

CHILTERN VIEW

PRESTON, HERTFORDSHIRE, SG4 7AZ

A RELAXED LIFESTYLE IN A SOUGHT-AFTER LOCATION

Preston is a picturesque village offering a peaceful and tranquil setting with roots dating back to the 13th century. At the core of the village is a cricket pitch which is home to Preston Cricket Club and considered to be one of North Hertfordshire's premier grounds. The village is also home to The Red Lion, a popular pub offering real ales and a hearty home cooked menu. Preston Primary School, founded over 200 years ago, is within walking distance from Chiltern View, which offers excellent primary education and is rated "good" by Ofsted, as is the nursery school in Preston.

North of Preston village lies Wain Wood, a haven for wildlife and offering lovely country walks. Further north lies the ancient market town of Hitchin, believed to date back as a settlement to the 7th century. Now a thriving popular town, it is a vibrant centre offering excellent shopping and leisure opportunities. Sports enthusiasts are well served with facilities in the town for swimming, rugby, football and cricket. There is an attractive shopping area at the heart of the town and supermarkets which include Waitrose, Sainsbury's and Asda. The town is also home, four days a week, to Hitchin market, featuring over 150 stalls. Eating out offers many options, with restaurants including Vegan, Turkish, Mediterranean, Mexican, Chinese and Korean dishes, as well as Pizza and Tapas. A number of cafés and pubs provide more informal surroundings.

Hitchin is well served by public transport and has a direct commute into London via train to both Kings Cross (from 36 mins) and St Pancras (from 33 mins). You can also travel north to Cambridge (from 33 mins) and Peterborough (from 44 minutes). Road users have easy access to the A1(M) just 5.5 miles from Preston. A regular bus service operates between Preston, Hitchin and Luton.

Schools offer superb opportunities for all ages. Secondary pupils have the opportunity for a first class education at two single sex schools in Hitchin - Hitchin Boys' School and Hitchin Girls' School, each rated "outstanding" by Ofsted. Both are high achieving schools for all abilities and include sixth forms. North Hertfordshire College (encompassing Hitchin Sports College) provides further education.



The Red Lion Pub, Preston



Preston Cricket Club



Wain Wood, Preston



Chequers Lane, Preston



Preston playground



St Martin's Church, Preston

THE NEARBY HISTORIC TOWN OF HITCHIN



Hitchin Boys' School



Hitchin Girls' School



High Street, Hitchin



Sun Street, Hitchin



St Mary's Church, Hitchin



Hitchin Station



Hitchin Marketplace



Hitchin Sports College



Sun Street, Hitchin

A SECLUDED DEVELOPMENT NESTLED AROUND OPEN SPACE

Chiltern View is a stunning development offering superior accommodation and a range of different styles and finishes, all sympathetically designed to sit in a uniquely beautiful surrounding.

A driveway opens up into Chiltern View from Castlefield where the open space provides an attractive and spacious centrepiece to the development.

Additional to the open space, each house has its own private garden, driveway and garage, and all of the homes include an electric car charging point.

Each home has a highly energy efficient Air source heat pump which helps to keep running costs lower compared to traditional gas boilers and provides maximum energy.

At Osprey Homes our environmental record is something we value highly and all our design, material and construction considerations are centred around the concept of sustainability and awareness of the environment. All of the materials used in the construction of Chiltern View have been responsibly sourced.

Each of the properties at Chiltern View benefits from a 10 year NHBC guarantee offering complete peace of mind.



SPACIOUS INTERIORS FOR SOCIABLE LIFESTYLES



Chiltern View is a uniquely designed development of 21 bespoke new homes offering a secluded lifestyle away from the hustle and bustle of Hitchin.

Interior layouts have been carefully thought out to ensure that all available space is utilised to make an attractive, spacious home. Kitchens and family/dining areas are combined to create a sociable environment and all properties include double doors leading out to a private garden, which provides the ideal outdoor space. Kitchens are of high quality and are equipped with a good range of integrated appliances.

Separate lounges, complete with a range of power sockets, BT/TV and satellite points, provide the ideal area for relaxing. 4 & 5 bedroom properties also include a study, ideal for today's work-at-home culture.

Bedrooms are of a good size; all master bedrooms include built-in wardrobes and contemporary ensuite facilities. 4 & 5 bedroom plots have the benefit of additional wardrobes and ensuite to second bedrooms. Bathrooms are luxurious, with high quality sanitaryware and fittings and benefit from beautiful ceramic tiling.



