



BROOK VALLEY  
— GARDENS —

CHIPPING BARNET EN5

A LEAFY SUBURB OF GREATER LONDON



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# Welcome to Brook Valley Gardens

## A thriving community

Brook Valley Gardens has now firmly established itself as a new and desirable place for modern living. More than a new address, it is a new community that is evolving naturally over time. One that is ideally placed for all the amenities of High Barnet, combining the best of a 21st century lifestyle with a well-established location. Just eleven miles from central London, it enjoys direct connections on the Northern Line from High Barnet station where you're guaranteed always finding a seat in the morning. Discover how Brook Valley Gardens brings together all the elements for beautifully balanced living.

*“Brook Valley Gardens ticked all of our boxes and we absolutely love all the space we now have, especially our new garden.”*

**Jamie & Victoria Connolly**



# Our vision

*Phase three at Brook Valley Gardens will create 137 new homes which will sit along wide, tree-lined avenues created to complement the area's green surroundings.*

Brook Valley Gardens has been designed by Alison Brooks Architects as a sustainable suburban development with residents' needs at its heart.

The development benefits from a vast amount of green spaces, and each home has a sense of privacy, with the gardens not being overlooked.

Inspiration for Brook Valley Gardens has been taken from some of the best neighbouring streets, making a note of the materials and architectural style used in the area, ensuring the new development seamlessly blends in with its surroundings.

To encapsulate modern living, the architects have put sustainability at the forefront of Brook Valley Gardens' design. Various measures have been taken to help reduce carbon emissions, such as rainwater harvesting, increasing local biodiversity and community recycling.



*We have created spaces designed for modern living, perfect for those regularly working from home.*

PLANTING OVER 2,000 TREES



*Looking back at our existing phases*

### Phase 1

108 homes were built between 2015–2016.

### Phase 2

163 homes were built between 2016–2018 and West Entrance Square was provided which includes open green space and play equipment for children to enjoy.

Countryside have invested £2million on employment, training and skills, travel planning, sports, recreation and open spaces all of which will enhance the newly established community that is Brook Valley Gardens.



# On your doorstep

Nothing restores the spirit and puts a spring in your step like a change of scene. Whether you're in the mood for an **active day** in the great outdoors or a **relaxing day** with the family, you'll find something to suit your mood.

## Where quality of life is a tradition

Brook Valley Gardens is extremely well-placed to enjoy excellent amenities for modern living.

Nearby, Barnet High Street bustles with local shops, with the Spires Centre – a regular winner of Barnet and London in Bloom awards – home to a Waitrose, fashion chains and coffee spots.



**The High Street....** Enjoy a bustling high street full to the brim with traditional street markets, cultural events and leisure facilities.

Barnet's long-established market tradition thrives today, with stalls packed full of organically farmed fruit and vegetables and freshly made bread.

The Everyman cinema is the place to catch the latest release, or for an alternative pastime enrol at the All Saints Art Centre for classes in everything from drums to street dance and sculpture!

Local festivals dot the calendar with the traditional annual Barnet Fair offering late-summer relaxation and entertainment.



# Culinary delights

*'Tickle your taste buds with a delicious leisurely lunch or a sophisticated a la carte dinner.'*

## Spoilt for choice

Sunday brunch, family meals, or a special occasion, at Brook Valley Gardens you are just minutes away from a great range of culinary choices – with many local favourites located in and around Barnet High Street.

You will find well-loved cafés like The Old Courthouse renowned for its coffee, Patisserie Joie De Vie the perfect retreat for a sweet treat, popular chains as well as characterful coaching inns like The Old Mitre with real ales, cosy fires in the winter and sunny beer gardens for summer days. There is a Toby Carvery for Sunday platters of roasted hand-carved meats, and Dudley's pancake houses specialising in crepes, gourmet bagels, and Belgian waffles.





