ST JAMES VIEW

GOFFS OAK

UK PROPERTY DEVELOPMENT

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Computer generated imagery is indicative only.

TOGETHER WE'LL CRAFT YOUR PERFECT HOME

Nestled in the desirable Hertfordshire village of Goffs Oak, St James View is an extraordinary opportunity to bring the luxurious home you've long imagined to life.

Effortlessly blending country charm with contemporary design, this new community of just 14, custom-built homes is thoughtfully arranged to evoke the feel of an established rural farmstead while offering a rare chance to work closely with an experienced property developer and create a home that is completely unique.

With the freedom to personalise the layout, design details and finishing touches, a home at St James View is crafted only with you in mind. Come and discover where the journey will take you.

RURAL CHARM & CHARACTER

Computer generated imagery is indicative only.

SITE PLAN

N

Computer generated imagery is indicative only.

THE LUXURY OF CHOICE

A unique oportunity to create
a tailor made home

Computer generated imagery is indicative only.

INDIVIDUALITY BY DESIGN

Choosing the architectural style of your new home is just the beginning of this exciting, collaborative and personal journey.

Our award-winning architects have created five home designs, each offering a sensitive, contemporary interpretation of a traditional rural property, ensuring this new gated community feels truly rooted in its environment while offering all the luxuries of a thoroughly modern family home.

What makes this development different to how you would usually purchase a new home? It's the level of input that you can have into the internal room layouts and the ultimate specification. It is a bespoke, custom build exactly to your liking – not the 'cookie-cutter' approach as is otherwise the case.

Once you have chosen the house of your dreams and your plot, we will build your house to include hard and soft landscaping, to a wind and watertight stage or to full completion. Your choice.

From this point on you are in the driving seat, working alongside our interior design team who will guide you to completion, regardless of whether you choose either option.

Option A - Blank Canvas will provide you with the ability, to completely bespoke your own home. Talk to us about the technicalities of a self-build mortgage.

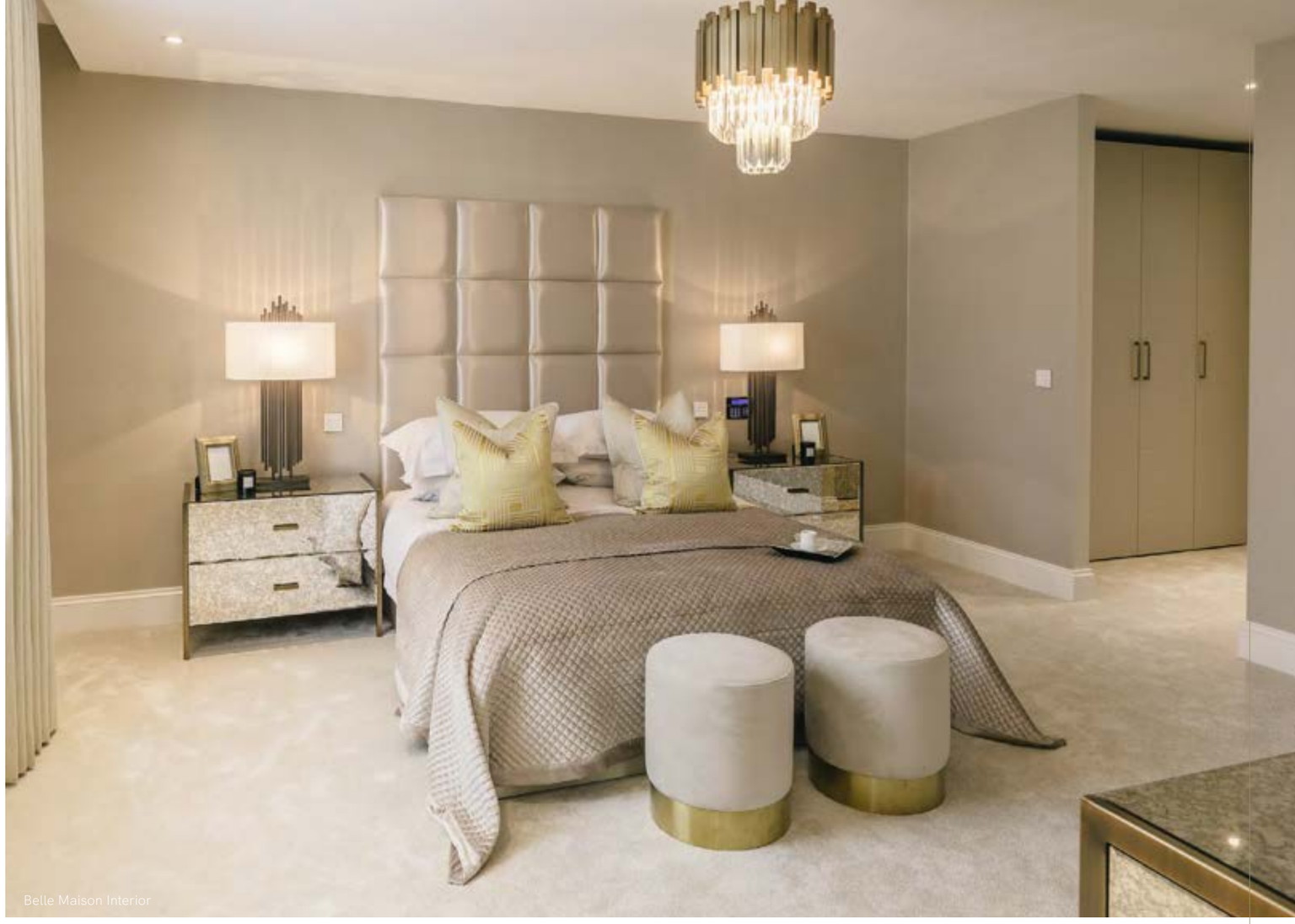
Or Option B - Designer layout will provide you with a choice of finishes as well as 2 internal Layouts both upstairs and downstairs with us funding the works to completion (subject to exchange of contracts – no self-build mortgage required).

This is an amazing opportunity to build the home of your dreams with the guidance and support of an extremely talented and experienced design team.

A COLLABORATION AT THE HEART OF YOUR INTERIOR DESIGN JOURNEY

Claire Hudson-Clements

Creative Director/Founder



Belle Maison Interior

Option A - Blank Canvas

Whether it's mood boards that set the tone, hand-drawn sketches, or CGI visuals to bring ideas to life, our custom build design process offers rich visual insight and creativity to help realise your dream interior. We go beyond the basics, delving into every detail—be it sourcing that perfect marble you've envisioned or crafting a spacious country kitchen centred around a timeless Aga. With Belle Maison, "it's all possible" isn't just a promise; it's our commitment to bring your personal vision to life with limitless possibilities.

Belle Maison Interior

Option B – Designer Layouts

No matter what's on your wish list for your forever home, partnering with our interior design team at Belle Maison Solutions offers boundless creativity and endless potential. With expert guidance, designing your personalised interior becomes a truly collaborative and inspiring journey. Guiding you through your choices of carefully curated fixtures and finishes to providing practical advice on designing an interior that reflects your unique style, your dedicated Belle Maison design team will support you every step of the way.

Artists impression of a suggested dining area & open living space layout

Artists impression of a proposed study layout

Artists impression of a relaxing living room with an open plan layout

Computer generated imagery is indicative only.

Artists impression of a suggested kitchen layout and colour scheme

YOUR INTERIOR DESIGN JOURNEY

OPTION A
BLANK CANVAS

Buy the house as an empty shell (wind and watertight). Leaving you to work with our interior architects and designers to complete your home to your specification. This approach allows you to design the entire internal space, providing creative freedom without the stress of managing a full build. Talk to us about the technicalities of a self-build mortgage.

STAGE 1
SELECT YOUR HOUSE STYLE & PLOT

With five unique building designs available. Choose from a range of designs, including a characterful coach house-inspired home, an elegant take on the beloved rural barn conversion, and a contemporary twist on traditional farmhouse architecture.

STAGE 2
CREATE YOUR BESPOKE LAYOUT

Work with our interior architects, Belle Maison to create a truly bespoke layout both upstairs and downstairs.

STAGE 3
CUSTOM INTERIOR FINISHES

Work with our interior designer team from Belle Maison to create the interiors and finishes for your dream home.