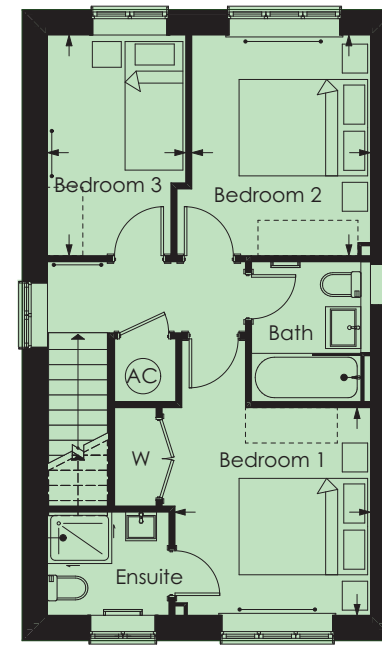
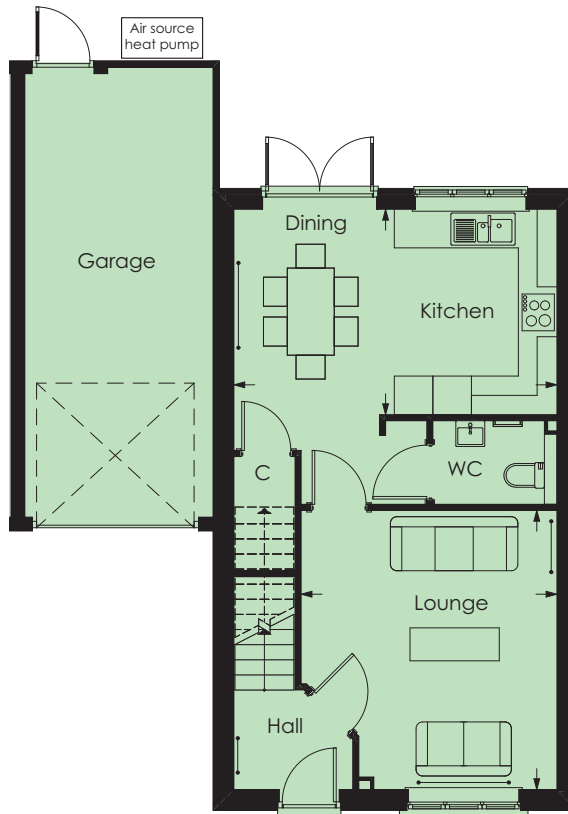
Energy efficiency is essential in this day and age and these homes are powered by the most up to date technology with the inclusion of Air source heat pumps and pressurised hot water cylinder.

Osprey Homes offer an "Osprey Bespoke" concept which allows for decorative choices in some areas if bought at an early stage of construction.

THE OAK



THE OAK - FLOOR PLANS



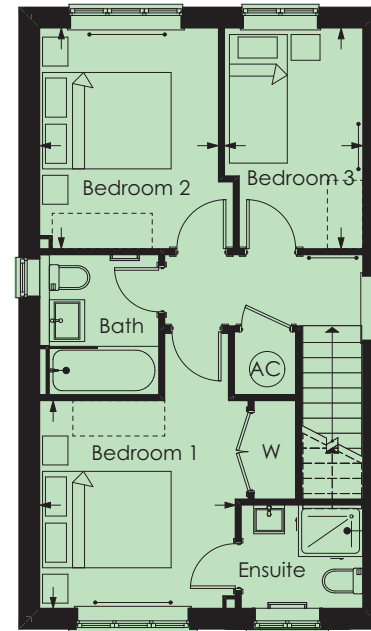
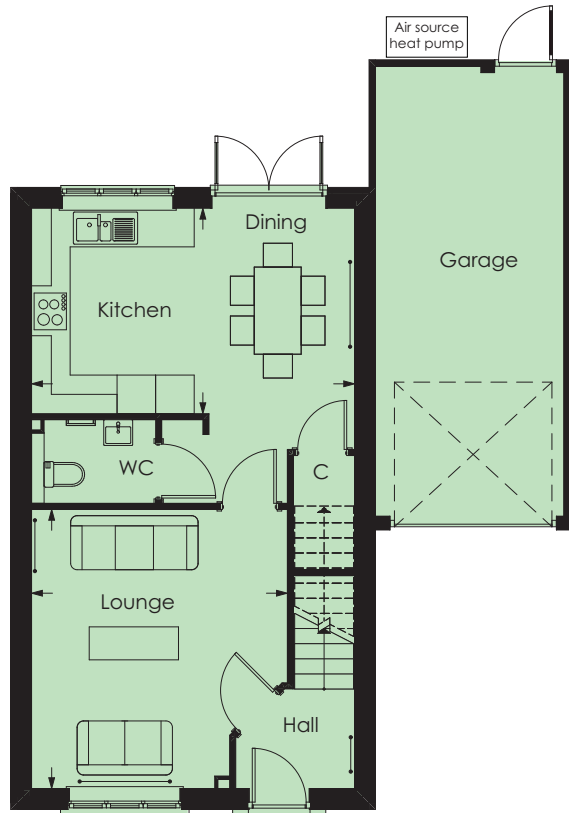
Lounge	3975mm x 4340mm	13'2" x 16'0"
Kitchen/Dining	5025mm x 3190mm	16'6" x 11'2"
Bedroom 1	2930mm x 3225mm	9'7" x 10'7"
Bedroom 2	2775mm x 3430mm	9'1" x 11'5"
Bedroom 3	2145mm x 3430mm	7'0" x 11'5"

