



ASHFIELD PADDOCKS

GOFFS OAK





CONTENTS

04

INTRODUCTION

06

SITE PLAN

08

BESPOKE DESIGN

12

INTERIOR DESIGN

14

INTERIOR CGI'S

18

DESIGN PROCESS

20

FLOOR PLAN

32

SPECIFICATION

36

LOCATION

38

LOCATION MAP

40

CONNECTIVITY

44

SALES INFO



Computer generated imagery is indicative only.



TOGETHER WE'LL CRAFT YOUR PERFECT HOME

Nestled in the desirable Hertfordshire village of Goffs Oak, Ashfield Paddocks offers a rare opportunity to create a bespoke home in a carefully designed rural setting.

Ashfield Paddocks is an exclusive collection of just eight custom-build homes, thoughtfully arranged as a contemporary rural enclave. Inspired by the historic buildings and farmsteads of Goffs Oak, the homes sit within a landscape-led masterplan shaped by a clear architectural vision that balances openness, outlook and privacy.

Natural planting, generous green space, and a restrained palette of brick, timber and simple roof forms create a place that feels both rooted in its surroundings and distinctly individual.

With the freedom to personalise the layout, design details and finishing touches, a home at Ashfield Paddocks is truly your own. Come and discover where the journey could take you.

SITE PLAN



THE LUXURY OF CHOICE

A unique opportunity 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 three 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

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



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.



Computer generated imagery is indicative only.

Artists impression of a suggested
kitchen layout and colour scheme



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 ASCOT

Inspired by the historic farmsteads of Goffs Oak, The Ascot reinterprets the traditional farmhouse for modern living. Elegant pitched forms, warm masonry, black vertical timber cladding and natural slate create a home of lasting quality, where timeless rural character meets the comfort and clarity of contemporary design.

 PLOT	TOTAL PLOT AREA	HOUSE AREA	BRICK TYPE
2	950 sqm / 10,226 sqft	248 sqm / 2,669 sqft	GRAY BROMO
3	1,048 sqm / 11,281 sqft	248 sqm / 2,669 sqft	GRAY BROMO
4	1,012 sqm / 10,893 sqft	248 sqm / 2,669 sqft	MOTTRAM
5	1,012 sqm / 10,893 sqft	248 sqm / 2,669 sqft	BROADSTONE BUFF

Dimension are approximate and are subject to final site verification. Computer generated imagery is indicative only.

Plot 4 - Mottram



Plot 4 - Mottram



THE ASCOT
GROUND FLOOR

Plot 3 is Handed

LAYOUT 1



LAYOUT 2



DIMENSIONS

LAYOUT 1

Kitchen / Dining / Living	7.96m x 10.17m / 26.12ft x 33.37ft
Utility	1.80m x 3.30m / 5.91ft x 10.83ft
Foyer	2.91m x 5.86m / 9.55ft x 19.23ft
Snug	3.07m x 4.28m / 10.07ft x 14.04ft
WC	2.14m x 1.09m / 7.02ft x 3.58ft
Garage	3.01m x 4.46m / 9.88ft x 14.63ft

