

Set on the edge of open countryside



Home Farm Court Newgate Street Village



0208 016 4300



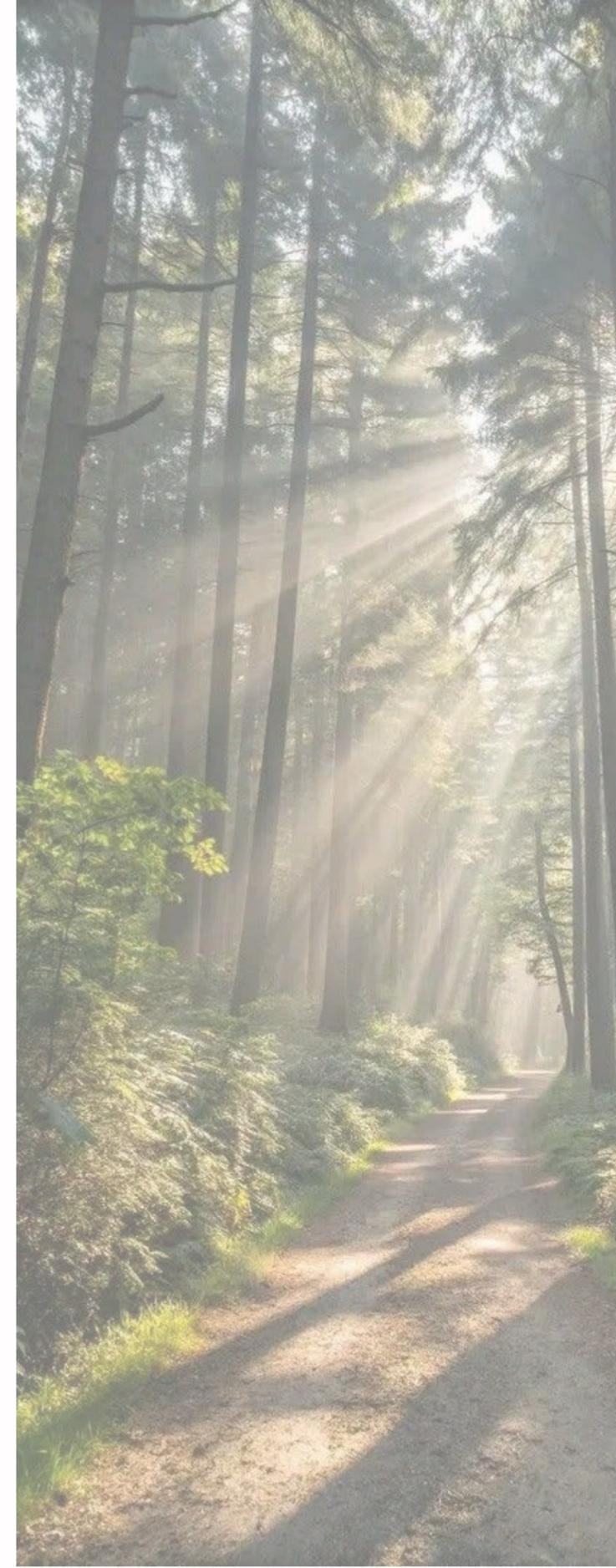
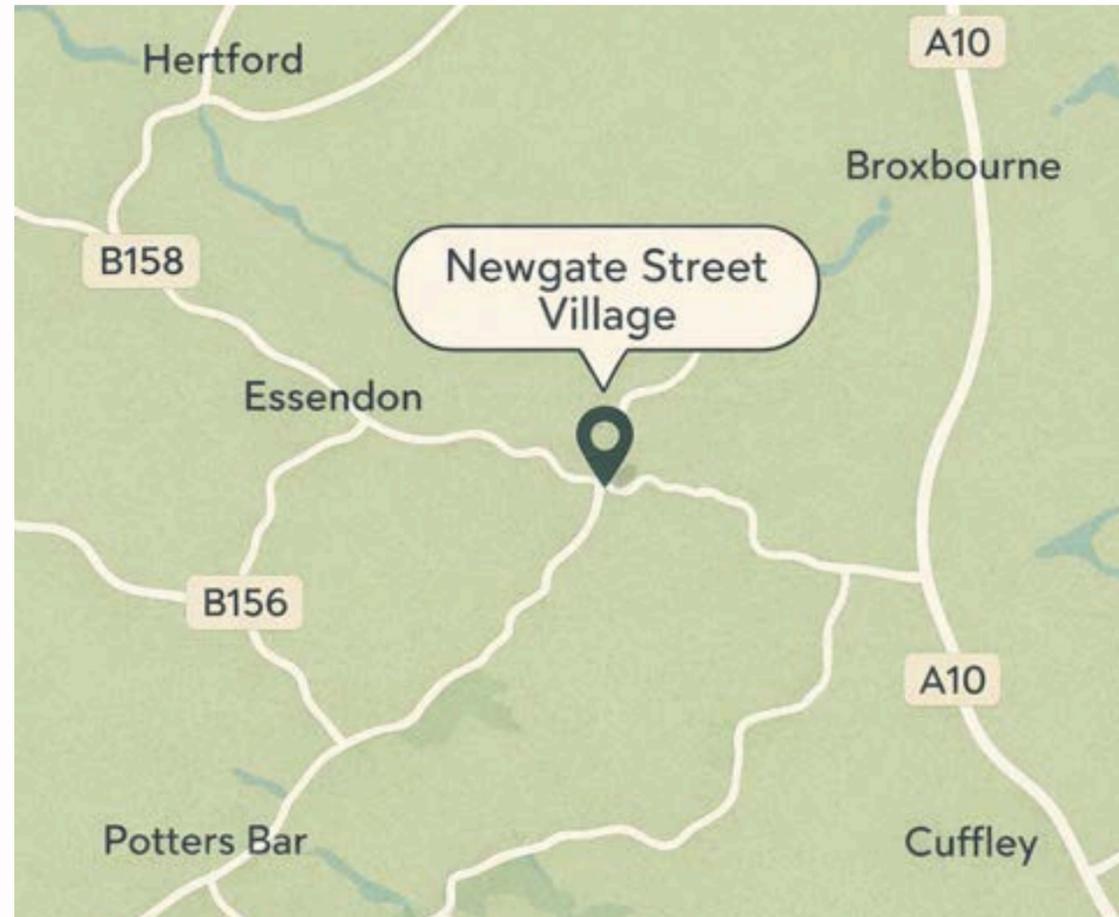
The Development