STAGE 4
AGREE BUDGETS

Once your design choices are finalised, Belle Maison will provide a detailed budget overview, including cost estimates for all options selected. You will work closely with your project manager to lock in the costs to ensure complete transparency.

STAGE 5
THE BUILD GETS UNDERWAY

Your interior design team will maintain regular communication including scheduled meetings at their Studio in Cuffley so that you can monitor progress and stay informed every step of the way. A dedicated project manager will guide you through the process, handling the logistics and keeping you updated on timelines and key milestones.

STAGE 6
READY TO MOVE IN

As we approach completion, your project manager will arrange a final walkthrough to review any final touches and snagging details. We'll address any outstanding items, ensuring everything meets your expectations. Once the final checks are complete, your new home will be ready for you to move in, with every detail precisely as you envisioned.

OPTION B
DESIGNER LAYOUTS

You work with our interior architects and designers to choose from two upstairs layouts and two downstairs layouts. From then on, you will work with the team to select from the carefully curated options for kitchens, bathrooms, flooring etc. This route allows for personalisation while streamlining the process with expertise and guidance.

STAGE 1
SELECT YOUR HOUSE STYLE & PLOT

With five unique building designs available, plus various internal layouts, you'll find a home that perfectly captures your style and complements your family's lifestyle. Choose from a range of designs, including a characterful coach house-inspired home, an elegant take on the beloved rural barn conversion, and a contemporary twist on traditional farmhouse architecture.

STAGE 2
SELECT YOUR LAYOUT

Choose from two downstairs layouts and two upstairs layouts to begin you interior design journey.

STAGE 3
CUSTOM INTERIOR FINISHES

It's time to finesse your new home's interiors and have some fun. This is an amazing opportunity to build the home of your dreams with the guidance and support of our interior architect and design partner, Belle Maison.

Their design & architect team will help you select from the carefully curated range of options for kitchens, bathrooms, flooring, and more.

STAGE 4
THE BUILD GETS UNDERWAY

Our team will maintain regular communication, including pre-arranged consultations, so you can monitor progress and stay informed every step of the way. A dedicated project manager will guide the process, handling the logistics and keeping you updated on timelines and key milestones.

STAGE 5
READY TO MOVE IN

As we approach completion, your project manager will arrange a final walkthrough to review any final touches and snagging details. We'll address any outstanding items, ensuring everything meets your expectations. Once the final checks are complete, your new home will be ready for you to move in, with every detail precisely as you envisioned.

THE FARM HOUSE

Plot 14 – Majestic Buff Brick

A contemporary reimagining of a traditional farmstead, The Farm House home design features the elegant symmetry of a period property, accented by neat dormer windows and dark-stained timber cladding which enhance the brickwork's Majestic Buff hues.

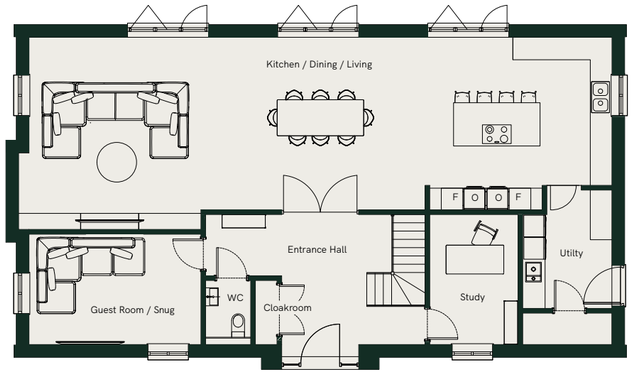
PLOT	TOTAL PLOT AREA	HOUSE AREA*	BRICK TYPE
11	923 sqm / 9,935 sqft	294 sqm / 3,169 sqft	ANTIQUE RED
14	771 sqm / 8,299 sqft	294 sqm / 3,169 sqft	MAJESTIC BUFF

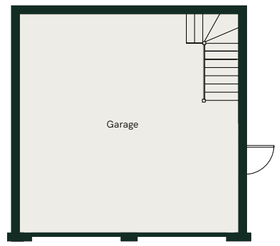
** Includes leisure space above the garage. Computer generated imagery is indicative only.*

Plot 14 – Majestic Buff Brick

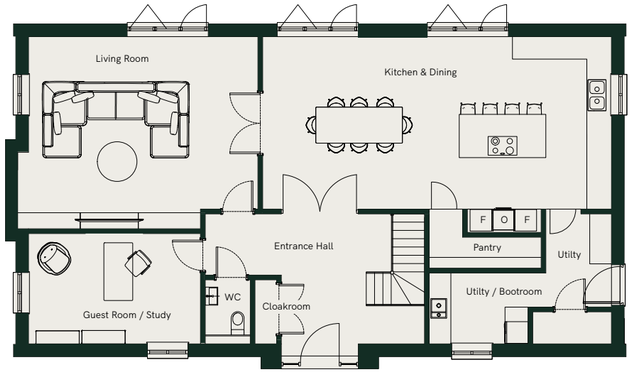
THE FARMHOUSE
GROUND FLOOR

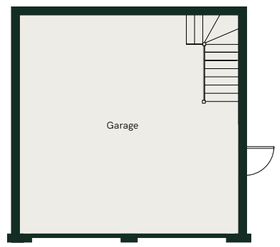
Option B
LAYOUT 1





Option B
LAYOUT 2





DIMENSIONS

LAYOUT 1

Kitchen / Dining / Living	16.45m x 4.78m / 53.96ft x 15.68ft
Snug	4.82m x 2.99m / 15.81ft x 9.80ft
Guest Room / Stug	2.44m x 3.58m / 8.00ft x 11.74ft
Utility	4.27m x 3.48m / 14.00ft x 11.41ft
Garage	6.07m x 6.07m / 19.91ft x 19.91ft

LAYOUT 2

Kitchen / Dining	9.67m x 4.78m / 31.72ft x 15.68ft
Living Room	6.66m x 5.32m / 21.85ft x 17.45ft
Guest Room / Study	4.82m x 2.99 / 15.81ft x 9.80ft
Utility / Boot-room	5.05m x 1.96m / 16.56ft x 6.43ft
Garage	6.07m x 6.07m / 19.91ft x 19.91ft

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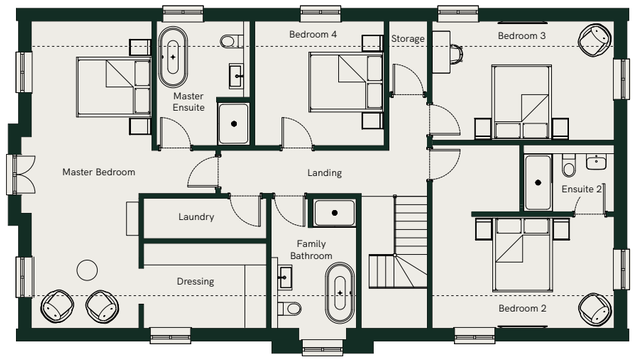
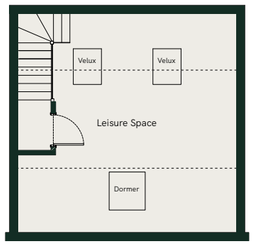
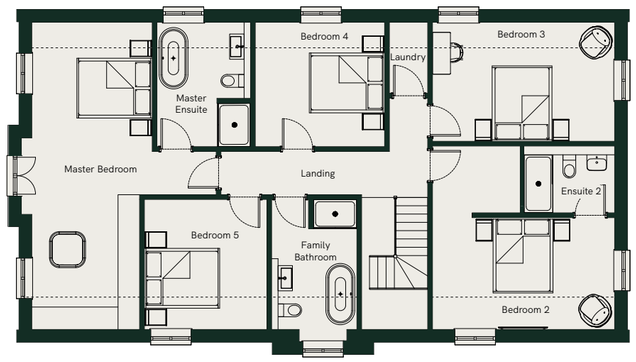
THE FARMHOUSE
FIRST FLOOR

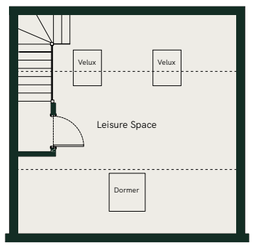
Option B
LAYOUT 1





Option B
LAYOUT 2





DIMENSIONS

LAYOUT 1

Master Bedroom	3.63m x 8.52m / 11.90ft x 27.95ft
Bedroom 2	5.05m x 5.08m / 16.56ft x 16.66ft
Bedroom 3	5.05m x 3.30m / 16.56ft x 10.82ft
Bedroom 4	3.59m x 3.45m / 11.77ft x 11.31ft
Family Bathroom	2.36m x 3.60m / 7.74ft x 11.81ft
Leisure Space	5.02m x 6.07m / 16.46ft x 19.91ft

LAYOUT 2

Master Bedroom	3.63m x 8.52m / 11.90ft x 27.95ft
Bedroom 2	5.05m x 5.08m / 16.56ft x 16.66ft
Bedroom 3	5.05m x 3.30m / 16.56ft x 10.82ft
Bedroom 4	3.59m x 3.45m / 11.77ft x 11.31ft
Bedroom 5	3.39m x 3.60m / 11.12ft x 11.8ft
Family Bathroom	2.36m x 3.60m / 7.74ft x 11.81ft
Leisure Space	5.02m x 6.07m / 16.46ft x 19.91ft

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- - - Pitched ceiling height 1500mm

THE COACH HOUSE

Plot 8 – Majestic Buff Brick

The Coach House home design is inspired by the historic stable block buildings often found in the grounds of grand country estates and features a handsome brickwork façade that draws upon eighteenth century architecture.

