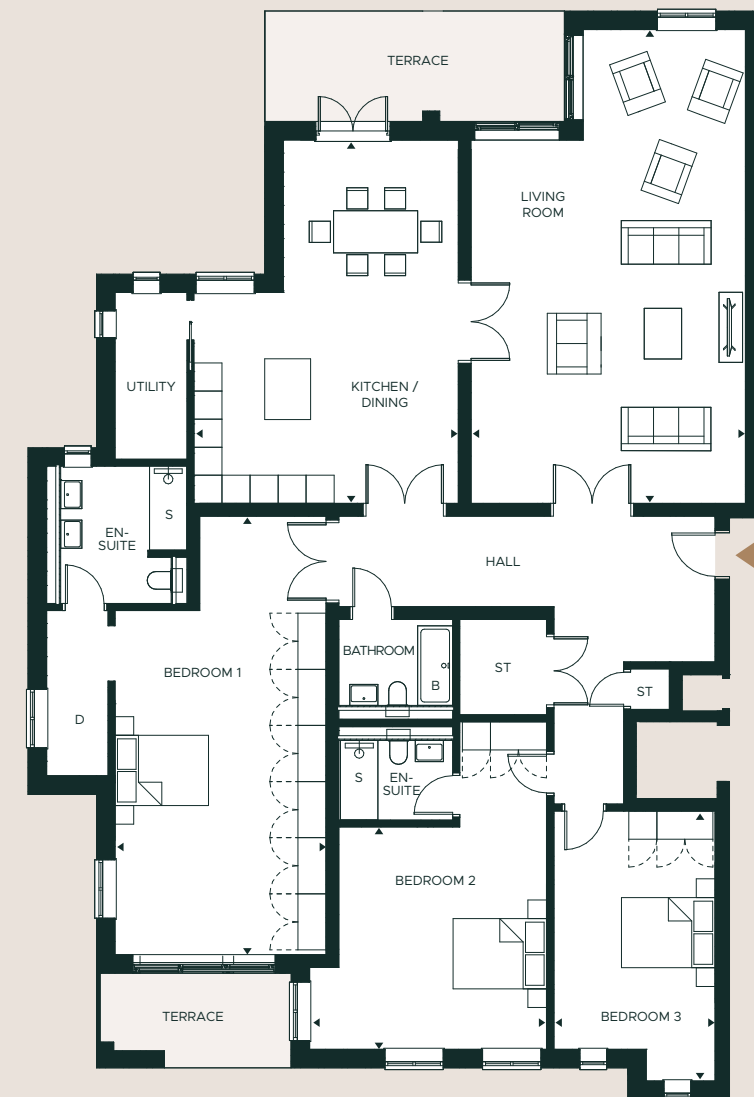
# THE PROPERTY

Sweep into your privately gated development and beyond the trees you will find an impressive property of two and three-bedroom apartments, finished to the highest specifications, set within its own manicured grounds... now relax.



# PLOT 1

THREE BEDROOM APARTMENT LOCATED ON GROUND FLOOR  
TOTAL AREA 2,666 SQ FT / 247 SQ M



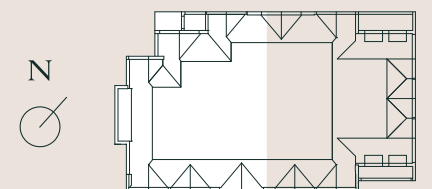
## DIMENSIONS

Kitchen / Dining	5.7m x 8m	18'7" x 26'4"
Living Room	5.9m x 10.2m	19'3" x 33'5"
Bedroom One	4.5m x 9.4m	14'10" x 30'9"
Bedroom Two	5.1m x 4.8m	16'7" x 15'7"
Bedroom Three	3.4m x 5.8m	11'4" x 19"