# Discover your surroundings

**A** High Barnet Station

**B** M25

## Retail

- 1** The Spires Shopping Centre  
1.1 miles
- 2** Waitrose & Partners  
1.1 miles
- 3** Co-op  
0.2 miles
- 4** Barnet High Street  
1 mile
- 5** Sainsbury's  
1.6 miles

## Leisure

- 6** Hadley Wood FC Playing Fields  
0.8 miles
- 7** Barnet Playing Fields  
0.7 miles
- 8** South Herts Golf Club  
2.3 miles
- 9** Everyman Cinema  
0.6 miles

## Education

- 10** Southgate School  
3.1 miles
- 11** The Totteridge Academy  
1.2 miles
- 12** Grasvenor Avenue Infant school  
0.9 miles
- 13** Manor Hill Greek School  
1.2 miles
- 14** Whittings Hill Primary School  
1 mile
- 15** Catherine's RC Primary School  
0.4 miles
- 16** Queen Elizabeth's Girls' School  
0.6 miles
- 17** Underhill School & Children's Centre  
0.4 miles

## Health facilities

- 18** Hadley Wood Hospital  
1 mile
- 19** Barnet Hospital  
1.3 miles

## Transport links

- 20** Heathrow Airport  
23.3 miles
- 21** Luton Airport  
24.1 miles

Distances taken from google.co.uk/maps.

# Surround yourself with nature

*Surrounding Brook Valley Gardens you can enjoy a remarkable diversity of landscapes, habitats, wildlife and walks, from parks and woodland to common, meadow - and more.*

## Stunning green open spaces

The rewards and pleasure of being immersed in nature has long been recognised, but we are appreciating the effect on our wellbeing like never before. Living at Brook Valley Gardens means being able to connect in every way to a rich tapestry of green open spaces.

Every green space has its own special character, sights and sounds, so from the bright colours of summer wildflowers and trickling water on river walks, the birdsong in the trees on a woodland path, or catching sight of the wildlife who call these spaces home, you will discover a special place - your own favourite habitat.

*'The perfect cycle route from your new home'*

Parks with play areas are perfect for energetic youngsters, and there is no need to only explore on foot. Cycle paths in parkland and Commons are the perfect setting to take to two wheels - whatever your age.



## Dollis Valley Greenwalk - 0.8 miles

Linking Moat Mount to Hampstead Heath, the 10-mile, long distance footpath follows Dollis Brook, creating a green corridor which connects the local open spaces.

## Covert Way Nature Reserve & Monken Hadley Common - 2.0 miles

This local nature reserve is the ideal spot for a leisurely weekend stroll. Walk amongst the mixture of hornbeam, oak and beech trees for some well-earned escapism.

## Moat Mount Open Space - 2.0 miles

A 110-hectare park and nature reserve, where you can take in its magnificent views from the top of the hill. Dollis Brook rises within Moat Mount, which is also home to an Outdoor Activity Centre for orienteering, adventure courses, and camping.



## Trent Country Park - 4.3 miles

A green haven located just outside Barnet. Enjoy the glorious countryside and farmland, there is also a golf course and an equestrian centre. As well as miles and miles of relaxing walks amidst serene fields and enchanting woodland.

## Totteridge Fields & Nature Reserve - 1.9 miles

Totteridge Fields and its surroundings are the perfect place to spend a sunny Sunday afternoon. Keep an eye out for wildlife in the ancient meadow habitat consisting of three fields known as Nutt Field, Hen Mead and Nearer Slay Land.

## Totteridge Common - 2.7 miles

This popular nature reserve is home to five ponds. Each vary in character but all offer a great opportunity to spot dragonflies and amphibians.



## Oak Hill Park - 3.3 miles

A great place for a family day out. As well as offering leisurely strolls amongst the mature oak trees, Oak Hill offers play areas for youngsters, tennis courts, an outdoor gym, bowls and cricket facilities and a cafe to grab some refreshments.



# Fit for the whole family

*Brook Valley Gardens is hard to beat when it comes to looking after your family.*

## First class for family living

With nurseries as well as primary and senior schools conveniently close to home, Brook Valley Gardens makes an excellent choice for families with growing children, with many nursery and primary schools offering school clubs and out-of-school cover to meet the needs of working parents. The London Borough of Barnet has a stellar reputation for education with some senior schools ranked amongst the best in the country, while there is also a renowned specialist stage school and a Further Education College campus locally.