Arrows indicate where dimensions taken from

THE ASH



THE ASH - FLOOR PLANS



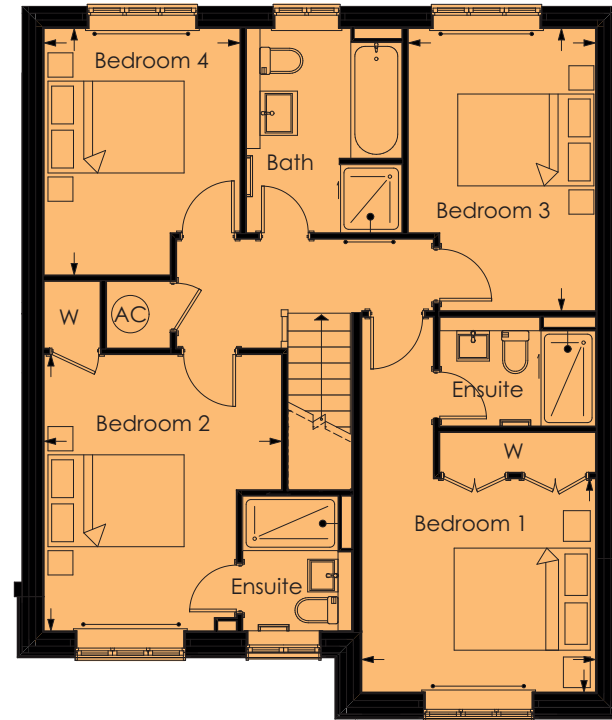
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THE ELM



THE ELM - FLOOR PLANS



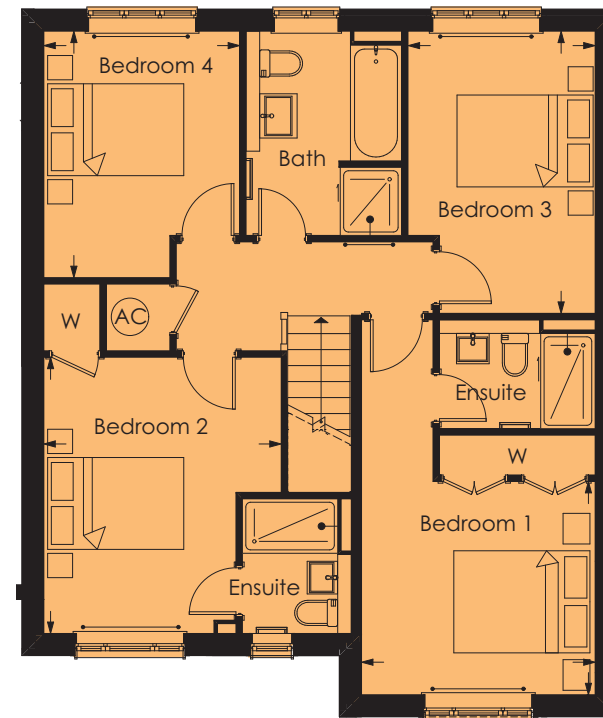
Lounge	3430mm x 4970mm	11'3" x 16'4"
Kitchen/Dining	8100mm x 4060mm	26'7" x 13'4"
Study	2435mm x 3110mm	7'11" x 10'2"
Bedroom 1	3430mm x 3130mm	11'3" x 10'3"
Bedroom 2	3485mm x 4055mm	11'5" x 13'4"
Bedroom 3	2745mm x 4140mm	9'0" x 13'7"
Bedroom 4	2870mm x 3615mm	9'5" x 11'10"

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THE BIRCH



THE BIRCH - FLOOR PLANS



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THE ASPEN



THE ASPEN - FLOOR PLANS



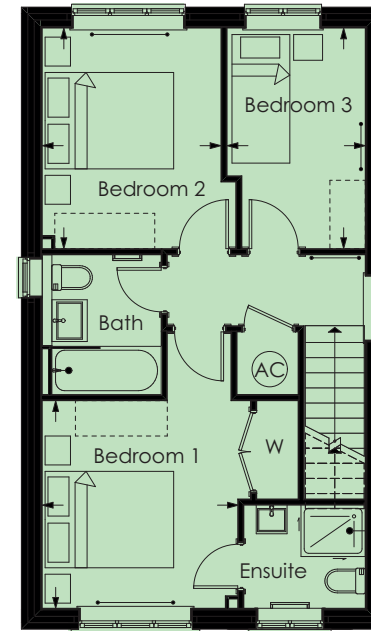
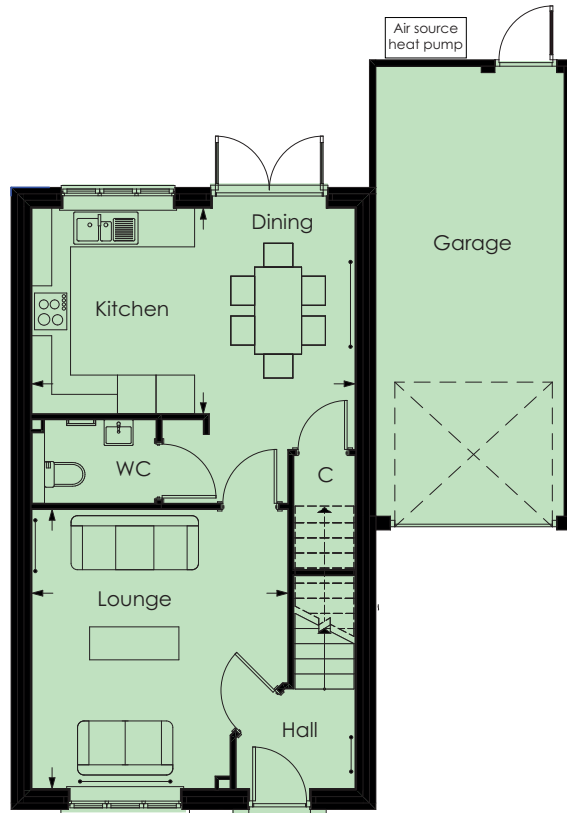
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THE MAPLE