## KEY

S Shower   B Bath   ST Store   D Dressing

## GROUND FLOOR



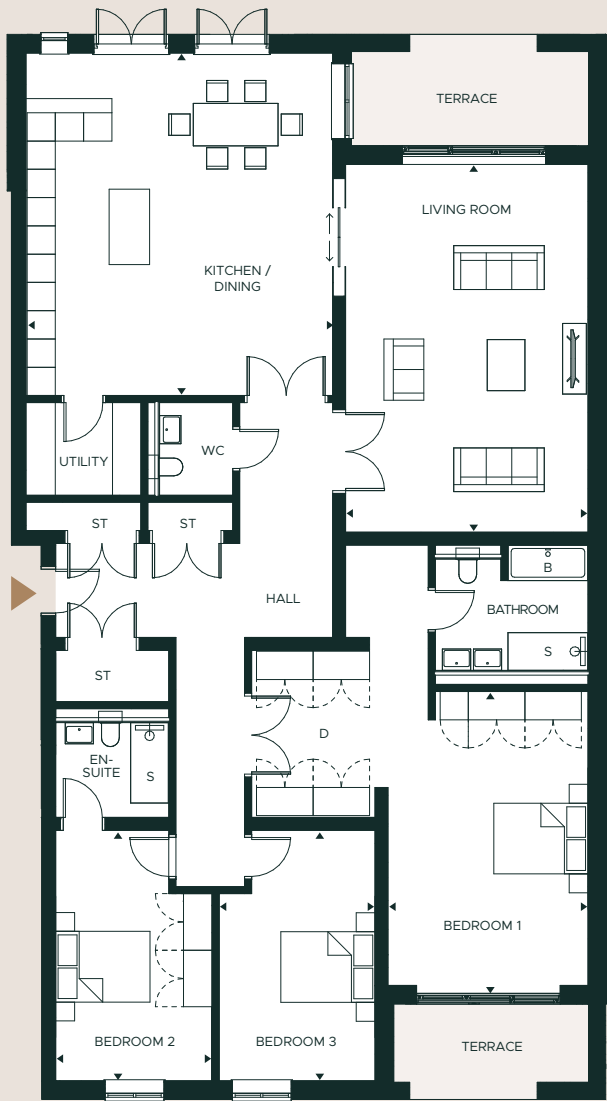
Floor plans shown are not to scale and ratio may differ to other plans in this document. Apartment layouts are for guidance only. All dimensions are approximate and subject to change.





# PLOT 2

THREE BEDROOM APARTMENT LOCATED ON GROUND FLOOR  
TOTAL AREA 2,485 SQ FT / 230 SQ M



## DIMENSIONS

Kitchen / Dining	6.5m x 9.4m	21'4" x 30'8"
Living Room	5.1m x 7.8m	16'11" x 25'7"
Bedroom One	4.2m x 6.2m	13'11" x 20'5"
Bedroom Two	3.3m x 5.3m	10'10" x 17'5"
Bedroom Three	3.3m x 5.3m	10'10" x 17'4"

## KEY

S Shower   B Bath   ST Store   D Dressing

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# PLOT 3

TWO BEDROOM APARTMENT LOCATED ON FIRST FLOOR  
TOTAL AREA 1,276 SQ FT / 118 SQ M



## DIMENSIONS

Living / Kitchen / Dining	6m x 7.8m	19'7" x 25'6"
Bedroom One	3m x 5.3m	9'9" x 17'5"
Bedroom Two	3.4m x 5.3m	11'1" x 17'5"