PLOT	TOTAL PLOT AREA	HOUSE AREA*	BRICK TYPE
5	1,332 sqm / 14,338 sqft	287 sqm / 3,094 sqft	ANTIQUE RED
8	1,093 sqm / 11,765 sqft	287 sqm / 3,094 sqft	MAJESTIC BUFF
9	875 sqm / 9,418 sqft	287 sqm / 3,094 sqft	MAJESTIC BUFF

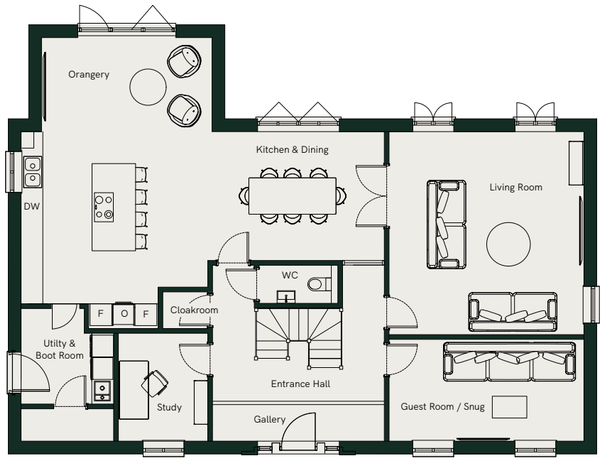
** Includes leisure space above the garage. Computer generated imagery is indicative only.*

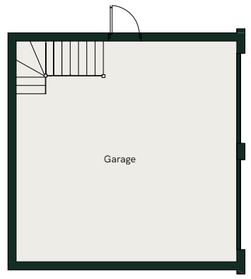
Plot 8 – Majestic Buff Brick

THE COACH HOUSE
GROUND FLOOR

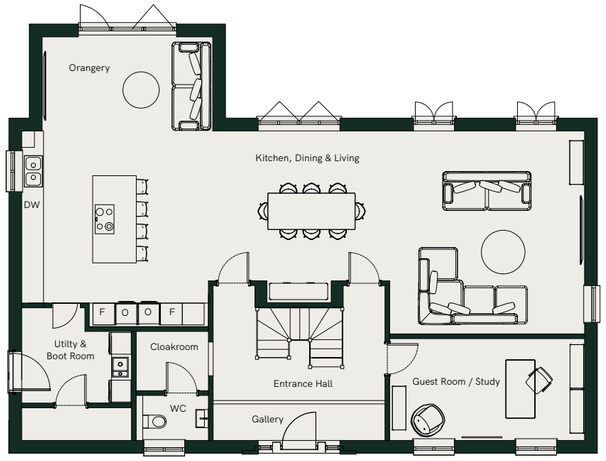
Plot 9 is Handed

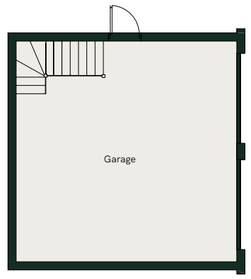
Option B
LAYOUT 1





Option B
LAYOUT 2





DIMENSIONS

LAYOUT 1

Kitchen / Dining	10.00m x 4.74m / 32.80ft x 15.55ft
Orangery	4.69m x 2.52m / 15.38ft x 8.26ft
Living Room	5.36m x 5.58m / 17.58ft x 18.30ft
Guest Room / Snug	5.36m x 2.80m / 17.58ft x 9.18ft
Study	2.46m x 2.97m / 8.07ft x 9.74ft
Utility & Boot Room	2.54m x 2.62m / 8.33ft x 8.59ft
Garage	6.07m x 6.07m / 19.91ft x 19.91ft

LAYOUT 2

Kitchen / Dining / Living	15.47m x 5.58m / 50.75ft x 18.30ft
Orangery	4.69m x 2.52m / 15.38ft x 8.26ft
Guest Room / Study	5.36m x 2.80m / 17.58ft x 9.18ft
Cloakroom	1.98m x 1.63m / 6.49ft x 5.34ft
Utility & Boot Room	3.80m x 3.20m / 12.70ft x 10.40ft
Garage	6.07m x 6.07m / 19.91ft x 19.91ft

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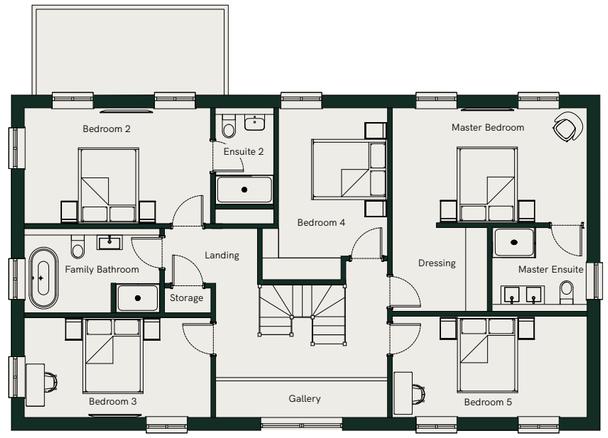
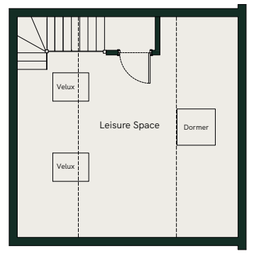
THE COACH HOUSE
FIRST FLOOR

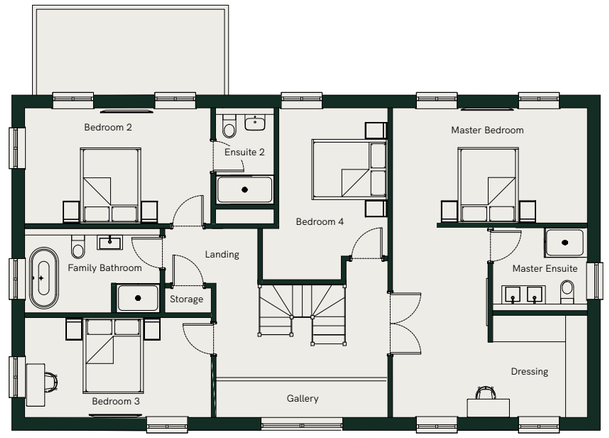
Plot 9 is Handed

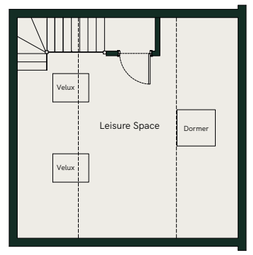
Option B
LAYOUT 1





Option B
LAYOUT 2





DIMENSIONS

LAYOUT 1

Master Bedroom	3.26m x 8.52m / 10.69ft x 27.95ft
Bedroom 2	5.12m x 3.19m / 16.79ft x 10.46ft
Bedroom 3	5.19m x 2.75m / 17.02ft x 9.02ft
Bedroom 4	3.00m x 4.73m / 9.84ft x 15.51ft
Family Bathroom	3.73m x 2.32m / 12.23ft x 7.61ft
Leisure Space	6.07m x 5.02m / 19.91ft x 16.46ft

LAYOUT 2

Master Bedroom	3.24m x 5.6m / 10.62ft x 18.37ft
Bedroom 2	5.12m x 3.19m / 16.79ft x 10.46ft
Bedroom 3	5.19m x 2.75m / 17.02ft x 9.02ft
Bedroom 4	3.00m x 4.73m / 12.23ft x 7.61ft
Bedroom 5	5.36m x 2.78m / 17.58ft x 9.12ft
Family Bathroom	3.73m x 2.32m / 12.23ft x 7.61ft
Leisure Space	6.07m x 5.02m / 19.91ft x 16.46ft

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- - - Pitched ceiling height 1500mm

THE GRANGE

Plot 7 – Red Brick

Contrasting rustic brickwork with striking industrial-style glazing, The Grange home design combines the charm of a centuries-old country cottage with the clean lines and contemporary touches of a modern luxury home.