## Primary

### Kidz Choice, Barnet

- 0.1 mile  
Nursery school, 3 months to 5 years  
[www.kidzchoice.co.uk](http://www.kidzchoice.co.uk)

### Underhill School, Barnet

- 0.2 miles  
Infants 3-7 years and Juniors 7-11 years  
[www.underhillschool.org](http://www.underhillschool.org)

### St Catherine's Primary School, Barnet

- 0.5 miles  
Roman Catholic, Mixed, 3-11 years  
[www.st-catherines.barnet.sch.uk](http://www.st-catherines.barnet.sch.uk)

### Susi Earnshaw Stage School, Barnet

- 0.6 miles  
General and specialised performing arts education, Mixed 9-16 years  
[www.sets.org.uk](http://www.sets.org.uk)

## College / Sixth Form

### Barnet and Southgate College,

Barnet - 0.5 miles  
Further Education, A Levels & BTECs  
[www.barnetsouthgate.ac.uk](http://www.barnetsouthgate.ac.uk)

### Lyonsdown School, Barnet

- 0.9 miles  
Independent, Girls 3-11 years  
[www.lyonsdownschool.co.uk](http://www.lyonsdownschool.co.uk)



## Secondary



### Queen Elizabeth's School, Barnet

- 0.6 miles  
Academy State, Girls 11-18 years  
[www.qegschool.org.uk](http://www.qegschool.org.uk)

### Queen Elizabeth's Grammar School,

Barnet - 1.2 miles  
Selective, Boys 11-18 years  
[www.qebarnet.co.uk](http://www.qebarnet.co.uk)

### Totteridge Academy with Sixth Form,

Barnet - 1.2 miles  
State, Mixed 11-18 years  
[www.thetotteridgeacademy.org.uk](http://www.thetotteridgeacademy.org.uk)

### Ark Pioneer, Barnet - 0.4 miles

Non-selective senior academy, Mixed 11-18 years  
[www.arkpioneer.org](http://www.arkpioneer.org)

### Mount House School, Monken Hadley

- 1.7 miles  
Independent, Mixed 11-18 years  
[www.mounthouse.org.uk](http://www.mounthouse.org.uk)

# Get connected

*Fast, direct links take you right into central London and to the heart of the Square Mile.*



## It couldn't be easier

Barnet is ideally located to connect you to the city and beyond. High Barnet station is on the Northern Line with the City branch connecting you to Moorgate and Bank in less than 40 minutes. The Charing Cross branch takes you direct to the West End at Tottenham Court Road and Leicester Square. High Barnet also runs directly into King's Cross St Pancras for Eurostar services.

## Road links

Not to be overshadowed by the rail links, Brook Valley Gardens is also ideally located to access the strategic road links of the A1, M25, and M1, with the A1/M25 intersection four miles away and junction 2 of the M1 six miles.

## Travel by bus

Taking the bus is a green way to travel, and the 184 route runs along Mays Lane, with frequent services running every 10 minutes, taking in Barnet High Street, Wood Green, and New Barnet. For additional convenience a new bus route will run through the development.



Train travel times taken from tfl.gov.uk  
Distances are measured from Brook Valley Gardens EN5 2FH and are taken from googlemaps.co.uk  
All times/distances are approximate and correct at time of print.

# Vibrant London

Central London is a global magnet, and at Brook Valley Gardens you can explore the buzzing quarters of the capital with just a few stops on the Northern Line.

## Spend the day in cosmopolitan Camden

### Workshops and watering holes

Head to Camden town, as cosmopolitan as it is quirky with its shops, galleries and bars. The Camden Lock Market has studios, workshops and watering holes overlooking Regent's Canal – bustling at weekends and during its late night street-food evenings.



## A day in the life - The West End

### 10:00

From High Barnet to Leicester Square is just over half an hour on the Northern Line. Start the day with a coffee in one of many boulangeries serving the perfect flat white and fresh-from-the-oven pastry.

### 11:00

Explore London's new 'mile of style', Regent Street, reborn today as one of London's best shopping hubs for contemporary brands like Superdry and Guess, Arket and Kiko Milano.

### 13:00

Time for lunch. Make the most of being so close to Chinatown, the only problem is deciding which restaurant, or which of a hundred types of dim sum served at officially London's best dim sum specialists.

### 15:00

Head over to Covent Garden with great shopping in its iconic cobbled setting. Check out the premium brands in the colonnades, the artisan-made arty stuff at the market, and of course the street performers.