LAYOUT 2

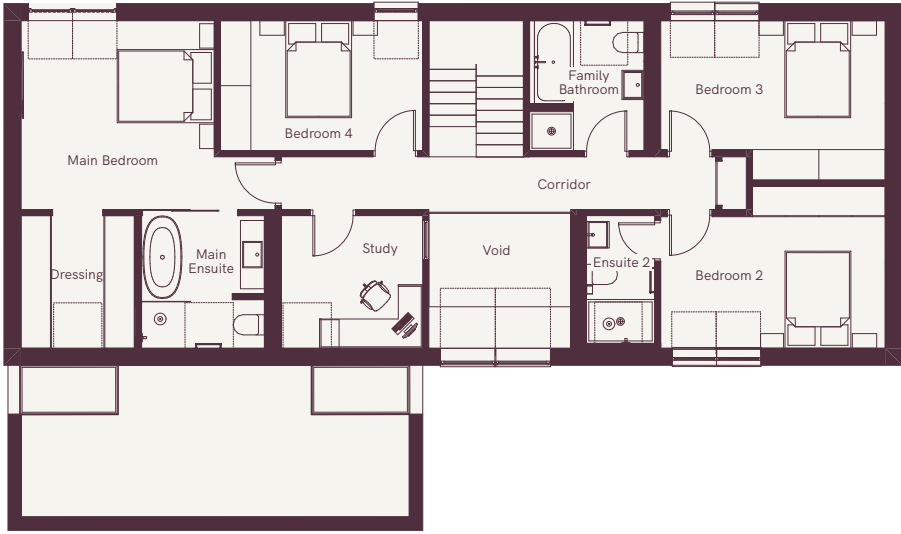
Living / Dining	7.96m x 6.20m / 26.12ft x 20.34ft
Kitchen	7.96m x 3.76m / 26.12 x 12.34ft
Utility	1.80m x 3.30m / 5.91ft x 10.83ft
Foyer	2.91m x 5.86m / 9.55ft x 19.23ft
Snug	3.07m x 4.28m / 10.07ft x 14.04ft
WC	2.14m x 1.09m / 7.02ft x 3.58ft
Garage	3.01m x 4.46m / 9.88ft x 14.63ft

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THE ASCOT
FIRST FLOOR

Plot 3 is Handed

LAYOUT 1



LAYOUT 2



DIMENSIONS

LAYOUT 1

Main Bedroom	3.96m x 3.87m / 13.0ft x 12.7ft
Main Ensuite	2.52m x 2.78m / 8.3ft x 9.1ft
Dressing	2.32m x 2.72 / 7.8ft x 8.9ft
Bedroom 2	4.57m x 2.69m / 15.0ft x 8.8ft
Ensuite 2	1.40m x 2.63m / 4.6ft x 8.6ft
Bedroom 3	2.64 x 4,57m / 8.7ft x 15ft
Bedroom 4	4.14m x 2.66m / 13.6ft x 8.7ft
Study	2.90m x 2.72m / 9.5ft x 8.9ft
Family Bathroom	2.36m x 2.66m / 7.7ft x 8.7ft

LAYOUT 2

Main Bedroom	3.96m x 3.87m / 13.0ft x 12.7ft
Main Ensuite	2.52m x 2.78m / 8.3ft x 9.1ft
Dressing	2.32m x 2.72 / 7.8ft x 8.9ft
Bedroom 2	4.57m x 2.69m / 15.0ft x 8.8ft
Ensuite 2	1.40m x 2.63m / 4.6ft x 8.6ft
Bedroom 3	2.64 x 4,57m / 8.7ft x 15ft
Bedroom 4	4.14m x 2.66m / 13.6ft x 8.7ft
Bedroom 5	2.90m x 2.72m / 9.5ft x 8.9ft
Family Bathroom	2.36m x 2.66m / 7.7ft x 8.7ft

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- - - Pitched ceiling height 1500mm



THE EPSOM

Formed of two linked volumes, The Epsom draws on the language of traditional rural buildings, with elegant pitched forms arranged around a central entrance lobby. Warm masonry, dark vertical timber cladding and natural slate create a home of lasting quality, where timeless rural character meets the clarity and comfort of contemporary family living.

 PLOT	TOTAL PLOT AREA	HOUSE AREA	BRICK TYPE
1	970 sqm / 10,441 sqft	264 sqm / 2,841 sqft	BROADSTONE BUFF
6	1,000 sqm / 10,764 sqft	264 sqm / 2,841 sqft	BROADSTONE BUFF