Home Farm Court is a boutique gated development nestled in the heart of Newgate Street Village, comprising five detached homes.

The area offers peaceful village living, surrounded by Green Belt countryside with a mix of farmland, woodland and open fields. It is close to Broxbourne Woods and other well-known walking areas, making it popular with those who enjoy access to outdoor space while remaining within easy reach of local amenities.

The surrounding area provides everyday services, including shops, cafés, a primary school and a railway station with direct trains to London Moorgate. Road connections are also convenient, with the A10 and M25 accessible within a short drive.



No 5

4 Bedroom Detached Home

GROUND FLOOR

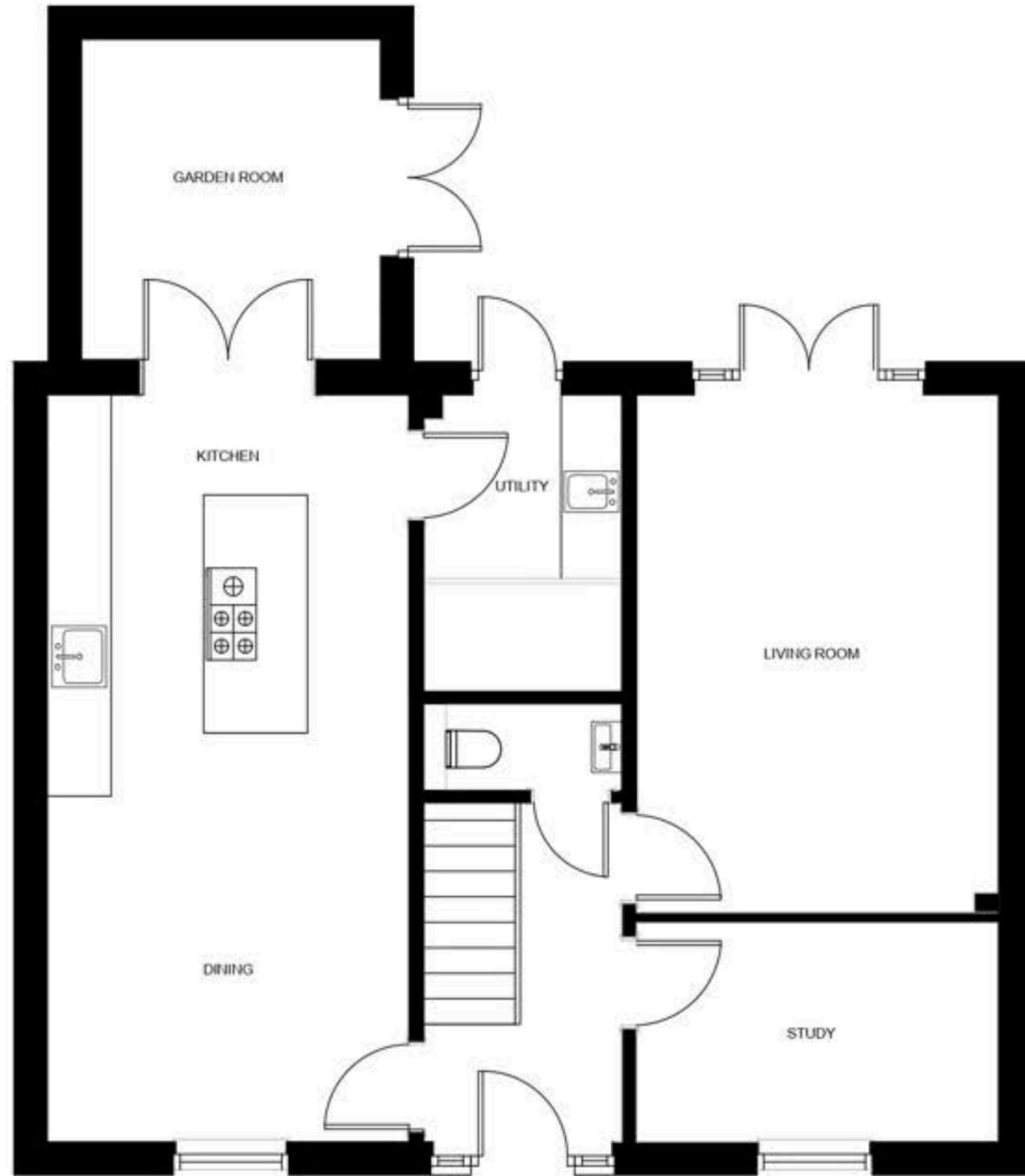