### 18:00

Time for a cocktail or pre-theatre tipple. Covent Garden's night-time scene is electric. How about a basement pisco bar mixing up on-trend colourful South American cocktails and Latin rhythms.

### 19:00

Head to Theatreland along Shaftsbury Avenue for the biggest productions in town. After the show if it's Friday or Saturday no need to rush for the last tube – the Night Tube runs back to High Barnet.

## Not just for nine-to-five

### The City & Bank

There's a buzz around the City of London which is unsurprising as it's a global financial centre. It's also a great place to hang out with its landmarks old and new. Head to Old Spitalfields market for shops like edgy New York style Rag and Bone, British heritage brands, and Aussie designer sunglasses, and for the renowned street-food like Hong Kong bubble waffles. Over at London Wall the Museum of London tells the story of the capital and its people from events like the Great Fire of London in 1666 through to the making of the modern capital. Don't leave before nightfall - the City has London's newest don't miss rooftop bars, and with outdoor heaters and the spectacular views on offer you won't notice the weather.

# Explore something new

*London's attractions are diverse and exciting all year round from the familiar to the hidden and unexpected.*

## **Spoilt for choice**

The capital is home to some of the world's best museums, from the Natural History Museum to the Science Museum and the V&A, there's an unrivalled choice of exhibitions on offer.

The traditional landscape of the Royal Parks – Hyde Park, St James's and Green Park – are the places to stroll, sit by the bandstand or take a relaxing bike ride.

Over on the South Bank the vibrant arts centre offers an impressive cultural breadth - music, dance, art, drama, film and more. During the winter months you will see the arrival of the capital's ice-rinks at Somerset House and Canary Wharf vying to be the coolest place in town.





# Superior standards

*At Countryside we are proud of our exacting standards, and in every room and space they will enhance the enjoyment of your home from day one.*



## Kitchen

The centre for modern family life. Our homes all have quality fixtures and fittings with high specification integrated units and labour saving devices.

- Contemporary-styled kitchen with laminate worktops
- Laminate splashback behind the hob
- Under-cupboard LED lighting below wall units
- Stainless steel one-and-a-half bowl sink with tap
- AEG single oven with frameless 4-zone ceramic hob
- AEG combination microwave oven in stainless steel
- Integrated extractor fan (where applicable)
- Integrated fridge/freezer and dishwasher
- Freestanding Zanussi washer/dryer in the utility cupboard

## Lighting and electrical

- Energy-efficient downlighters to kitchen, hallway, WCs, bathrooms and en-suites
- Pendant lighting in living/dining room, landing and bedrooms
- White switches and sockets in living room, hallway and bedrooms
- Brushed steel double sockets with USB ports in kitchen/dining room
- Smoke alarm detectors positioned where required

## Bathrooms & En-suites

- White Roca sanitaryware with chrome mixer taps
- Thermostatic shower mixer
- Semi-recessed hand basin
- Shaver socket
- Fixed wall-mounted shower and enclosure with door (where applicable)
- WC with chrome flush controller
- Heated chrome towel rail
- Saloni wall tiling provided (where applicable).

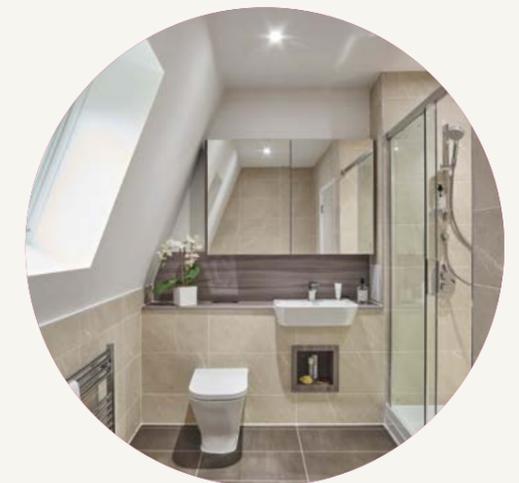
## Security features

- Natural surveillance from active frontages and windows overlooking shared areas
- Sufficient external lighting in all landscaped areas
- Secure space to all ground floor dwellings
- All ground floor doors and windows PAS 24 certified
- Fastened post boxes
- Main entrance doors, stairways and lifts accessed using a fob
- Audio/video entry system

## General finishes

It's the finishing touches, the thoughtful details, that can - and do - make all the difference. We've thought of everything, including plenty of hanging and storage space plus practical floor coverings.