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Plot 6 - Broadstone Buff



Plot 6 - Broadstone Buff

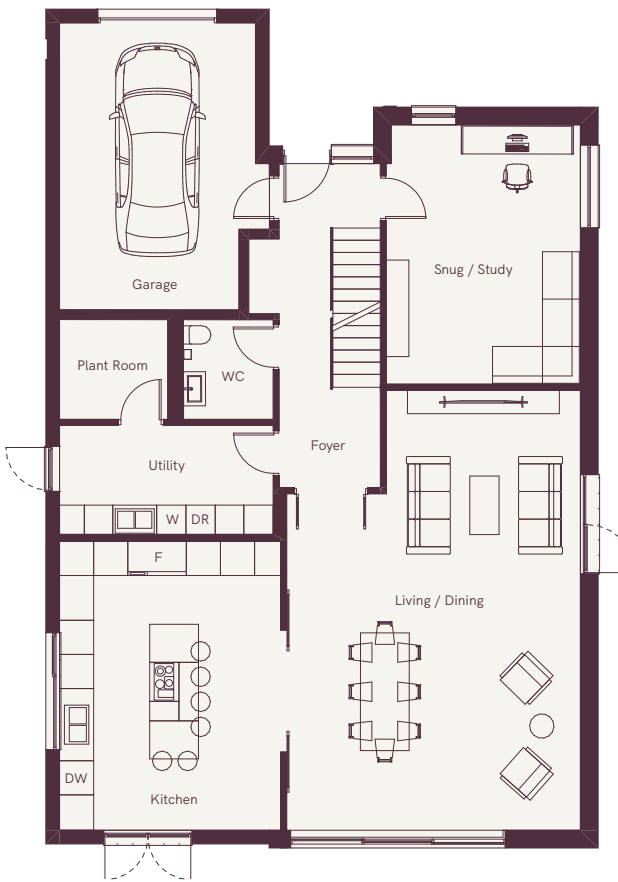


THE EPSOM
GROUND FLOOR

LAYOUT 1



LAYOUT 2



DIMENSIONS

LAYOUT 1

Kitchen / Dining / Living	10.68m x 9.02m / 35.04ft x 29.59ft
Utility	4.37m x 2.23m / 14.34ft x 7.32ft
Foyer	2.07m x 6.64m / 6.79ft x 21.78ft
Snug / Study	3.97m x 5.31m / 13.02ft x 6.69ft
WC	1.83m x 2.04m / 6.00ft x 6.69ft
Garage	3.68m x 5.88m / 12.07ft x 19.29ft

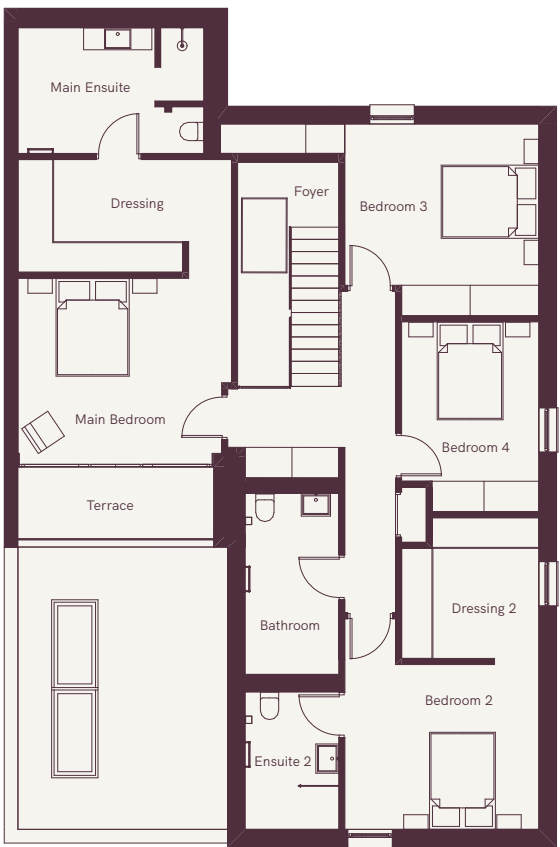
LAYOUT 2

Living / Dining	6.02m x 9.03m / 19.75ft x 12.50ft
Kitchen	4.53m x 5.92m / 14.86ft x 19.42ft
Utility	4.37m x 2.23m / 14.34ft x 7.32ft
Foyer	2.07m x 6.64m / 6.79ft x 21.78ft
Snug / Study	3.97m x 5.31m / 13.02ft x 6.69ft
WC	1.83m x 2.04m / 6.00ft x 6.69ft
Garage	3.68m x 5.88m / 12.07ft x 19.29ft