## KEY

S Shower   B Bath   ST Store   D Dressing

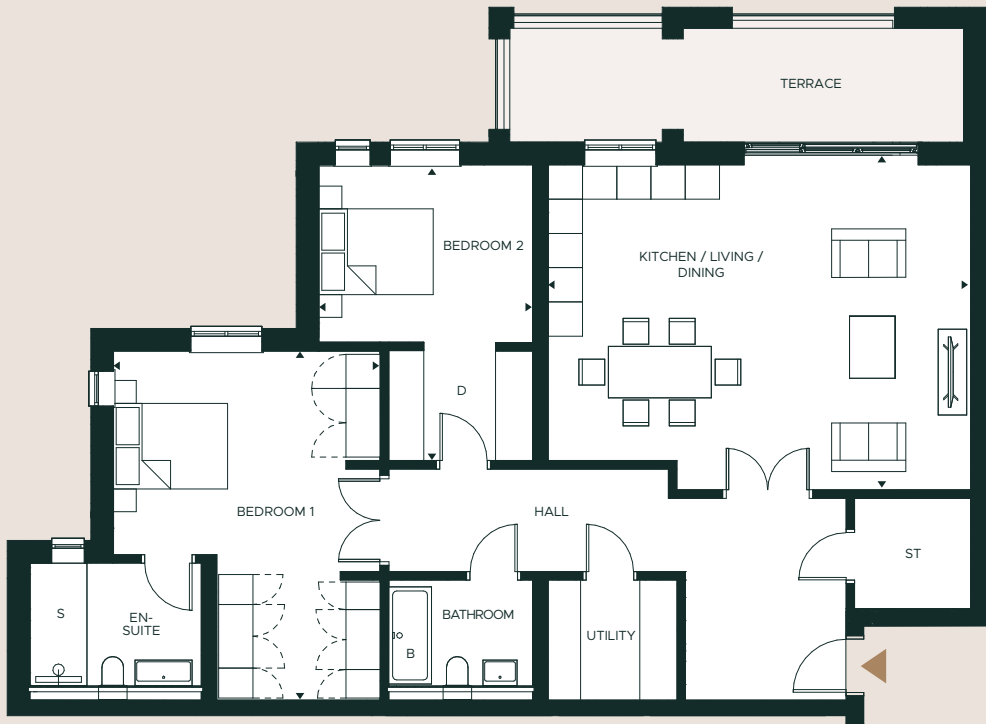
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# PLOT 4

TWO BEDROOM APARTMENT LOCATED ON FIRST FLOOR  
TOTAL AREA 1,388 SQ FT / 129 SQ M



## DIMENSIONS

Living / Kitchen / Dining	7.4m x 5.7m	24'2" x 18'8"
Bedroom One	4.7m x 6.1m	15'4" x 20'
Bedroom Two	3.7m x 5.2m	12'3" x 17'

## KEY

S Shower   B Bath   ST Store   D Dressing

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# PLOT 5

THREE BEDROOM APARTMENT LOCATED ON FIRST FLOOR  
TOTAL AREA 1,816 SQ FT / 168 SQ M



## DIMENSIONS

Kitchen	4.9m x 3.1m	16'2" x 10'4"
Living / Dining	6.9m x 5m	22'8" x 16'6"
Bedroom One	4.2m x 5m	13'10" x 16'7"
Bedroom Two	3.3m x 5.3m	10'10" x 17'5"
Bedroom Three	3.3m x 5.3m	10'10" x 17'5"

## KEY

S Shower   B Bath   ST Store   D Dressing

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# PLOT 6

THREE BEDROOM APARTMENT LOCATED ON FIRST FLOOR

TOTAL AREA 1,912 SQ FT / 177 SQ M



## DIMENSIONS

Kitchen	3.5m x 4.4m	11'5" x 14'6"
Living / Dining	5.8m x 7.8m	18'11" x 25'6"
Bedroom One	4.1m x 5.4m	13'5" x 17'8"
Bedroom Two	3.6m x 4.2m	11'11" x 13'9"
Bedroom Three	2.8m x 4.4m	9'2" x 14'6"

## KEY

S Shower B Bath ST Store D Dressing

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# PLOT 7

THREE BEDROOM APARTMENT LOCATED ON SECOND FLOOR

TOTAL AREA 2,706 SQ FT / 251 SQ M



## DIMENSIONS

Kitchen	7.3m x 8m	24' x 25'6"
Living / Dining	7.4m x 7.8m	24'4" x 25'6"
Bedroom One	4.5m x 7.3m	14'10" x 23'10"
Bedroom Two	5.1m x 5m	16'7" x 16'5"
Bedroom Three	3.4m x 5.8m	11'4" x 18'11"