Garden Room - 3.15m x 2.95m

Kitchen and Dining - 7.33m x 3.55m

Utility - 2.9m x 1.95m

Living Room - 5.08m x 3.56m

Study - 2.15m x 3.56m



HOME FARM COURT | NEWGATE STREET VILLAGE

No 5

4 Bedroom Detached Home

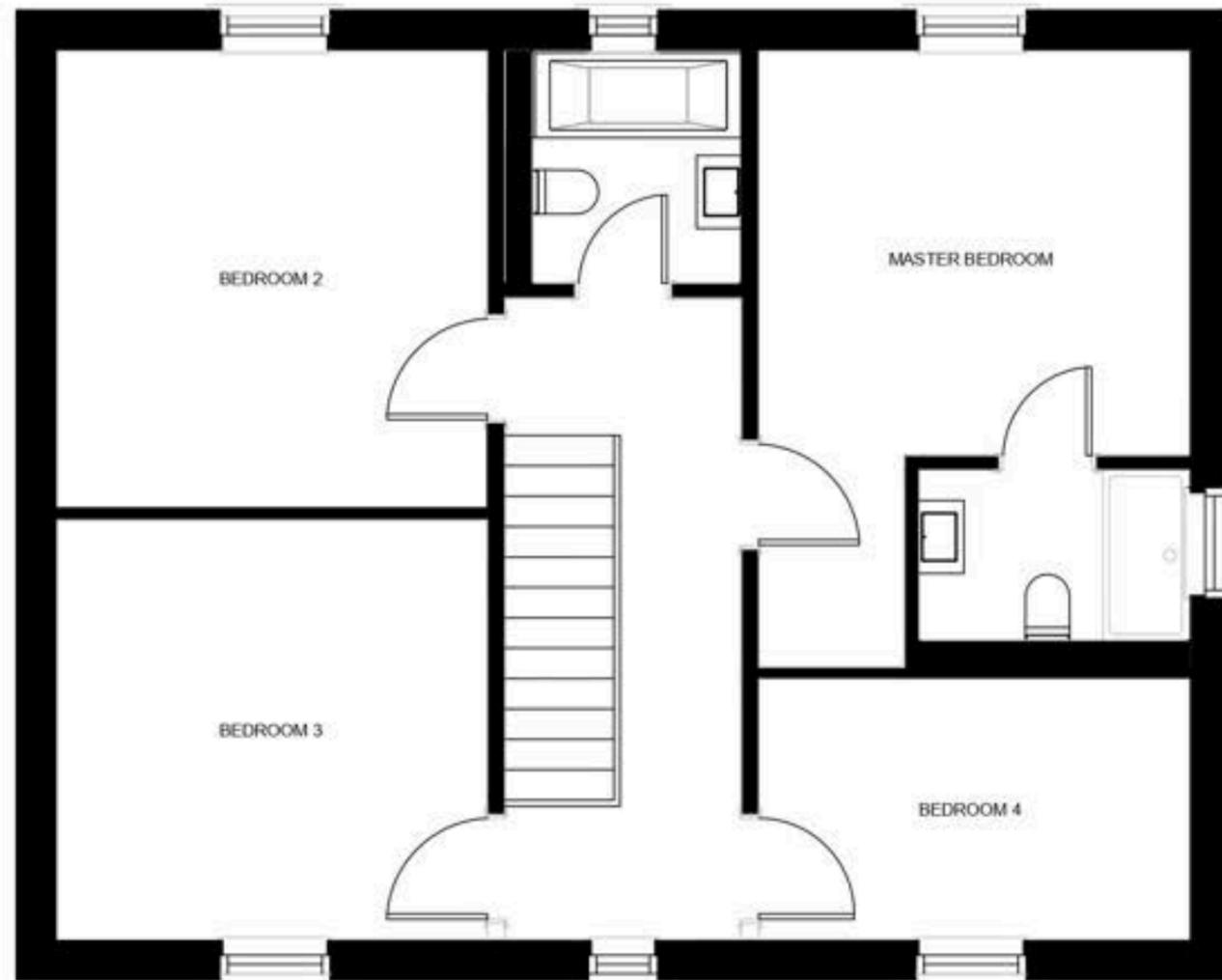
FIRST FLOOR

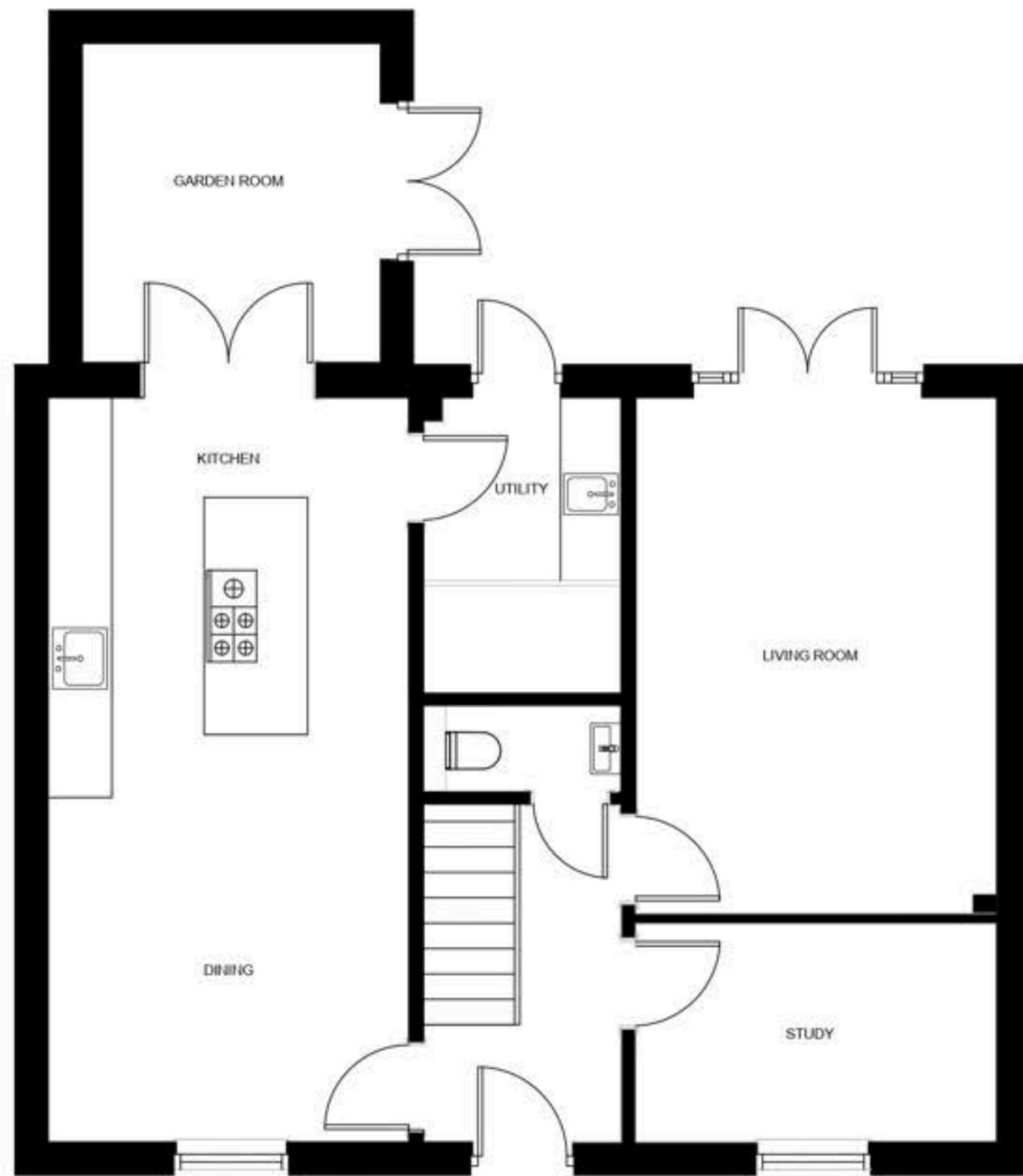
Master Bedroom - 5.07m x 3.56m

Bedroom 2 - 3.77m x 3.56m

Bedroom 3 - 3.46m x 3.56m

Bedroom 4 - 2.15m x 3.46m





GROUND FLOOR

Garden Room - 3.15m x 2.95m

Kitchen and Dining - 7.33m x 3.55m

Utility - 2.9m x 1.95m

Living Room - 5.08m x 3.56m

Study - 2.15m x 3.56m

No 1

4 Bedroom Detached Home



HOME FARM COURT | NEWGATE STREET VILLAGE

No 1

4 Bedroom Detached Home

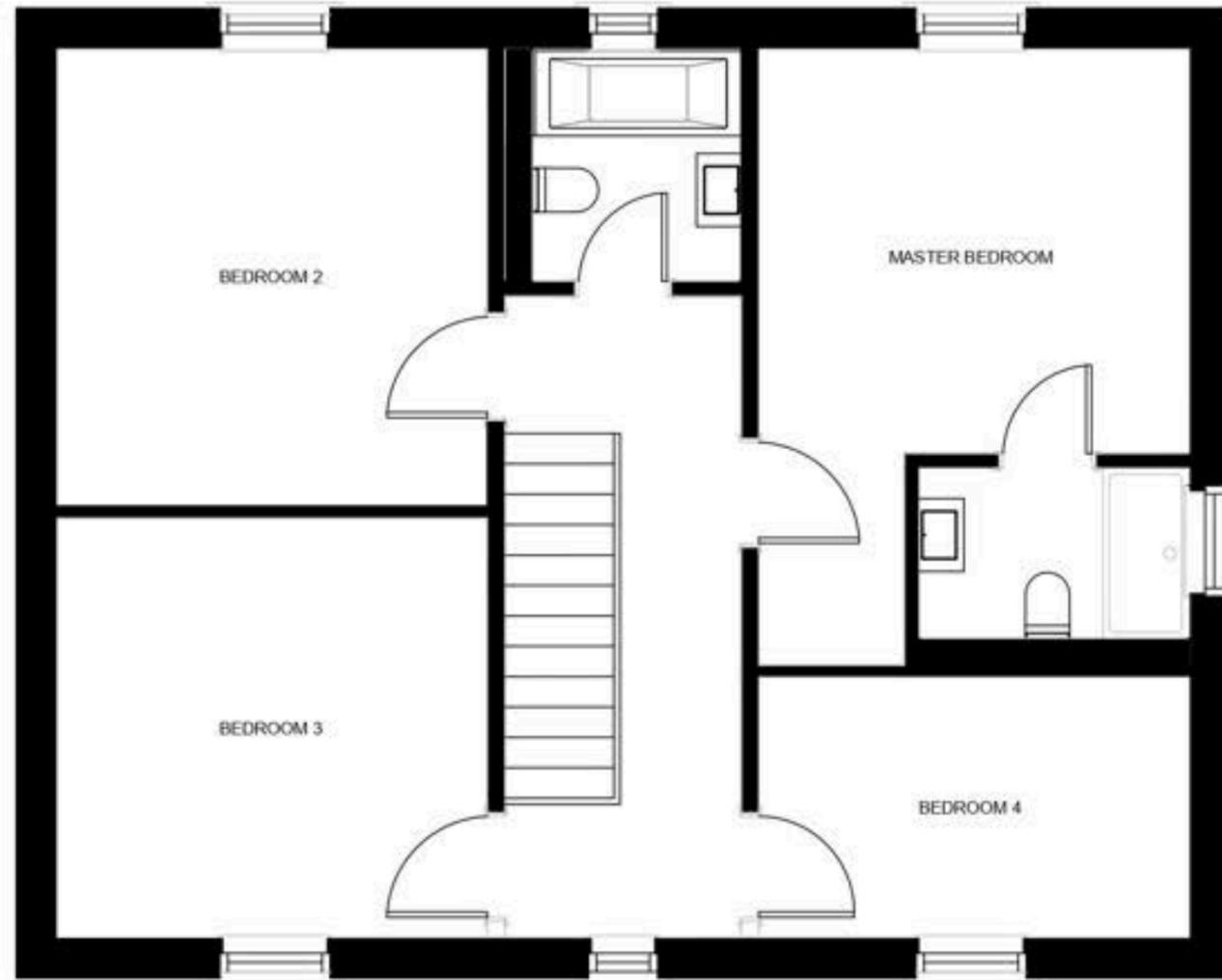
FIRST FLOOR

Master Bedroom - 5.07m x 3.56m