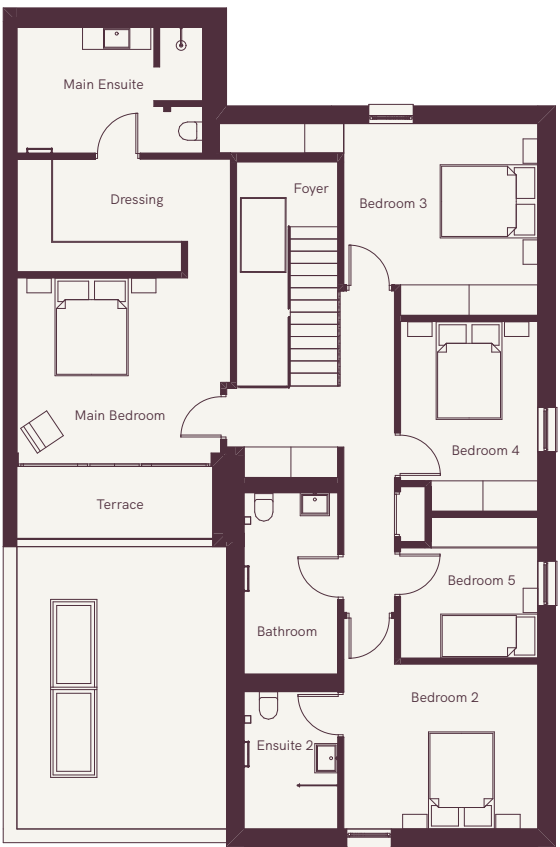
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THE EPSOM
FIRST FLOOR

LAYOUT 1



LAYOUT 2



DIMENSIONS

LAYOUT 1

Main Bedroom	4.37m x 3.81m / 14.34ft x 12.50ft
Main Ensuite	4.02m x 2.69m / 13.19ft x 19.42ft
Dressing	4.37m x 2.30m / 14.34ft x 7.55ft
Bedroom 2	3.97m x 3.37m / 13.02ft x 11.06ft
Dressing 2	2.81m x 2.88m / 9.22ft x 9.45ft
Ensuite 2	1.91m x 3.05m / 6.27ft x 10.01ft
Bedroom 3	2.81m x 3.88m / 9.22ft x 9.73ft
Bedroom 4	3.97m x 3.93m / 13.02 x 12.89ft
Bathroom	1.91m x 3.90m / 6.27ft x 12.80ft

LAYOUT 2

Main Bedroom	4.37m x 3.81m / 14.34ft x 12.50ft
Main Ensuite	4.02m x 2.69m / 13.19ft x 19.42ft
Dressing	4.37m x 2.30m / 14.34ft x 7.55ft
Bedroom 2	3.97m x 3.37m / 13.02ft x 11.06ft
Ensuite 2	1.91m x 3.05m / 6.27ft x 10.01ft
Bedroom 3	2.81m x 3.88m / 9.22ft x 9.73ft
Bedroom 4	3.97m x 3.93m / 13.02 x 12.89ft
Bedroom 5	2.81m x 2.88m / 9.22ft x 9.45ft
Bathroom	1.91m x 3.90m / 6.27ft x 12.80ft

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--- Pitched ceiling height 1500mm



THE CHELTENHAM

Plot 7 - Broadstone



With a larger footprint and a more expansive layout, The Cheltenham takes inspiration from local agricultural forms to create a farmhouse designed for modern living. Open-plan spaces and east-facing master bedroom windows frame long landscape views, while warm masonry, dark timber cladding and natural slate bring a sense of refinement and permanence.

🏠 PLOT	TOTAL PLOT AREA	HOUSE AREA	BRICK TYPE
7	890 sqm / 9,580 sqft	268 sqm / 2,873 sqft	BROADSTONE
8	840 sqm / 9,580 sqft	268 sqm / 2,873 sqft	GRAY BROMO