## KEY

S Shower B Bath ST Store D Dressing

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# PLOT 8

THREE BEDROOM APARTMENT LOCATED ON SECOND FLOOR

TOTAL AREA 1,816 SQ FT / 168 SQ M



## DIMENSIONS

Kitchen	4.9m x 3.1m	16'2" x 10'4"
Living / Dining	6.9m x 5m	22'8" x 16'6"
Bedroom One	4.2m x 5m	13'10" x 16'7"
Bedroom Two	3.3m x 5.3m	10'10" x 17'5"
Bedroom Three	3.3m x 5.3m	10'10" x 17'5"

## KEY

S Shower   B Bath   ST Store   D Dressing

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# PLOT 9

THREE BEDROOM APARTMENT LOCATED ON SECOND FLOOR

TOTAL AREA 1,912 SQ FT / 177 SQ M



## DIMENSIONS

Kitchen	3.5m x 4.4m	11'5" 14'6"
Living / Dining	5.8m x 7.3m	18'11" x 24"
Bedroom One	4.1m x 5.4m	13'5" x 17'8"
Bedroom Two	3.6m x 4.2m	11'11" x 13'9"
Bedroom Three	2.8m x 4.4m	9'2" x 14'6"

## KEY

S Shower   B Bath   ST Store   D Dressing

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# THE FEELING

From the architectural detail which sets this development apart to the stylistic decisions made to ensure this contemporary building fits beautifully within its established suburban location, no expense has been spared to create a residence of distinction.





# THE SPECIFICATION

From the sumptuous feeling of quality flooring and deep pile carpet to the catalogue of integrated Miele appliances and stone worktops which finish off a spacious kitchen, touchscreen home automation and a state-of-the-art security system, the specification of each apartment is impressive.



## KITCHEN

- > Professionally designed kitchens with soft closing cabinetry and draw units.
- > Composite stone worktops and upstands.
- > Integrated appliances including:
  - Miele Oven (Second oven in select apartments only)
  - Miele Combi Microwave Oven
  - Miele Steam Oven (Select apartments only)
  - Miele Full Height Fridge
  - Miele Full Height Freezer
  - Miele Dishwasher
  - Wine Cooler
  - Induction Hob
  - Extractor Hood
- > Quooker Tap including boiling, sparking and filtered cold water.
- > Blanco 700m undermounted sink.
- > InSinkErator Waste Disposal.

## UTILITY ROOM/CUPBOARD

- > Freestanding Miele Washing Machine.
- > Freestanding Miele Tumble Dryer.
- > Water Softner.

## BATHROOMS & ENSUITES

- > Beautifully designed contemporary bathrooms and en-suites with fully tiled walls and floors.
- > Wall-mounted vanity unit.
- > Large recessed mirrored niche.
- > Wall hung WC with soft closing seat.
- > Tiled feature niches with feature lighting.
- > Thermostatically controlled electric heated towel rail.
- > Shaver Socket within cabinet.
- > Shower to en-suites and baths to main bathrooms.
- > Recessed TV to main bathroom.

## INTERIOR DECORATION FEATURES

- > Hardwood flooring to the lounge.
- > Large format porcelain tiles to hallway and kitchen floors (plus open plan living space in Plot 3 & 4).
- > Luxury fitted carpets to all bedrooms.
- > Bespoke architraves and skirting detail.
- > Oversized hardwood internal doors.
- > Glazed double/single doors from the hallway to the lounge and kitchen.
- > Professionally designed bespoke fitted wardrobes to all bedrooms.
- > Professional designed bespoke fitted television and display unit within the lounge.

## ELECTRICAL & LIGHTING

- > LED downlights to all rooms.
- > Feature pendant fittings in kitchen/dining areas.
- > LED coffer ceiling detail in reception rooms & master bedroom.
- > LED coving detail in apartment hallways.

## AUDIO VISUAL

- > Control4 Home Automation including touchscreen panel, intelligent lighting, heating, cooling and audio visual entertainment system.
- > Multi-room audio via discrete ceiling speakers to the kitchen, reception room, master bedroom and bedroom two.
- > All apartments pre-wired for electric blinds.
- > CAT 6 data cabling throughout the apartment.
- > Multi-room wiring system to a communal digital TV aerial and satellite dish. Sky Q ready. (SKY or similar service is subject to your purchase of a subscription).