PLOT	TOTAL PLOT AREA	HOUSE AREA*	BRICK TYPE
2	880 sqm / 9,472 sqft	294 sqm / 3,169 sqft	MAJESTIC BUFF
7	737 sqm / 7,933 sqft	294 sqm / 3,169 sqft	ANTIQUE RED
10	1,017 sqm / 10,947 sqft	294 sqm / 3,169 sqft	MAJESTIC BUFF

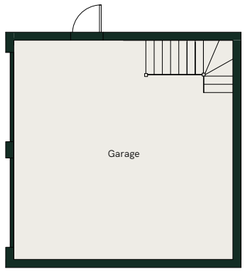
** Includes leisure space above the garage. Computer generated imagery is indicative only.*

Plot 7 – Red Brick

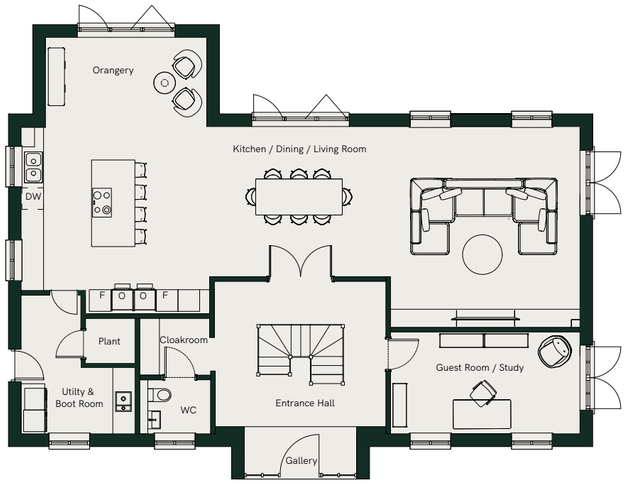
THE GRANGE
GROUND FLOOR

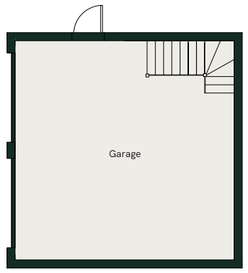
Plot 10 is Handed

Option B
LAYOUT 1



Option B
LAYOUT 2





DIMENSIONS

LAYOUT 1

Kitchen / Dining	10.11m x 4.39m / 33.16ft x 14.40ft
Orangery	4.47m x 2.49m / 14.66ft x 8.16ft
Living Room	5.36m x 5.58m / 17.58ft x 18.30ft
Guest Room / Snug	5.35m x 2.82m / 17.55 ft x 9.25ft
Utility & Boot Room	2.14m x 3.96m / 7.02ft x 12.99ft
Garage	6.07m x 6.07m / 19.91ft x 19.91ft

LAYOUT 2

Kitchen / Dining / Living	15.49m x 5.56m / 50.82ft x 18.24ft
Orangery	4.47m x 2.49m / 14.66ft x 8.16ft
Guest Room / Study	5.35m x 2.82m / 17.55ft x 9.25ft
Utility & Boot Room	2.15m x 3.96m / 7.02ft x 12.99ft
Garage	6.07m x 6.07m / 19.91ft x 19.91ft

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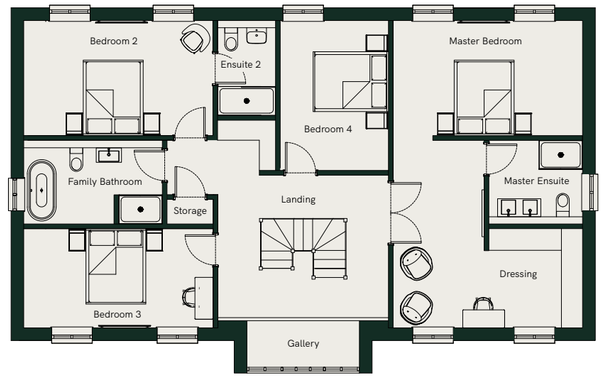
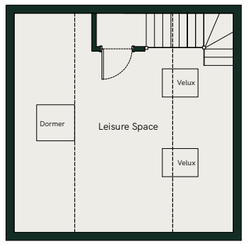
THE GRANGE
FIRST FLOOR

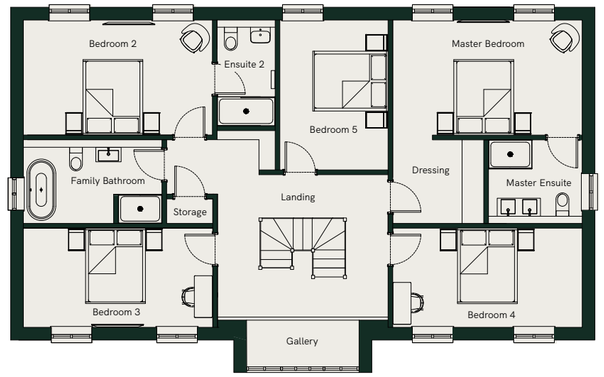
Plot 10 is Handed

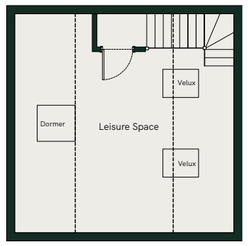
Option B
LAYOUT 1





Option B
LAYOUT 2





DIMENSIONS

LAYOUT 1

Master Bedroom	5.25m x 3.19m / 17.22ft x 10.46ft
Bedroom 2	5.24m x 3.18m / 17.19ft x 10.43ft
Bedroom 3	5.25m x 2.75m / 17.22ft x 9.02ft
Bedroom 4	3.00m x 4.15m / 9.84ft x 13.61ft
Family Bathroom	3.84m x 2.32m / 12.59ft x 7.61ft
Leisure Space	6.07m x 5.02m / 19.91ft x 16.46ft

LAYOUT 2

Master Bedroom	5.25m x 3.19m / 17.22ft x 10.46ft
Bedroom 2	5.24m x 3.18m / 17.19ft x 10.43ft
Bedroom 3	5.25m x 2.75m / 17.22ft x 9.02ft
Bedroom 4	5.25m x 2.75m / 17.22ft x 9.02ft
Bedroom 5	3.00m x 4.15m / 9.84ft x 13.61ft
Family Bathroom	3.84m x 2.32m / 12.59ft x 7.6ft
Leisure Space	6.07m x 5.02m / 19.9ft x 16.46ft

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- - - Pitched ceiling height 1500mm

THE BARN

Plot 3 - Majestic Buff Brick

With its striking gabled roof, expansive glazing and timber-cladding, The Barn home design proudly nods to rural barn conversions. The result is both characterful and contemporary, creating light-filled, open-plan living spaces.