THE MAPLE - FLOOR PLANS



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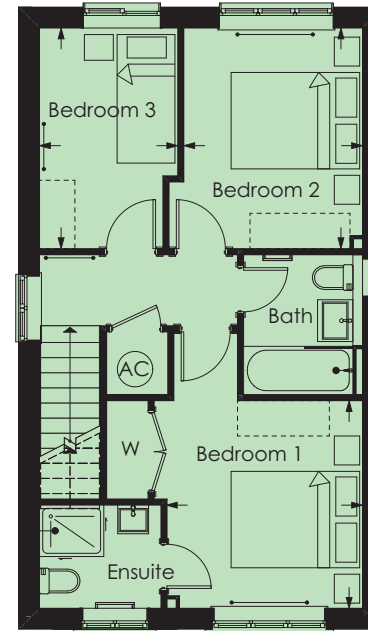
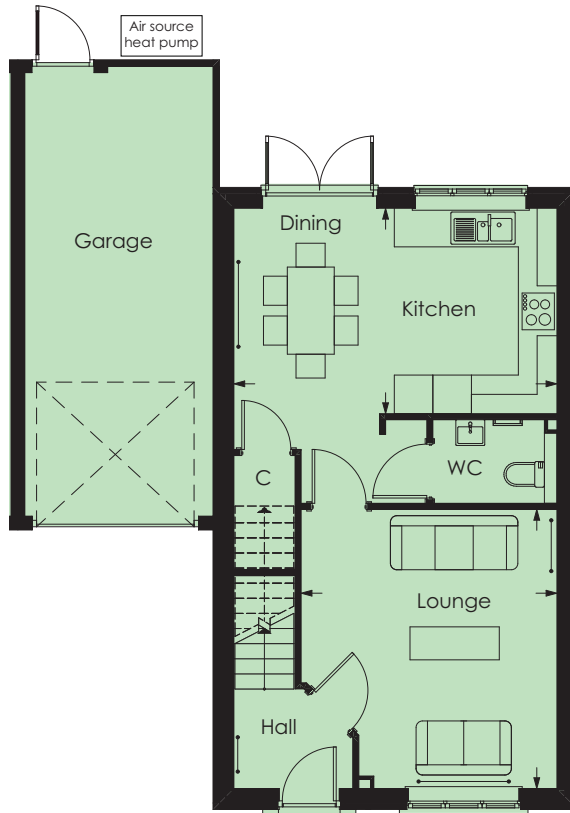
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THE SYCAMORE



Image computer generated

THE SYCAMORE - FLOOR PLANS



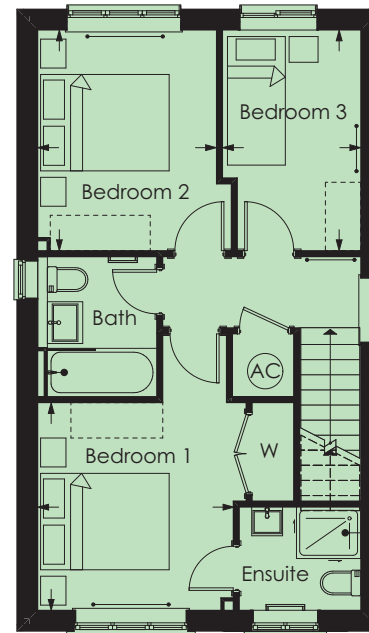
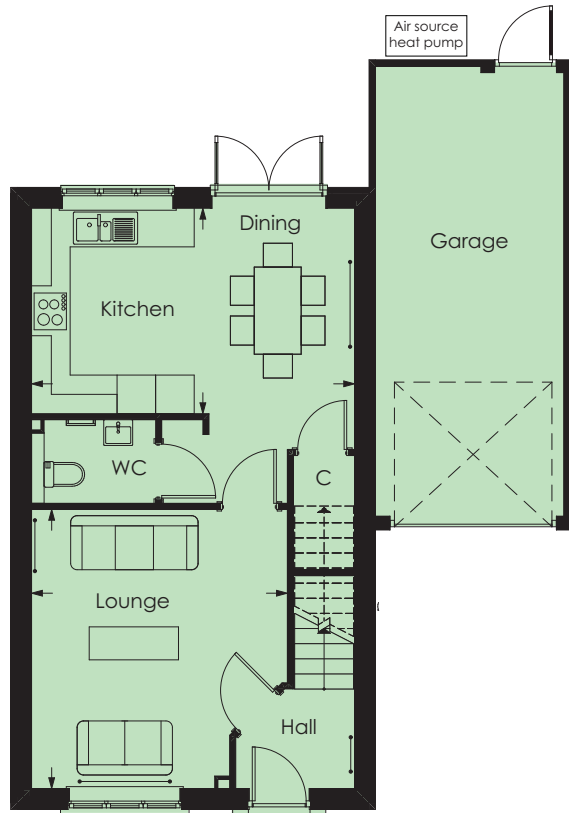
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THE BEECH