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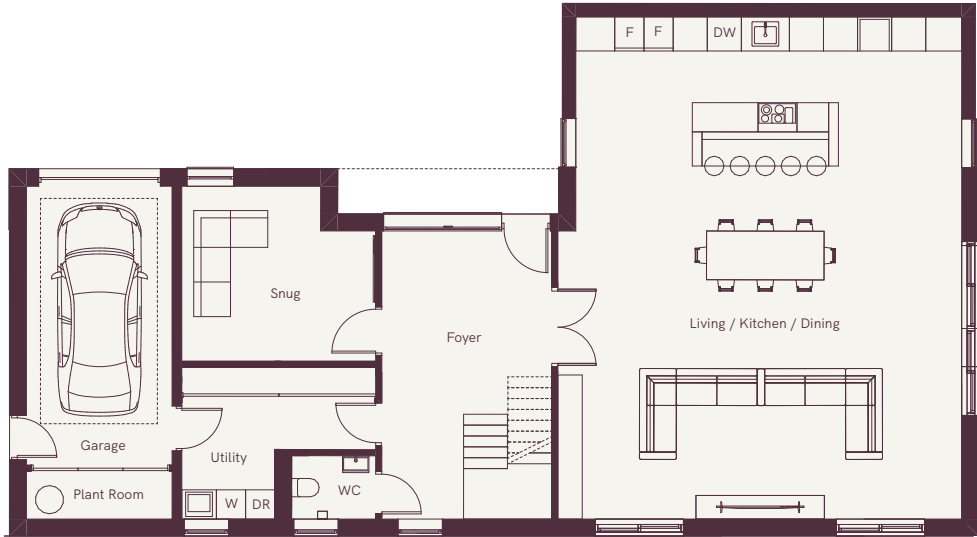
Plot 7 - Broadstone



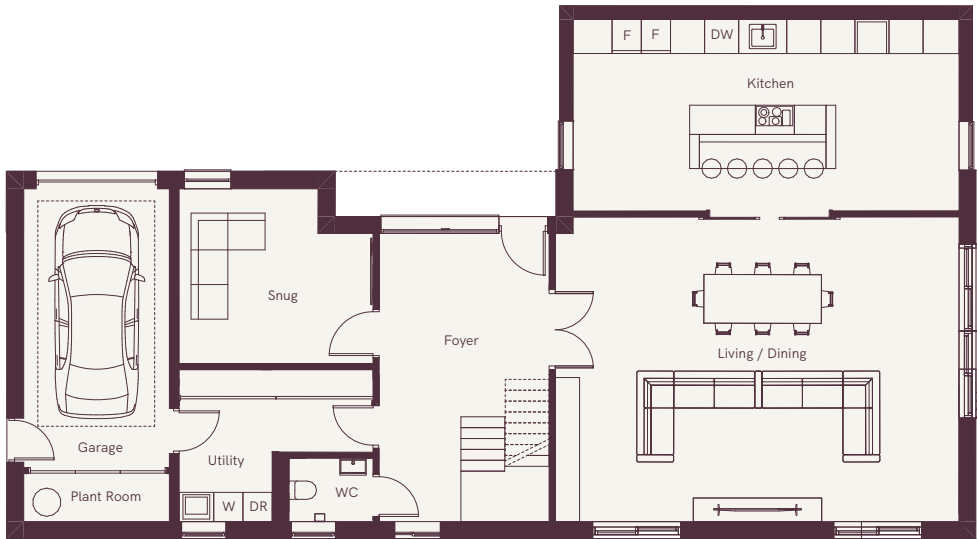
THE CHELTENHAM
GROUND FLOOR

Plot 8 is Handed

LAYOUT 1



LAYOUT 2



DIMENSIONS

LAYOUT 1

Living / Kitchen / Dining	8.27m x 10.30m / 27.2ft x 33.10ft
Utility	1.90m x 2.74 / 6.3ft x 9.0ft
Foyer	3.48m x 5.91m / 11.5ft x 19.5ft
Snug	3.98m x 3.91m / 13.1ft x 12.10ft
WC	1.92m x 1.29m / 6.4ft x 4.3ft
Garage	2.99m x 5.59m / 9.10ft x 18.4ft