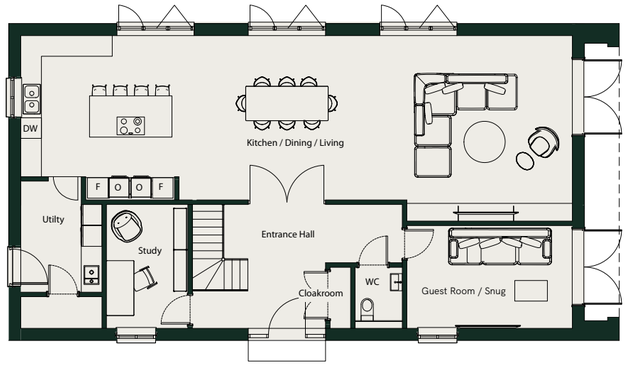
PLOT	TOTAL PLOT AREA	HOUSE AREA*	BRICK TYPE
1	859 sqm / 9,246 sqft	290 sqm / 3,126 sqft	MAJESTIC BUFF
3	900 sqm / 9,688 sqft	290 sqm / 3,126 sqft	MAJESTIC BUFF
12	1,020 sqm / 10,979 sqft	290 sqm / 3,126 sqft	MAJESTIC BUFF

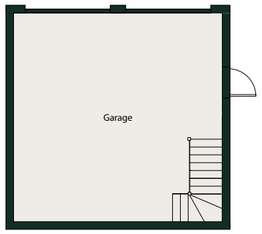
** Includes leisure space above the garage. Computer generated imagery is indicative only.*

Plot 3 – Majestic Buff Brick

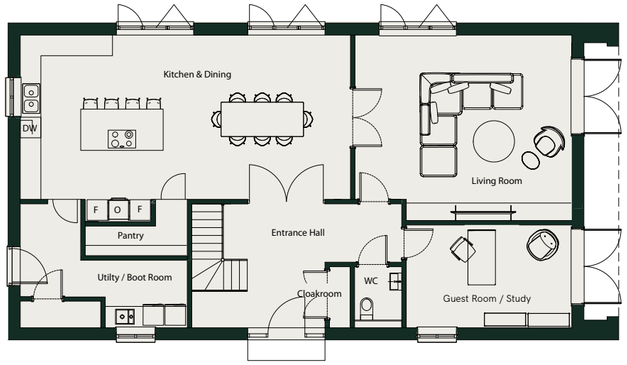
THE BARN
GROUND FLOOR

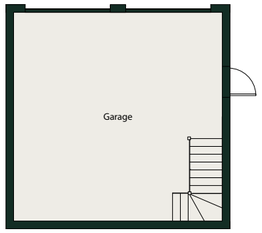
Option B
LAYOUT 1





Option B
LAYOUT 2





DIMENSIONS

LAYOUT 1

Kitchen / Dining / Living	16.04m x 4.78m / 52.62ft x 15.68ft
Guest Room / Snug	4.82m x 2.99m / 15.81ft x 9.80ft
Study	2.37m x 2.60m / 7.77ft x 8.53ft
Utility	2.36m x 3.23m / 7.76ft x 10.59ft
Garage	6.07m x 6.07m / 19.91ft x 19.91ft

LAYOUT 2

Kitchen / Dining	9.61m x 4.78m / 31.52ft x 15.68ft
Living Room	6.30m x 5.39m / 20.66ft x 17.68ft
Guest Room / Study	4.82m x 2.99m / 15.81ft x 9.80ft
Utility / Boot Room	4.86m x 1.96m / 15.94ft x 6.43ft
Garage	6.07m x 6.07m / 19.91ft x 19.91ft

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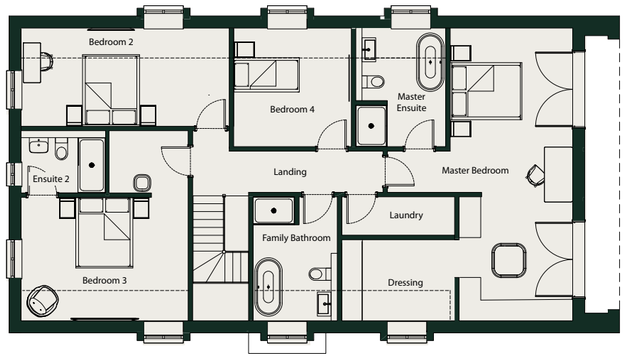
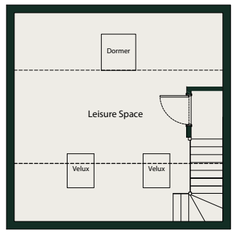
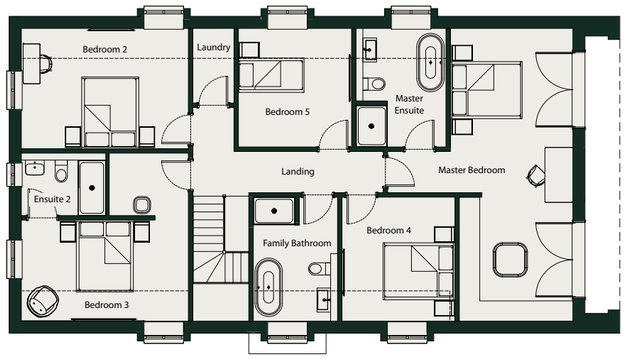
THE BARN
FIRST FLOOR

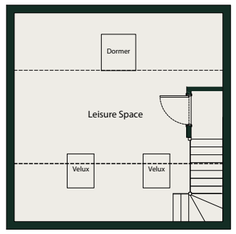
Option B
LAYOUT 1





Option B
LAYOUT 2





DIMENSIONS

LAYOUT 1

Master Bedroom	3.56m x 8.52m / 11.67ft x 27.95ft
Bedroom 2	6.05m x 2.85m / 19.84ft x 9.35ft
Bedroom 3	4.83m x 5.53m / 15.84ft x 18.14ft
Bedroom 4	3.42m x 3.43m / 11.22ft x 11.23ft
Family Bathroom	2.45m x 3.60m / 8.03ft x 11.81ft
Leisure Space	5.02m x 6.07m / 16.46ft x 19.91ft

LAYOUT 2

Master Bedroom	3.56m x 8.52 / 11.67ft x 27.95ft
Bedroom 2	4.86m x 3.50m / 15.94ft x 11.48ft
Bedroom 3	4.88m x 5.53m / 16.01ft x 18.14ft
Bedroom 4	3.28 x 3.60m / 10.76ft x 11.81ft
Bedroom 5	3.42m x 3.43m / 11.22ft x 11.23ft
Family Bathroom	2.45m x 3.60m / 8.03ft x 11.81ft
Leisure Space	5.02m x 6.07m / 16.46ft x 19.91ft

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- - - Pitched ceiling height 1500mm

THE MILL HOUSE

Plot 6 – Red Brick

The Mill House home design's pitched roofs and timeless red or buff brickwork are characteristic of classical Victorian country architecture, creating a modern home with a distinctly warm and welcoming heritage feel.

PLOT	TOTAL PLOT AREA	HOUSE AREA	BRICK TYPE
4	833 sqm / 8,966 sqft	292 sqm / 3,147 sqft	ANTIQUE RED
6	1,054 sqm / 11,345 sqft	292 sqm / 3,147 sqft	ANTIQUE RED
13	829 sqm / 8,923 sqft	292 sqm / 3,147 sqft	MAJESTIC BUFF

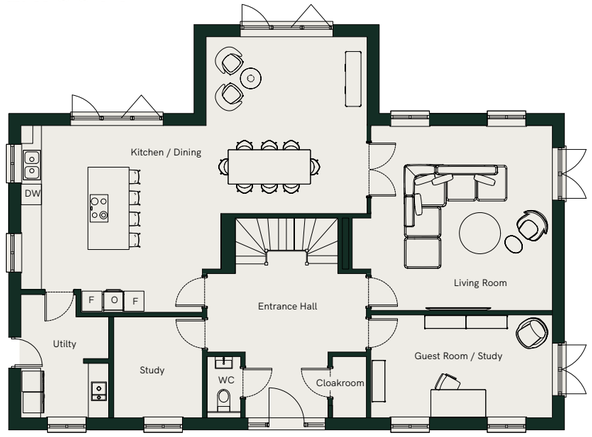
Computer generated imagery is indicative only.