THE BEECH - FLOOR PLANS



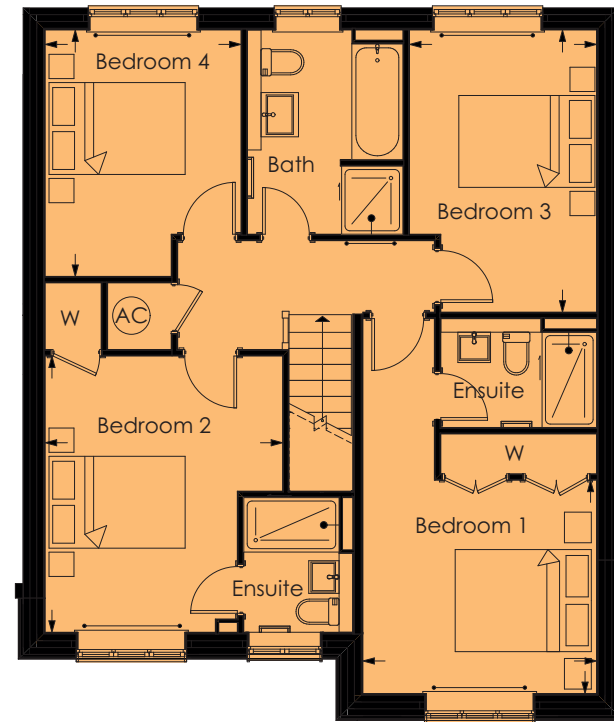
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THE WILLOW



THE WILLOW - FLOOR PLANS



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THE ROWAN



THE ROWAN - FLOOR PLANS



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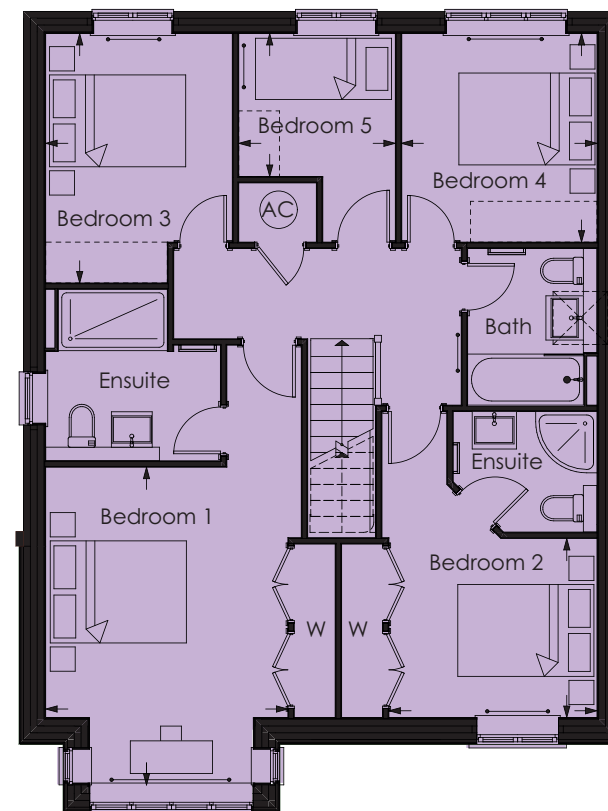
THE HAZEL



THE HAZEL - FLOOR PLANS



Lounge	3700mm x 6530mm	11'3" x 16'4"
Kitchen/Dining	8100mm x 4360mm	26'7" x 13'4"
Study	2150mm x 4010mm	7'11" x 10'2"