LAYOUT 2

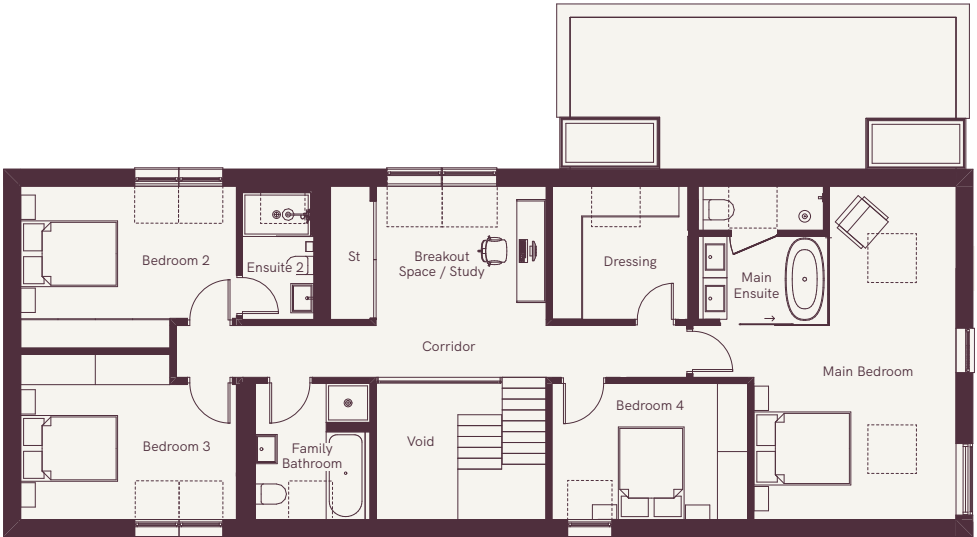
Living / Dining	8.29m x 6.23m / 27.02ft x 20.5ft
Kitchen	7.91m x 3.94m / 25.11ft x 12.11ft
Utility	1.90m x 2.74 / 6.3ft x 9.0ft
Foyer	3.48m x 5.91m / 11.5ft x 19.5ft
Snug	3.98m x 3.91m / 13.1ft x 12.10ft
WC	1.92m x 1.29m / 6.4ft x 4.3ft
Garage	2.99m x 5.59m / 9.10ft x 18.4ft

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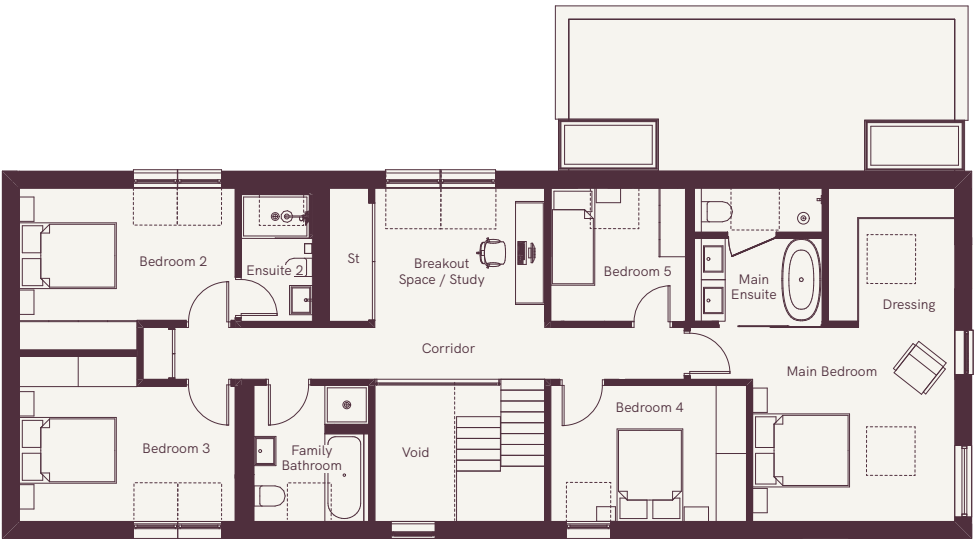
THE CHELTENHAM
FIRST FLOOR