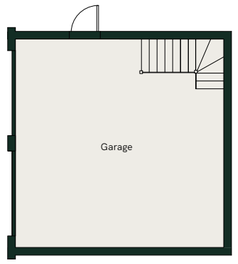
Plot 6 – Red Brick

THE MILL HOUSE
GROUND FLOOR

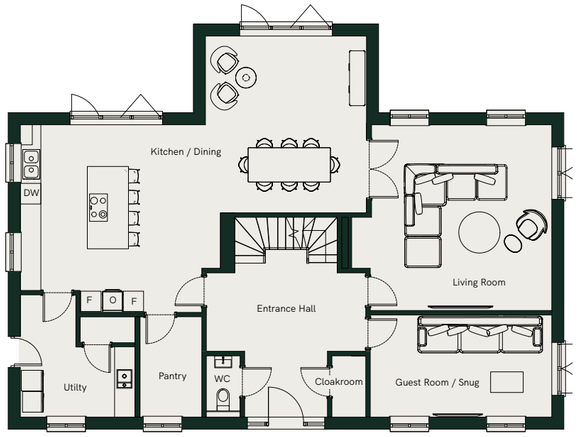
Plot 13 is Handed

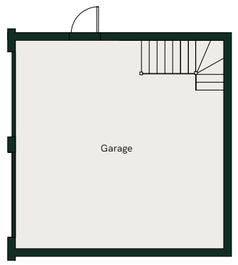
Option B
LAYOUT 1





Option B
LAYOUT 2





DIMENSIONS

LAYOUT 1

Kitchen / Dining	10.10m x 5.41m / 33.13ft x 17.74ft
Living room	5.29m x 5.39m / 17.35ft x 58.20ft
Guest Room / Study	5.29m x 2.99m / 17.35ft x 9.80ft
Utility	2.32m x 2.97m / 7.61ft x 9.74ft
Garage	6.07m x 6.07m / 19.91ft x 19.91ft

LAYOUT 2

Kitchen / Dining	10.10m x 5.41m / 33.13ft x 17.74ft
Living Room	5.29m x 5.39m / 17.35ft x 58.20ft
Guest Room / Snug	5.29m x 2.99m / 17.35ft x 9.80ft
Utility	2.32m x 2.97m / 7.61ft x 9.74ft
Garage	6.07m x 6.07m / 19.9ft x 19.9ft

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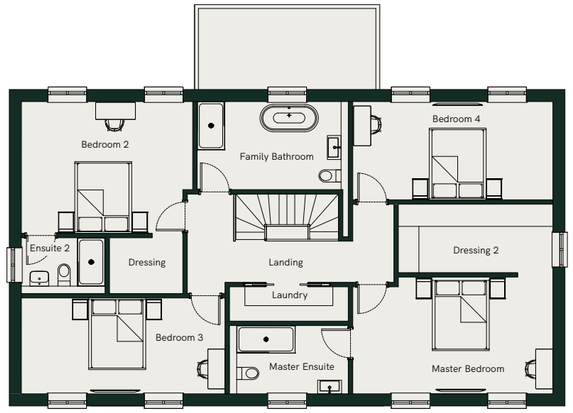
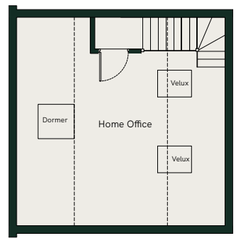
THE MILL HOUSE
FIRST FLOOR

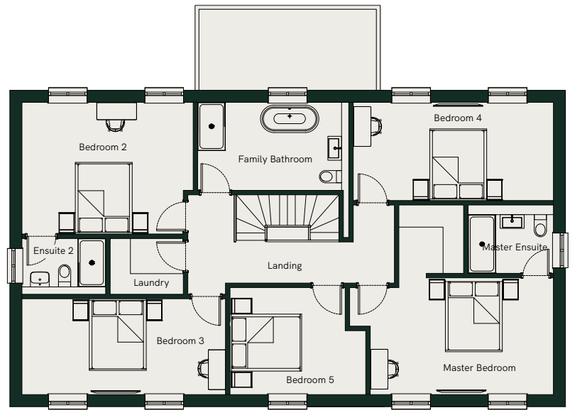
Plot 13 is Handed

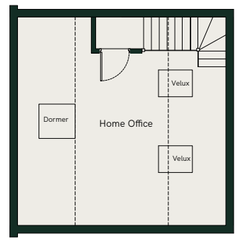
Option B
LAYOUT 1





Option B
LAYOUT 2





DIMENSIONS

LAYOUT 1

Master Bedroom	5.83m x 3.40m / 19.12ft x 11.15ft
Bedroom 2	4.99m x 3.83m / 16.37ft x 12.56ft
Bedroom 3	5.93m x 2.79m / 19.45ft x 9.15ft
Bedroom 4	5.83m x 2.86m / 19.12ft x 9.38ft
Family Bathroom	4.40m x 2.56m / 14.43ft x 8.39ft
Home Office	6.07m x 5.02m / 19.91ft x 16.46ft

LAYOUT 2

Master Bedroom	5.94m x 3.40m / 19.48ft x 11.15ft
Bedroom 2	4.99m x 3.83m / 16.37ft x 12.56ft
Bedroom 3	5.93m x 2.79m / 19.45ft x 9.38ft
Bedroom 4	5.83m x 2.86m / 19.12ft x 9.38ft
Bedroom 5	3.93m x 2.79m / 19.45ft x 9.15ft
Family Bathroom	4.40m x 2.56m / 14.43ft x 8.29ft
Home Office	6.07m x 5.02m / 19.9ft x 16.46ft

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- - - Pitched ceiling height 1500mm

SPECIFICATION

Computer generated imagery is indicative only.

OPTION A – BLANK CANVAS

SUB- STRUCTURE TO DPC

— Foundations

— Below ground block & brick work to underside of damp proof course

— Ducting and under house drainage

— Suspended block and beam floor

— Upstand block to perimeter and internal load bearing walls

SUPERSTRUCTURE

— Timber frame structure including first floor & roof

— Roof coverings

— Fascia and bargeboards

— External walls including brick work and cladding

— Decorative external stone work (cills and corbels)

— Coping stones

— Front door canopy

— Rainwater goods

— Load bearing internal walls

— Chipboard to upper floors

— Temporary softwood single flight of stairs (for safe access)

— Black external uPVC windows

— Black external and white internal uPVC garage side door

— Black external and white internal Aluminium external doors

— Electric garage doors

— External lights

— External outside tap

— Electricity meter (registered with new owner)

— Water meter (registered with new owner)

— Telephone line (registered with new owner)

EXTERNALS

— Driveways and paths

— Hardstanding for 50m² patio areas

— Fencing mix of 1.8m close boarded and 1.1m high post and rail

— Top soiled front and rear garden seeded

GENERAL

— Management company will be appointed to maintain all communal areas with an annual fee payable by residents

— Building Control report/ sign off for the works detailed within Sub structure, superstructure and external specification.

— Developers appointed Building Control sign off for internal works

— 10 year Buildzone structural warranty (fully implemented once Building Control have signed off all works including internals)

— U Values to conform with SAP compliance on owners ground floor, roof and heating.

EXCLUSIONS

— All internal finishes including plasterboard, bathroom suites, kitchens, tiling, floor finishes etc

— Non load bearing internal walls

— Internal doors, architrave & skirting

— Floor and roof insulation

— All first and second fix plumbing and heating

— All first and second fix electrical works

— Stairs

— Velux windows to garage (optional extra)

— Liaising with building control officer to obtain final sign off for all internal works.

— SAP compliance

Disclaimer: Manufacturers reserve the right to discontinue a product without prior notification as a result we may have to select an alternative product that is fit for purpose whilst maintaining the design intention of the property.

OPTION B – DESIGNER LAYOUTS

There are a variety of options to choose from within each range which you will have the opportunity to talk through and customise your home with our collaborative design team.

KITCHENS

Our kitchens are designed by our talented interior design team, ensuring the perfect balance of style and functionality.

Every kitchen has a predesigned layout custom-made to order, giving you the opportunity to create a space uniquely tailored to your home and lifestyle.

Styles to Choose from

— Modern Shaker Style

— German Handless Kitchen

Customisation Options

With individual design at the heart of every kitchen, you can personalise your space with:

- A variety of premium quartz worktops
- A choice of custom cabinetry colours to match your vision
- Designer handles finish options for the shaker style or handleless
- Kitchen sink and tap finish options

Appliances

Our kitchens feature high-specification appliances from leading brands, such as Bosch or equivalent.

— Integrated oven

— Intergrated microwave oven

— Intergrated warmer drawer

— Induction hob with integrated extractor

— Built-in dishwasher

— Intergrated full height refrigerator and freezer

— Wine cooler

— Hot tap

Lighting & Features

— Under-cabinet LED lighting for a sophisticated ambience

— Upstand in stone 100mm

UTILITY ROOM

— Matching kitchen cabinets

— Quartz worktop

— Washing machine

— Tumble dryer

— Sink & tap

BATHROOMS

In collaboration with our design team, we have created a range of contemporary style bathrooms that combine elegance and practicality. As a buyer, you'll have the unique opportunity to personalise your home by choosing from three exclusive bathroom collections.