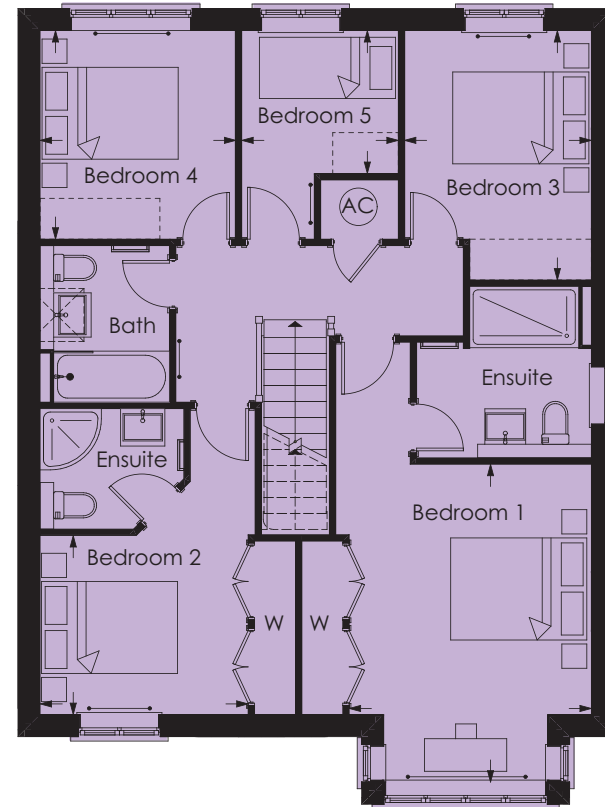
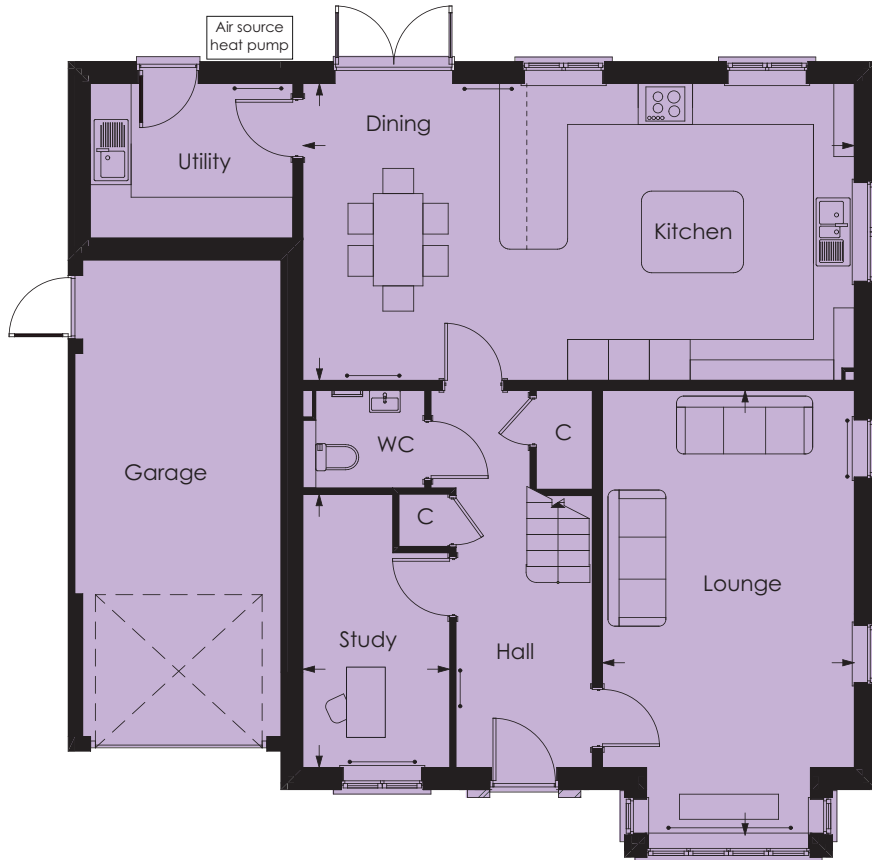
Bedroom 1	3555mm x 4665mm	11'8" x 15'4"
Bedroom 2	3050mm x 2625mm	10'0" x 8'8"
Bedroom 3	2735mm x 3660mm	9'0" x 12'0"
Bedroom 4	2865mm x 3060mm	9'5" x 10'1"
Bedroom 5	2295mm x 2095mm	7'7" x 6'11"

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THE CHESTNUT



THE CHESTNUT - FLOOR PLANS



Lounge	3700mm x 6530mm	11'3" x 16'4"
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THE CEDAR