Bedroom 2 - 3.77m x 3.56m

Bedroom 3 - 3.46m x 3.56m

Bedroom 4 - 2.15m x 3.46m



No 2

3 Bedroom Detached Chalet

GROUND FLOOR

Living Room - 3.72m x 5.2m

Dining Area - 3.05m x 5.2m

Kitchen - 4.31m x 3.71m

Utility - 2.24m x 2.15m

Bedroom 3 - 3.22m x 3.71m



No 2

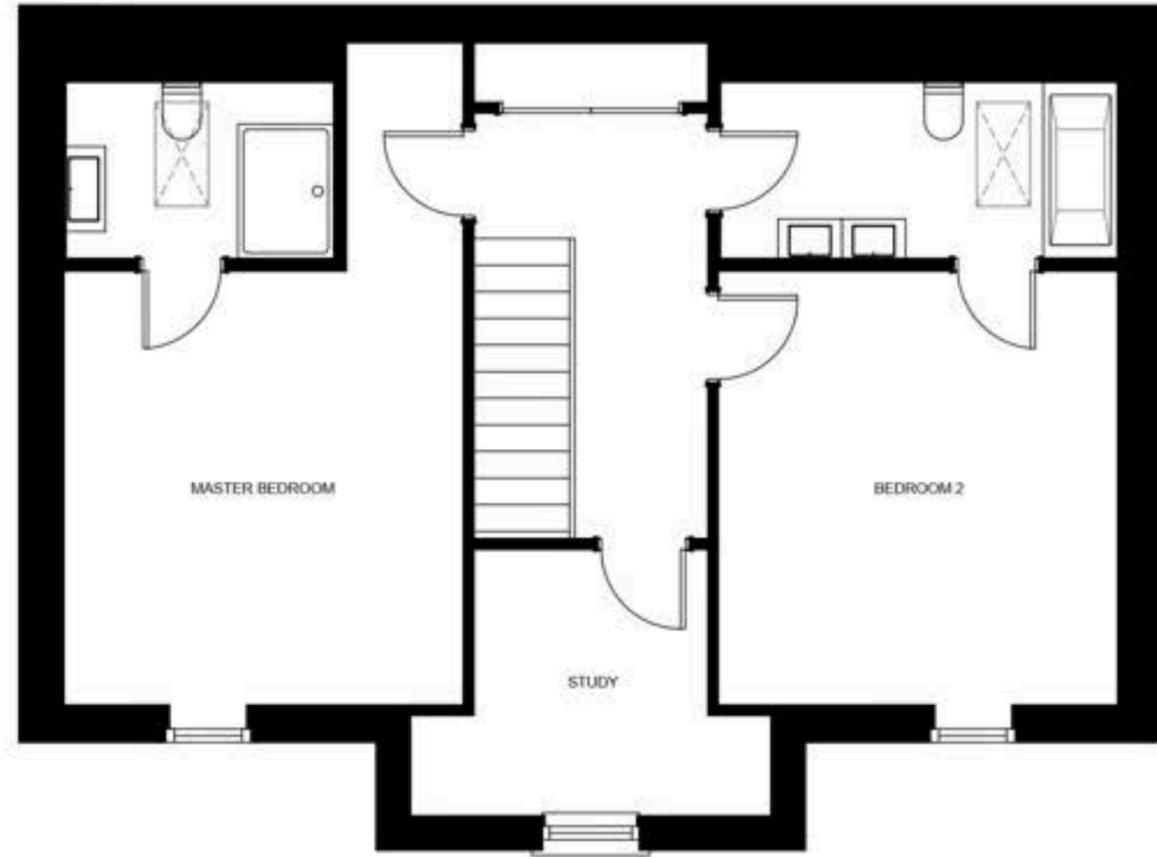
3 Bedroom Detached Chalet

FIRST FLOOR

Master Bedroom

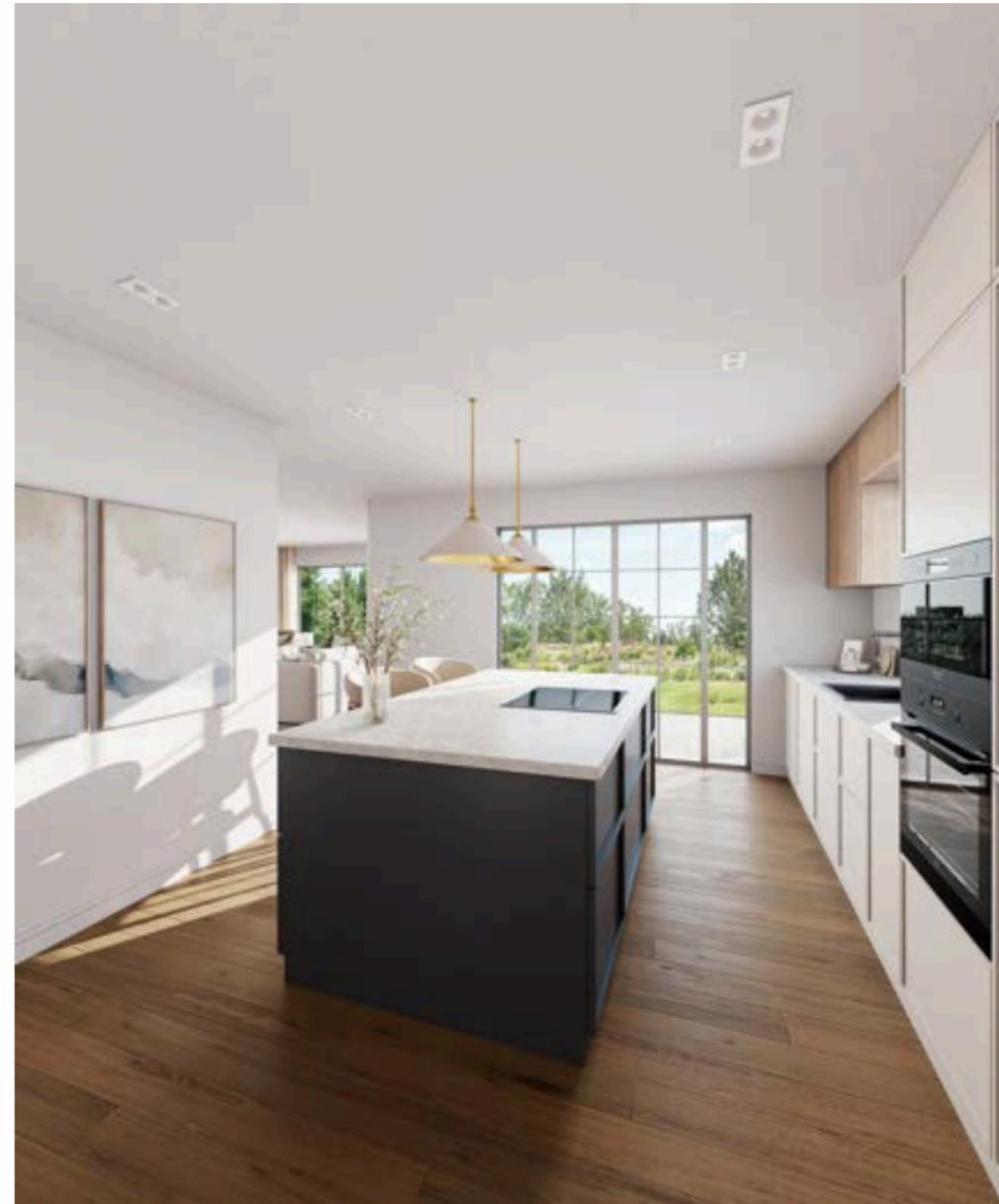
Bedroom 2

Study





Interior Examples





Price List

No 1 - £1,050,000

No 2 - £1,075,000

No 3 - SOLD

No 4 - SOLD

No 5 - £1,050,000



Specification - Plots 1 & 2

FLOORING

- Garden Room - Timber flooring
 - Kitchen and Dining - Timber flooring
 - Utility and Cloakroom - Tiles
 - Living Room and Study - Carpet
 - Bedrooms - Carpet
 - Staircase and Landing - Carpet