Each collection offers the flexibility to customise your space with:

— A selection of luxury porcelain tiles

— A variety of premium tap finishes

Our thoughtfully designed collections ensure that your bathroom reflects your style while delivering a sophisticated, high quality finish.

— Sanitary Ware

— Manufacturer: Crosswater or equivalent

— Wall-hung WC, with soft close toilet seat and concealed cistern

— Freestanding baths (where applicable)

— Low-profile shower trays with glass screens

— Wall-mounted taps and thermostatic shower controls

— Wall-hung vanity units with integrated storage

— Modern mirror with LED and demister feature

— Electric towel rail

— Shaver sockets

— Luxury porcelain wall and floor tiles

HEATING AND HOT WATER

This home features a modern, efficient heating system powered by an eco-friendly air source heat pump.

Underfloor heating on both the ground and first floors provides comfortable, even warmth throughout. A dedicated hot water cylinder ensures a reliable and consistent supply of hot water. Wall-mounted thermostats make it easy to adjust the temperature in each room, giving you full control. This system is cost-effective and environmentally friendly, providing a sustainable solution for heating and hot water.

HOME ENTERTAINMENT AND COMMUNICATIONS

— USB charging points: Located in the kitchen, study, and master bedroom for your convenience.

— TV and media connectivity: Multiple points for TV, satellite TV and Sky in the living room, snug, study, and bedrooms.

— Connectivity: Cat 6 points installed in the study, living room, snug, and master bedroom.

— Wi-Fi: Wireless access point on first floor.

— Flush ceiling mounted speaker system in main living area (excludes sound system)

LIGHTING & ELECTRICAL

— Low energy downlights to kitchen,open living area, snug, masterbedroom, bathrooms and utility room

— Shaver sockets to all bathrooms

— White switch and sockets

— Mains-fed heat detector to kitchen

— Mains-fed smoke detection to family rooms and hallways

— Telephone point

SECURITY

— Pre wired alarm system ready for new owners chosen alarm system

— Gated security secure entry to St James View via the front gates for all properties.

INTERIOR FEATURES

— Painted panelled doors

— Modern ironmongery

— Oak tread staircase with metal spindles

— Luxury vinyl flooring to the ground floor

— High-quality carpets

— Fitted wardrobes to bedroom 1

EXTERNAL FEATURES

— External cold tap

— Landscaped front garden with planted beds and seeded lawn

— Paved patio area maximum 50m²

GARAGES

Each property features a detached double garage with secure parking and storage. Above the garage is a versatile leisure space, perfect for a home office, gym, or creative studio.

— Two electric-operated garage doors

— Light and power sockets

— EV charger

— External cold tap

— Velux windows (optional extra)

HOME OFFICE OR GYM

— Plasterboard walls and painted doors and skirting

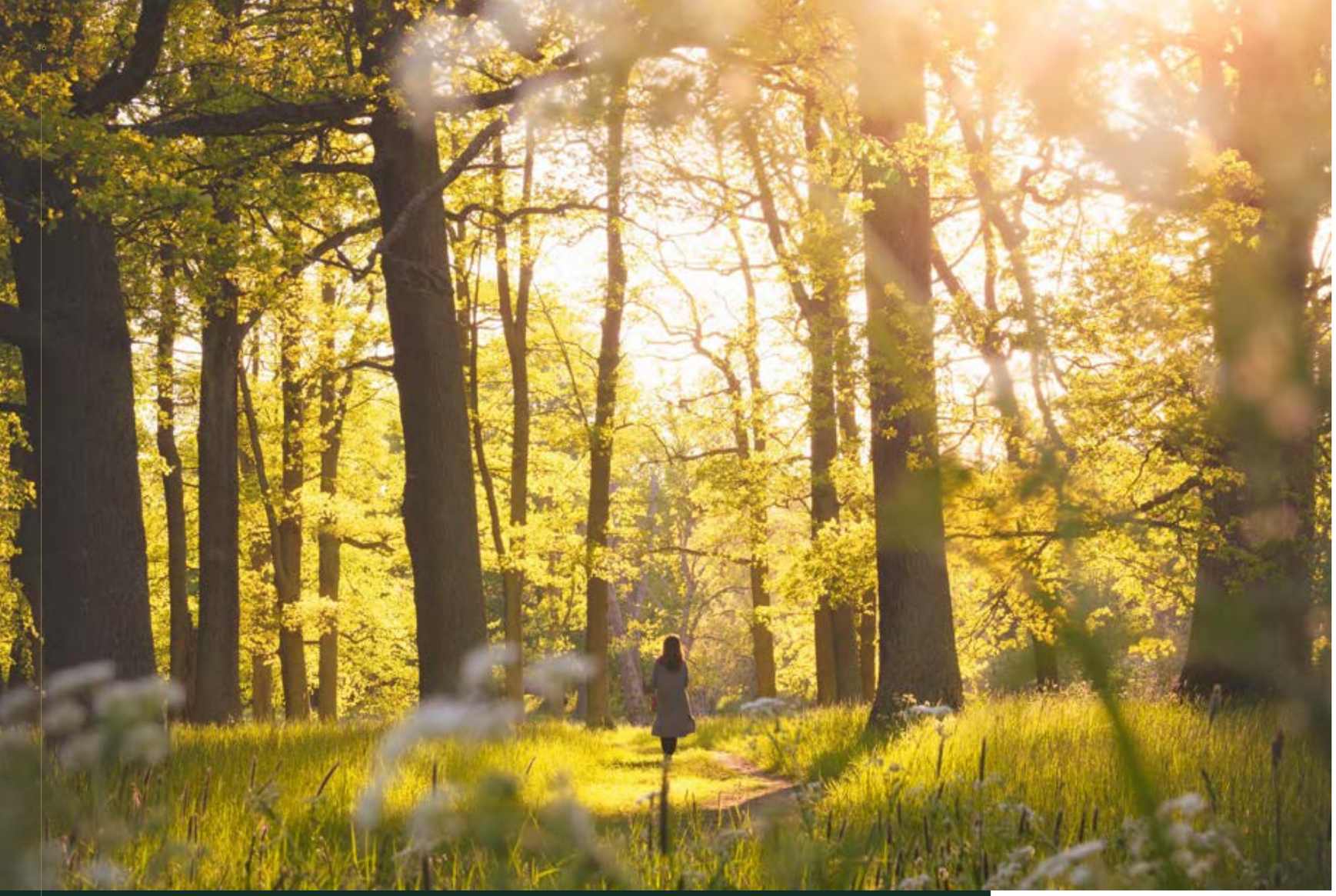
— Softwood staircase

— Power and lighting

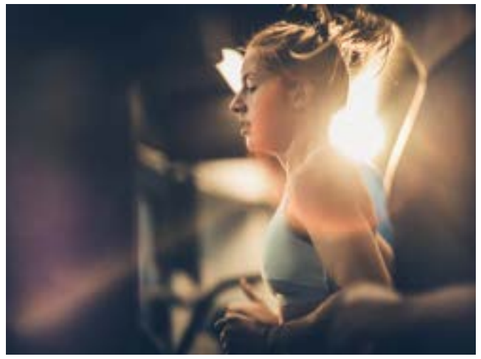
— Satellite TV and telephone points

— Carpet flooring

Computer generated image is indicative only.