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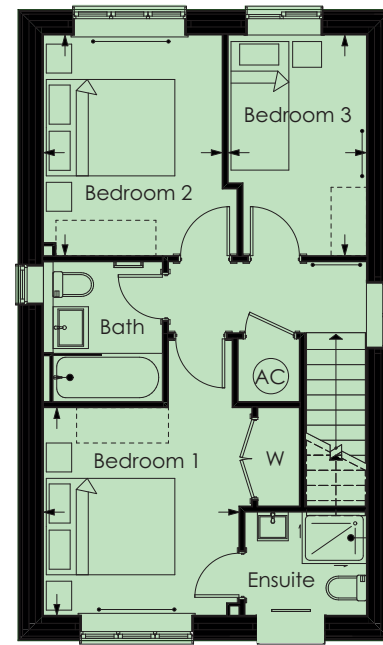
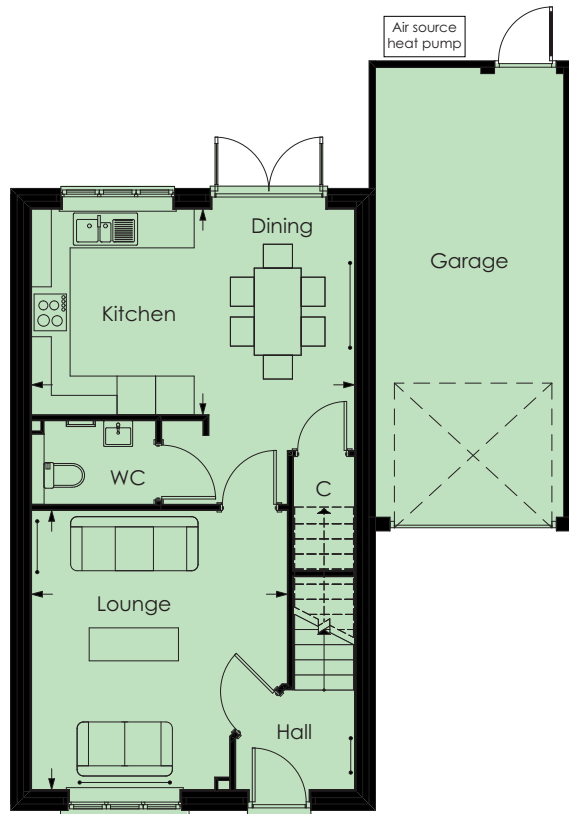
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THE WALNUT



THE WALNUT - FLOOR PLANS



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SPECIFICATION

KITCHEN & UTILITY

- Individually designed, high quality kitchen with soft closers to drawers and doors complete with laminate worktop and upstand
- Stainless steel splashback behind hob
- Integrated double oven
- Induction hob
- Stainless steel extractor hood
- Integrated fridge / freezer
- Integrated dishwasher
- Space for washer / dryer
- Inset 1.5 bowl sink and drainer in stainless steel finish with Blanco chrome tap to kitchen
- Under cupboard lighting

BATHROOM & EN SUITE

- Contemporary sanitaryware
- Soft closing vanity units with complementing basins
- Vado taps and showers
- Surface mounted Vado thermostatic shower with bespoke sliding rail kit and head together with chrome shower door
- Chrome heated towel rail
- Shaver point
- Full height Porcelanosa ceramic tiling around bath and shower cubicles, half height to all other walls
- Porcelanosa ceramic floor tiling

HEATING

- Highly energy efficient Air source heat pumps
- Pressurised hot water cylinder
- Modern radiators with grilles

WARDROBES

- Built in wardrobes including shelf and hanging rail to master bedroom

ELECTRICAL

- Low energy downlighters in bathrooms, kitchens, ensuites and cloakrooms
- All other rooms have low energy pendant lighting
- BT / TV & Satellite points to the living room, study, kitchen and master bedroom
- Power and light to loft space

WINDOWS, DOORS & IRONMONGERY

- Painted white 4 panel textured doors
- High performance GRP front doors
- High performance PVCu windows
- French doors with chrome handles
- Chrome finish to internal door furniture

DECORATION

- Dulux Emulsion paint throughout
- White gloss finish to skirting and architraves

SECURITY & PEACE OF MIND

- Mains-operated smoke detectors
- Multi point locking systems to all external doors
- 10 year NHBC warranty

EXTERNAL FINISHES

- Electric car charging point
- Paved paths and patios
- Turf to front garden, rear gardens top soiled
- Outside tap
- 1.8 metre high close boarded fence between plots
- Timber gate with bolt and latch



OSPREY BESPOKE

Osprey Bespoke offers early purchasers the opportunity to customise their properties, with options on a number of materials and finishes (from pre-selected ranges).

KITCHEN

- Choice of designer kitchen*
- Choice of laminate worktop and upstand*

TILING

- Choice of wall tiling from Porcelanosa*.
An allowance has been made should the purchaser require a feature wall of the same tile but of a contrasting colour
- Choice of floor tile from Porcelanosa*

PAINT

- Choice of paint colour on walls from Dulux trade range (one colour throughout)*

OPTIONAL EXTRAS

- Carpets and turf to rear garden can be arranged for the purchaser at additional cost

** from pre-selected ranges, subject to stage of construction*

A REPUTATION FOR QUALITY A MULTI AWARD-WINNING DEVELOPER

Osprey Homes are located in Stevenage and have grown into a flourishing company operating in Hertfordshire, North London, Buckinghamshire, Essex and Cambridgeshire. The company is a small but creative, effective and driven team committed to delivering excellence. It has gone from strength to strength to become a well-known multi-award winning Hertfordshire developer with a matchless reputation for the high quality and specification of its properties.

At Osprey Homes we recognise that quality is extremely important to our purchasers. Every Osprey home is bespoke and meticulously designed for today's lifestyles. Careful attention is given to both the external and internal features to create the most desirable homes. Our continued success is based on the quality of the properties we build, achieved through meticulous planning and ongoing monitoring to create the perfect living environment. We work with the very best professionals to ensure exceptional delivery on our projects from beginning to end.