- Master bedrooms feature a fitted double wardrobe with one mirrored door
- Internal doors painted white
- Skirtings, architraves and staircase painted in a white satin
- Walls and ceiling painted in brilliant white
- Carpet to all bedrooms and landings in houses
- Amtico Spacia flooring in kitchen, hallway, bathroom, en suite and dining/living room



Images taken from typical Countryside homes. Countryside reserves the right to amend specifications as necessary. Please ask Sales Consultants for further information on detailed specification regarding specific properties.

# About Countryside

*At Countryside, we believe that where we live matters. We're passionate about creating places where people aspire to live, that deliver enduring value and where people feel a true sense of belonging.*



Rochester Riverside

All our developments and homes carry a signature style and character, designed to work for the way people live today with materials that reflect our commitment to quality. Our exacting standards and sustainable credentials combine to create places that will stand the test of time.

From the character of the homes we build to the planning of environments and the unique detailing of the landscape, our creative approach to place making creates places where people feel at home, providing a greater sense of belonging, spirit of neighbourhood and quality of life for everyone who lives in and around our developments.

**We create places people love**



Rochester Riverside

# Why buy new?

*There are benefits you only experience with a brand-new home. Built and insulated to the latest standards, everything from the bathroom to the boiler is fresh and new, with a guarantee to match.*



New Avenue

## A few reasons to buy new

### Make your home your own

Replacing a previous owner's idea of 'interior design' can be a costly and time-consuming process. On the other hand, move into a brand new home at Brook Valley Gardens and you have the perfect blank canvas to make your home your own.

### No nasty surprises

Buy a new home at Brook Valley Gardens and there'll be no nasty surprises or extra maintenance costs waiting for you, plus you'll have the peace of mind of a 10-year NHBC guarantee. Buy a secondhand home and who knows what you could be faced with.

### Building a better future

We create eco-friendly and sustainable homes in the best locations. Our outstanding range of new homes are designed for modern living, with lower environmental impact and running costs and maintenance. These provide compelling reasons to choose a new home at Brook Valley Gardens.



## Our customer commitment

*We are working to ensure that you are satisfied and happy with your new Countryside home from the moment that you make your reservation, to the day you move in.*

No matter who you are dealing with, or what queries, questions or complaints you may have, you can be confident that our people and procedures will adhere to the terms of our Charter and the 'Consumer Code for Home Builders'.

Copies of the 'Consumer Code for Home Builders' are available from our sales offices and via our website; a copy (also identifying where further guidance can be found) will always be provided to you upon reservation.

Our customer service begins at the outset, with our trained Sales Consultants who offer guidance on the legal process involved in buying a home and help with arranging mortgage finance through independent financial consultants.

Every home at Brook Valley Gardens carries our commitment to quality and improvement. Our homes are built to National House-Building Council (NHBC) standards, the technical benchmark for all newly-built homes. The standards provide guidance on every part of the building process from foundations to decoration



including tolerances, performance and technical standards. To find out more visit [www.nhbc.co.uk/Builders/ProductsandServicesTechnicalStandards](http://www.nhbc.co.uk/Builders/ProductsandServicesTechnicalStandards). We also carry the NHBC Warranty (Buildmark) against structural defects for a 10-year period following the date of legal completion.

Further information can be found on [www.nhbc.co.uk/warrantiesandcover/HomeownersWhatdoesBuildmarkcover](http://www.nhbc.co.uk/warrantiesandcover/HomeownersWhatdoesBuildmarkcover). Your interests are additionally covered by the Consumer Code for Home Builders which we adhere to. The code helps ensure all new home buyers are treated fairly at all times, are given reliable information, know what service levels to expect and know how to access the dispute resolution scheme. Further information on the Code, which gives protection and rights to purchasers of new homes, can be found on

[www.consumercodeforhomebuilders.com](http://www.consumercodeforhomebuilders.com)





BROOK VALLEY  
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