Plot 8 is Handed

LAYOUT 1



LAYOUT 2



DIMENSIONS

LAYOUT 1

Main Bedroom	4.37m x 3.81m / 14.34ft x 12.50ft
Main Ensuite	4.02m x 2.69m / 13.19ft x 19.42ft
Dressing	4.37m x 2.30m / 14.34ft x 7.55ft
Bedroom 2	3.97m x 3.37m / 13.02ft x 11.06ft
Ensuite 2	2.81m x 2.88m / 9.22ft x 9.45ft
Bedroom 3	1.91m x 3.05m / 6.27ft x 10.01ft
Bedroom 4	2.81m x 3.88m / 9.22ft x 9.73ft
Family Bathroom	3.97m x 3.93m / 13.02 x 12.89ft
Study	1.91m x 3.90m / 6.27ft x 12.80ft

LAYOUT 2

Main Bedroom	4.37m x 3.81m / 14.34ft x 12.50ft
Main Ensuite	4.02m x 2.69m / 13.19ft x 19.42ft
Dressing	4.37m x 2.30m / 14.34ft x 7.55ft
Bedroom 2	3.97m x 3.37m / 113.02ft x 11.06ft
Ensuite 2	2.81m x 2.88m / 9.22ft x 9.45ft
Bedroom 3	1.91m x 3.05m / 6.27ft x 10.01ft
Bedroom 4	2.81m x 3.88m / 9.22ft x 9.73ft
Bedroom 5	2.81m x 2.88m / 9.22ft x 9.45ft
Family Bathroom	3.97m x 3.93m / 13.02 x 12.89ft

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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
- 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.

German Handleless 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 cabinet finishes and colours options to suit your vision
- Handleless finish option for a seamless look
- 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 Ashfield Paddocks via the front gates for all properties.

INTERIOR FEATURES

- Painted Modern 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

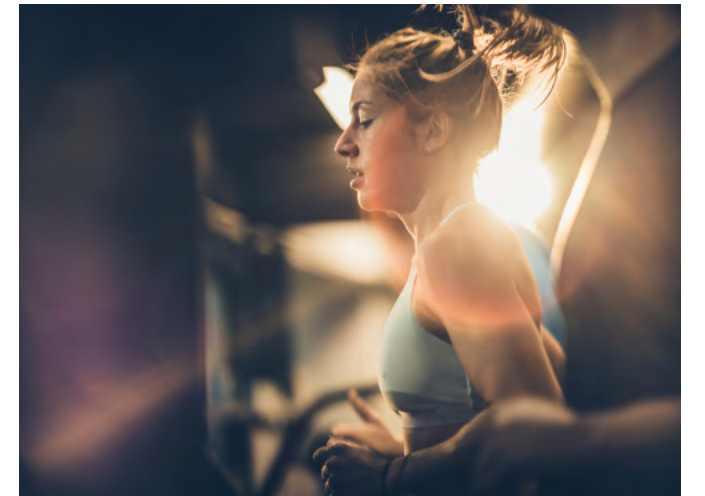
GARAGES

Each property features a intergrated single garage providing secure parking and practical storage.

- Two electric-operated garage doors
- Light and power sockets
- EV charger



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 Ashfield Paddocks 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 Sopers 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
- 6 Post Office
- 7 The Tanning Box
- 8 Boots
- 9 Goffs Shop Convenience Store
- 10 Gentry Hairdressers
- 11 Golden Valley Dry Cleaners

EAT & DRINK

- 1 The Goffs Oak
- 2 Ponsbourne Pods
- 3 Gables Restaurant
- 4 Terrace Brasserie & Bar at Sopers 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

9 MINS

THE GOFFS OAK

Countryside gastro pub with garden

10 MINS

GOFFS OAK PRIMARY SCHOOL

Ofsted: Good

11 MINS

VILLAGE CENTRE

Convenience store, Bangladeshi restaurant, hairdressers, post office, village café, chemist and dry cleaners

33 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

12 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

17 MINS

HERTFORD

Charming market town with shops



Central London is so near, and yet feels so far away. With a home at well-connected Ashfield Paddocks, 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



ASHFIELD PADDOCKS

GOFFS OAK

Newgate Street Road, Goffs Oak, Hertfordshire, EN7 5RY

For sales enquiries call



020 8441 9555

statons.com



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.

Designed by Fresh Lemon.