Previous Osprey Homes developments



TESTIMONIALS



"We had a wonderful experience dealing with Osprey and in particular Leanne. She followed up and got back to us promptly and what started as just an enquiry on my part ended up with us in our dream first home. Very grateful to Leanne and Colin and the entire Osprey team for making our experience enjoyable and as smooth as possible." Ms M

"From excellent design, to quality workmanship, to caring and helpful people - nothing was too much trouble. And, as an extra bonus, the house was ready 2 weeks early! After a bad experience with our previous new-build property, I would recommend Osprey Homes to anyone who values quality, professionalism and customer service." Mr & Mrs M

"Highly recommend buying a house from Osprey Homes. The service has been faultless from viewing to sale and even after we have gotten our keys we still receive the same level of service. Speaking as a person who never intended on purchasing a new build, only came into consideration after the fall through of two previous sales, we have been impressed with the build quality. The house is done to such a high spec and the rooms are spacious and the garden is big. Even the development has been thought through, and really offers the residents a great quality of life. The development is spacious and even offers an green area for children to play. If you considering new build by from Osprey! Like to make a special thanks to Gill in sales." Mr W.



For more information on our latest developments visit www.ospreyhomes.co.uk

Previous Osprey Homes developments

"I would highly recommend Osprey Homes, the service by all staff has been fantastic from start to finish. Even after completion they are still very attentive and available. Everyone who has visited my new home has remarked on the quality of detail of the whole development. Huge thank you to all the team." Ms. F

"I recently bought a flat with my daughter from Osprey Homes in St. Albans. We would like to say how happy we are with the fit and finish of the 2 bed apartment. The use of high quality kitchens and bathrooms was noted, and adds to the overall feel of quality. The staff were helpful, and we have no hesitation in recommending Osprey Homes to potential buyers." Mr. L

"We were privileged enough to buy our first property with Osprey Homes and would highly recommend buying a house from them. They were incredibly helpful, especially when it looked as though our purchase was going to be delayed because of an admin error from Help to Buy. The work of Leanne at Osprey Homes in chasing up this problem allowed us to complete our purchase on the expected date. We have been in the property for 2 months and have been very impressed by the quality of the flat and the little touches throughout and after the buying process that have made us feel like valued customers." Mr.P

"Osprey Homes are a fantastic developer, they not only build a quality product, they offer a first class customer journey, always keeping the customer as the main priority. I would recommend anyone looking to buy a Home, to have a look at the current developments they have to offer you won't be disappointed, I think they are a first class outfit and I cant recommend them and their developments highly enough." Mr L.

"Outstanding service from the sales office right through to any minor snags. The quality of service is reflected in the quality of workmanship and finish. The journey from viewing to moving in is well organised and well prepared. I cannot find fault with Osprey homes and rate them very highly. A very satisfied customer!" Mr M.

"This is to thank you and the whole Osprey team for building us such a beautiful family home! We have both really appreciated all your expertise, help, flexibility and support along the way. Please do pass on our thanks to everyone who has worked so hard to create our home. We are absolutely delighted with the house and would thoroughly recommend Osprey Homes". Mr & Mrs C.





APPROXIMATE DISTANCES/TIMES FROM CHILTERN VIEW

SAT NAV REFERENCE: SG4 7AZ

Hitchin station	3.9 miles
To London St Pancras	from 33 minutes
To London Kings Cross	from 36 minutes
To Cambridge	from 33 minutes
To Peterborough	from 48 minutes
A1(M)	4.7 miles
Luton Airport	6.3 miles
Preston primary school	0.5 miles
Preston Recreation/Cricket Ground	0.3 miles
Hitchin sports: Rugby/Swimming/ Football Club/Cricket/Hockey	under 4 miles
Chesfield Downs Golf Club	7.3 miles



Beechwood House
5 Arlington Court
Whittle Way, Stevenage
Hertfordshire, SG1 2FS
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Email: enquiries@ospreyhomes.co.uk
www.ospreyhomes.co.uk



TERMS AND CONDITIONS

Computer generated artists impressions are intended to be a general guide to the appearance of the development. However, from time to time it is necessary for us to make minor architectural changes therefore prospective purchasers should check the latest plans with our sales office. Elevations, roof styles, brick and render colours may vary from those illustrated. Landscaping is not intended to be an accurate representation of any specific plot. All floor area measurements have been scaled from architects' plans and may differ from built dimensions. They are for guide purposes only and should not be used for total accuracy or for fitted carpeting/floor covering purposes. Purchasers or their representatives should contact the sales office for full details. Please see sales advisor for detailed kitchen plans. Chiltern View is a marketing name only. The postal name and address may be different. Plot numbers will not necessarily be the same as postal numbers. Please note: Due to our policy of continual improvement, we reserve the right to vary the specification as and when it may become necessary. Whilst all statements contained in this brochure are believed to be correct, they are not to be regarded as statements or representations of fact and neither the Agents nor their clients guarantee their accuracy. The statements are not intended to form any part of an offer or contract.