#### HEATING & AIR CONDITIONING

- > Underfloor heating throughout each apartment with programmable digital room temperature controls.
- > Air conditioning to the kitchen, lounge, master bedroom and bedroom 2.

#### SECURITY & SAFETY

- > Video entry phone system to each apartment with a colour display allowing access to the communal front/rear door and vehicle gates.
- > Secure gated access to the front and rear car park accessed via remote control.
- > Communal CCTV to the external vehicle and pedestrian entrances.
- > NACOSS approved alarm system to each apartment including window sensors with optional monitoring service available subject to subscription charges.
- > Mains wired smoke, heat, and carbon monoxide detectors.

#### COMMUNAL AREAS, GROUNDS & PARKING

- > Stunning interior designed communal entrance hallway with feature lighting.
- > Tiled ground floor communal hallways with an inset door mat, carpet to stairs and landings.
- > Passenger lift providing access to all floors.
- > Two secure parking spaces per apartment located within the rear gated car park.
- > Secure allocated visitor parking spaces.
- > Private and secure storage unit for each apartment located on the third floor of the building.
- > Communal bin & bike racks.
- > Secure postboxes located in the communal area.
- > Private garden, balcony, or terrace to all apartments with external lighting.
- > Rear landscaped communal gardens.

#### RENEWABLE ENERGY

- > Air Source heat pumps provide hot water and heating to each apartment.
- > PV Solar Panels provide electricity to the communal areas reducing electricity bills.
- > Electric car charging points located within the secure car park.

#### PEACE OF MIND

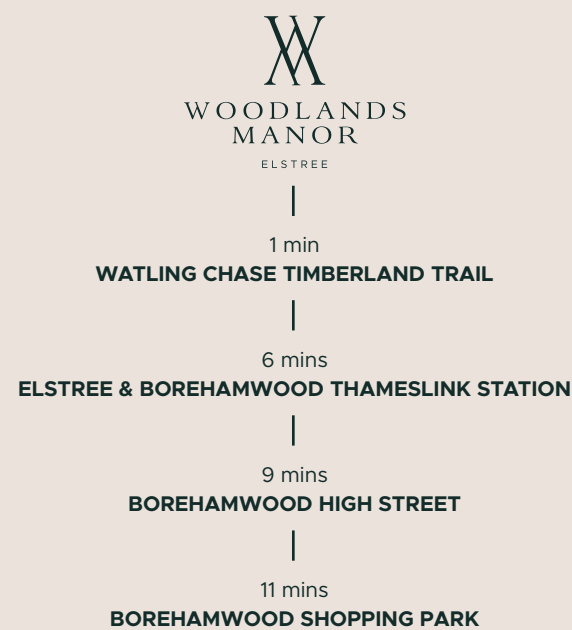
- > GRIGGS two-year customer care service.
- > Full 10-year new home warranty by Premier Guarantee.



# CONNECTIONS

Elstree & Borehamwood Station on the Thameslink network is just a 5–10-minute walk away. The journey into central London (St Pancras, Blackfriars, Elephant & Castle, London Bridge and Farringdon) takes less than 30 minutes with other destinations on the line including St Albans, Rainham in Kent, Luton and Wimbledon. By road, the nearby A1 and M1 can take you south into London or north, through Hertfordshire to the Midlands and beyond.

## BY FOOT



Travel times and distances may vary and are for indicative purposes only.