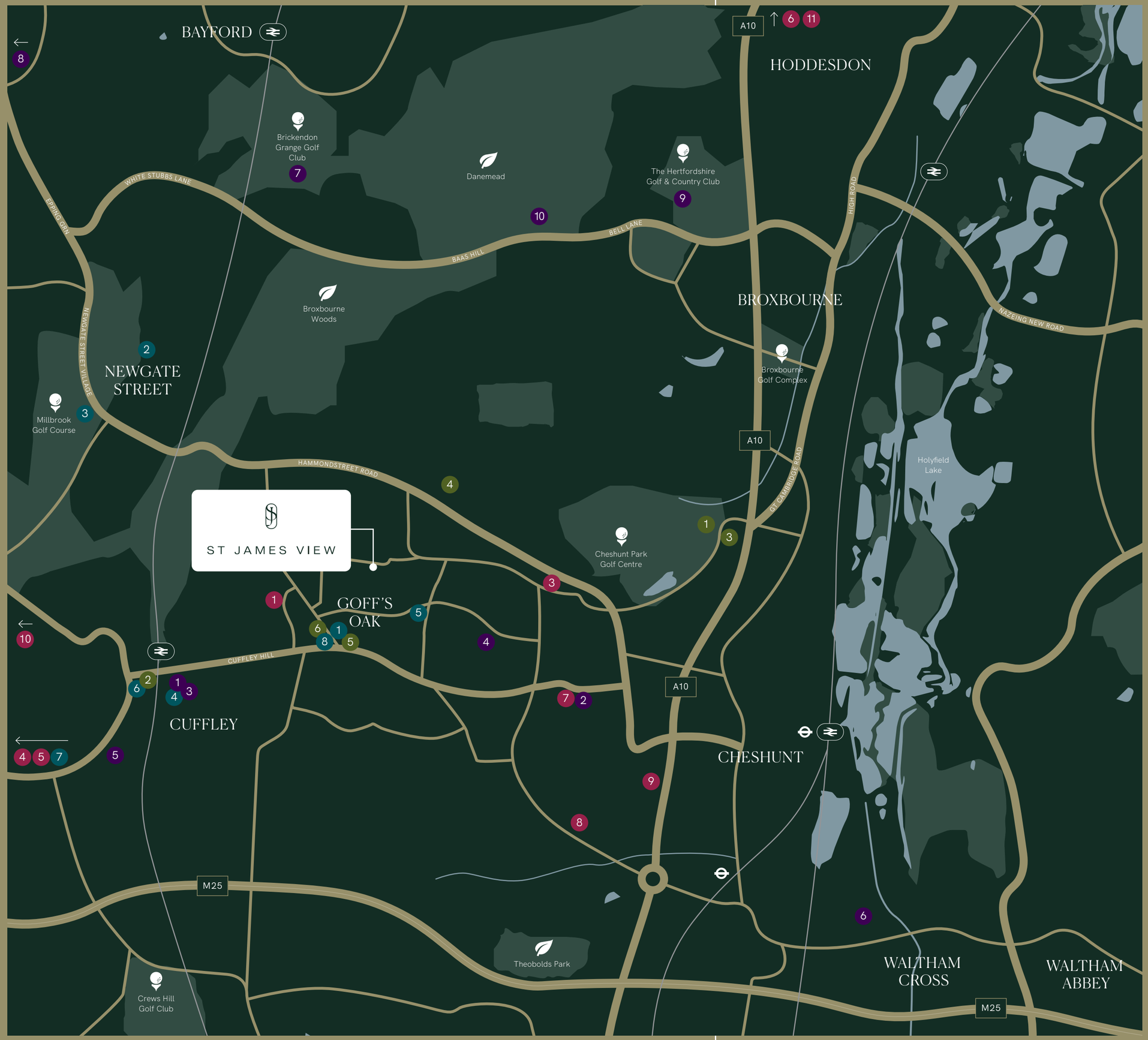
THE BEAUTY OF RURAL ESCAPISM



A home in the peaceful village of Goffs Oak brings you closer to nature while offering all the conveniences of a well-connected home counties location.

Just moments from the seclusion of St James View's private grounds, a taste of traditional country life awaits. The village of Goffs Oak is home to two thriving local gastro pubs, shops and café, while its rural setting offers plenty of opportunity for enjoying the great outdoors, whether it's relaxing weekend walks or a round of golf at one of the many courses close by, including the luxurious Hertfordshire Golf & Country Club.

Surrounded by such natural beauty and tranquillity, it's all too easy to forget that the high street stores of Cheshunt and connections to central London are within such easy reach.



SCHOOLS

Primary Schools

1. Goffs Oak Primary & Nursery School
2. Woodside Primary School
3. Fairfields Primary School
4. Stormont School
5. Lochinver School
6. Heathmount School

Secondary Schools

7. Goffs Academy
8. St Mary's CE High School
9. Goffs Church Academy
10. Queenswood School
11. Haileybury School

LEISURE

1. Sópers House Gym, Pool and Spa
2. Lifestyle Fitness Cheshunt
3. Ignite Gym
4. Rosedale Sports & Cricket Club
5. Northaw & Cuffley Lawn Tennis Club
6. Lee Valley White Water Centre
7. Brickendon Grange Golf Club
8. Essendon Country Club
9. Herts Golf and Country Club
10. Hertfordshire Zoo

SHOPS

1. Brookfield Shopping Centre
2. Pickled Pig Butchers
3. Tesco Extra
4. Appleby Street Farm Shop
5. Co-op
5. Post Office
5. The Tanning Box
5. Boots
6. Goffs Shop Convenience Store
6. Gentry Hairdressers
6. Golden Valley Dry Cleaners

EAT & DRINK

1. The Goffs Oak
2. Ponsbourne Pods
3. Gables Restaurant
4. Terrace Brasserie & Bar at Sópers House
5. The Prince of Wales
6. Haus Bar and Restaurant
7. Judges Bar & Restaurant
8. Joy Bangla Bangladeshi Restaurant

THE PRETTY VILLAGE OF GOFFS OAK STRIKES THE PERFECT BALANCE BETWEEN COUNTRY LIVING AND CONVENIENT CITY CONNECTIONS.

THE GOFFS OAK

BY FOOT

6 MINS
THE GOFFS OAK
Countryside gastro pub with garden

8 MINS
GOFFS OAK PRIMARY SCHOOL
Ofsted: Good

8 MINS
VILLAGE CENTRE
Convenience store, Bangladeshi restaurant, hairdressers, post office, village café, chemist and dry cleaners

21 MINS
CUFFLEY STATION
Direct link to Finsbury Park (London Underground) and Moorgate

BROOKFIELD SHOPPING PARK

BY CAR

4 MINS
CUFFLEY STATION
Direct link to Finsbury Park (London Underground) and Moorgate

8 MINS
BROOKFIELD SHOPPING PARK
M&S, Next, Tesco, Pure Gym and Flannels

12 MINS
HERTFORDSHIRE GOLF CLUB
18-hole golf course with spa

12 MINS
CHESHUNT STATION
Direct link to Tottenham Hale (London Underground) and Liverpool street

14 MINS
LEE VALLEY WHITE WATER CENTRE
Former Olympic venue for canoeing, kayaking and rafting

19 MINS
HERTFORD
Charming market town with shops

All times are approximate depending on walking pace and traffic.

THE BUZZ OF FEELING CONNECTED

Central London is so near, and yet feels so far away. With a home at well-connected St James View, it's easy to enjoy the best of both worlds.

With Cuffley Station just a five-minute drive or quick bus ride from Goffs Oak, you can be at Finsbury Park in just 20 minutes or onto Moorgate in as little as 40 minutes. Heading into the City? The short drive west to Cheshunt Station gives you even more options, including the fast, 21-minute service into Liverpool Street Station. And if you're venturing farther afield, the M25 is on your doorstep too.

BY RAIL

CUFFLEY STATION

- 9 MINS — HERTFORD NORTH
- 27 MINS — FINSBURY PARK — Victoria & Piccadilly lines
- 33 MINS — KING'S CROSS ST. PANCRAS — Via Finsbury Park
- 41 MINS — MOORGATE — Metropolitan, Circle & Hammersmith & City Lines

CHESHUNT STATION

- 9 MINS — TOTTENHAM HALE — Change for the Victoria line.
- 24 MINS — LONDON LIVERPOOL STREET — Elizabeth Central, Circle, Hammersmith & City, Metropolitan lines.
- 24 MINS — STRATFORD — Change for DLR, Elizabeth, Jubilee lines and Westfield Stratford City shopping centre.
- 29 MINS — LONDON STANSTED AIRPORT
- 52 MINS — CAMBRIDGE

Times taken from Google Maps.

ST JAMES VIEW

Crouch Lane, Goffs Oak, Hertfordshire, EN7 6TN

UK PROPERTY DEVELOPMENT

Important Notice

Whilst every care has been taken to ensure accuracy these particulars do not constitute part of any offer or contract and the right to change plans, specifications and materials is reserved. All measurements are given as a guide only. Purchasers are advised to check plot specific dimensions and specifications prior to reservation. No liability can be accepted for any errors arising there from. Development images are indicative and may vary. Specifications for this development may not include fixtures, fittings and furnishings shown in the photographs and illustrations. Features and finishes are shown for illustrative purposes only and are not intended to form part of any contract or warranty. No responsibility is taken for any other error, omission, or mis-statements in these particulars. Neither the vendor nor its agents make or give, whether in these particulars, during the negotiations or otherwise, any representation or warranty in relation to this property.

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