 - Bathroom and Ensuite - Tiles
 - Entrance hall - Timber flooring
-

WALL COVERINGS

- Painted finish to all walls and ceilings
 - Painted finish to all woodwork
 - Partially tiled areas in bathrooms and ensuites
-

BATHROOMS

- Concealed cisterns
 - Fitted sanitaryware
 - Fitted vanity units
-

KITCHENS

- Fully fitted kitchens
 - Quartz worktops
 - Fitted appliances including fridge freezer, oven, microwave, hob, extractor and dishwasher
-

EXTERNAL/ OTHER

- Porcelain patio paving
- Air-source heat pump heating system
- Ultra-fast fibre to the premises
- EV charging points



Specification - Plot 3

FLOORING

- Living Room - Timber flooring
 - Kitchen and Dining - Timber flooring
 - Utility - Tiles
 - Entrance hall - Timber flooring
 - Bedrooms - Carpet
 - Staircase and Landing - Carpet
 - Bathrooms and Ensuite - Tiles
 - Study - Carpet
-

WALL COVERINGS

- Painted finish to all walls and ceilings
 - Painted finish to all woodwork
 - Partially tiled areas in bathrooms and ensuites
-

BATHROOMS

- Concealed cisterns
 - Fitted sanitaryware
 - Fitted vanity units
-

KITCHENS

- Fully fitted kitchens
 - Quartz worktops
 - Fitted appliances including fridge freezer, oven, microwave, hob, extractor and dishwasher
-

EXTERNAL/ OTHER

- Porcelain patio paving
- Air-source heat pump heating system
- Ultra-fast fibre to the premises
- EV charging points

ABOUT THE DEVELOPER

Islandbridge Properties Ltd. is a forward-thinking property development company dedicated to transforming underutilised sites into exceptional residential and mixed-use spaces. With a strong focus on design integrity, build quality, and long-term value, the company manages every stage of the development lifecycle, from acquisition and planning through to construction and completion.

Working closely with architects, consultants, and contractors, Islandbridge delivers carefully considered schemes that maximise both aesthetic appeal and investment performance. Each project is driven by a commitment to intelligent design, efficient delivery, and creating spaces that enhance their surroundings while meeting modern lifestyle demands.

The result is a portfolio of developments defined by quality craftsmanship, attention to detail, and sustainable long-term appeal.



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