## KEY

1. The Hertsmere Golf Course
2. Watling Chase Timber Trail
3. Elstree & Borehamwood Station (Thameslink)
4. Borehamwood Shopping Park
5. Borehamwood High Street
6. Tesco Extra
7. The Village Hotel & Gym
8. The Venue Leisure Centre
9. Elstree Studios
10. The Manor Elstree



BY RAIL

ThamesLink/

26 mins  
LUTON

11 mins  
ST ALBANS

ELSTREE &  
BOREHAMWOOD STATION

22 mins  
ST PANCRAS

31 mins  
LONDON BLACKFRIARS

37 mins  
LONDON BRIDGE



STANMORE  
UNDERGROUND

10 mins  
WEMBLEY PARK

30 mins  
BAKER STREET

30 mins  
BOND STREET

37 mins  
WATERLOO

46 mins  
CANARY WHARF



BY CAR

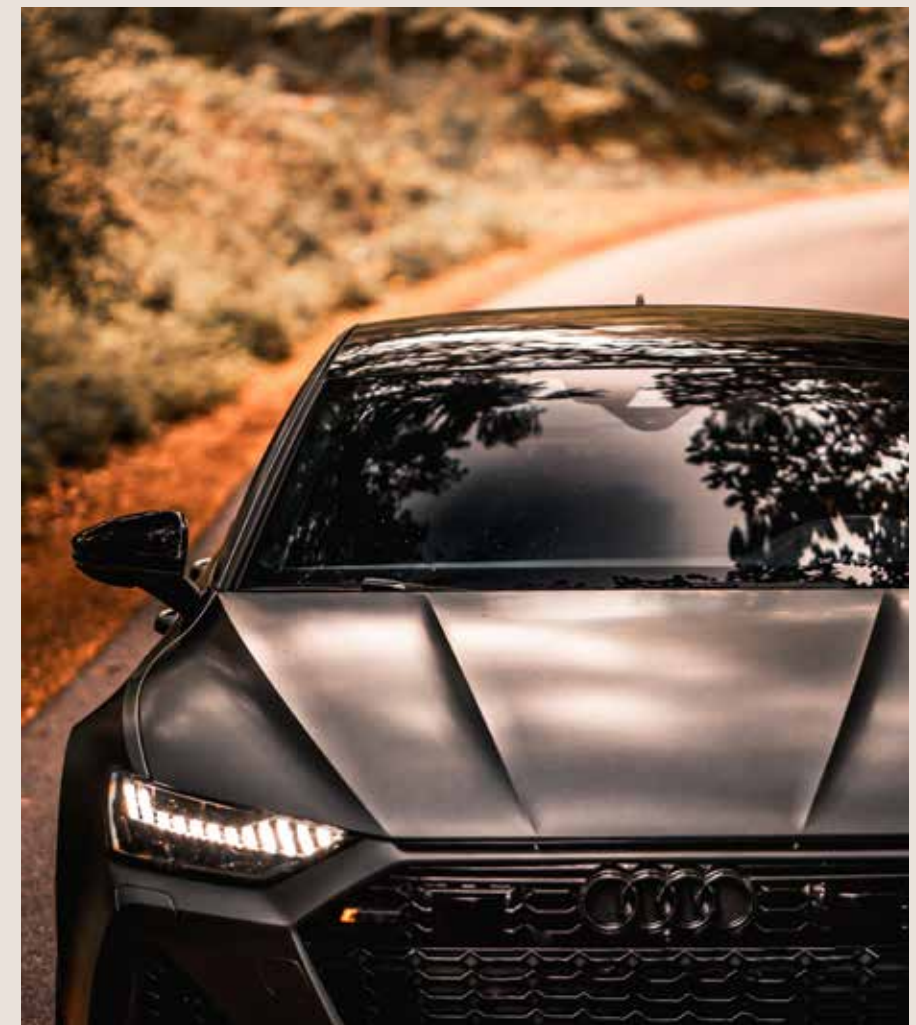
W  
WOODLANDS  
MANOR  
ELSTREE

1.7 miles / 6 mins  
M1 (J4)

3 miles / 6 mins  
RADLETT

3.7 miles / 12 mins  
STANMORE

4.9 miles / 14 mins  
M25 (J23)







# GRIGGS

EST. 1968

## ABOUT GRIGGS

# 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 of 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 whenever you need them to.



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EST. 1968

GET IN TOUCH

For further information about Woodlands Manor or Griggs Homes  
please contact us through the details below:

[griggshomes.co.uk](http://griggshomes.co.uk)

01923 852 322

[sales@griggshomes.co.uk](mailto:sales@griggshomes.co.uk)



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