



THE ASH COLLECTION
BREACHWOOD GREEN

Welcome to The Ash Collection Breachwood Green

This exclusive new development from Blakeney Homes presents a rare opportunity to acquire one of just ten luxurious detached homes, nestled within a serene village setting.

These exquisite four and five-bedroom homes blend the timeless charm of Hertfordshire's countryside with the pinnacle of modern design and high-specification living. Prepare to experience a lifestyle where peace, community, and unparalleled quality converge.

Each property occupies a generous plot within a thoughtfully landscaped setting, ensuring a sense of privacy and a seamless connection to the surrounding natural beauty.

Architectural excellence is at the heart of this development, where traditional aesthetics meet contemporary luxury. Blakeney Homes has meticulously curated a specification that exceeds the expectations of the modern homeowner, featuring bespoke designer kitchens equipped with premium integrated appliances, elegant sanitaryware, and energy-efficient technologies.

Each home is further enhanced by a single or double garage and private driveway, catering to the practical needs of family life while maintaining the sleek, uncluttered lines of the streetscape.



Location



Welcome to Breachwood Green

Breachwood Green is a small village located in the county of Hertfordshire, England. The village is situated approximately 5 miles to the south of the town of Hitchin and is surrounded by beautiful countryside.

The village is surrounded by beautiful countryside, making it an ideal location for outdoor activities such as walking, cycling, and horse riding. Overall, Breachwood Green is a charming and welcoming village that offers a peaceful and idyllic way of life.

Breachwood Green offers practical transport connections that balance rural living with accessibility. The village is well placed for road travel, with the nearby A505 providing convenient links to the M1 and A1(M), making journeys to Luton, Hitchin, Stevenage and the wider region straightforward by car.

Public transport is available via local bus services connecting the village to nearby towns, where more extensive amenities and rail services can be found. Mainline train stations at Luton Airport Parkway and Hitchin offer fast and frequent services into central London, making Breachwood Green a viable option for commuters who prefer a countryside setting while remaining well connected.

Plans

Plots 1 & 10



Ground Floor

Family	4.39m x 2.34m	14' 5" x 7' 8"
Kitchen	3.61m x 2.97m	11' 10" x 9' 9"
Dining	4.05m x 2.95m	13' 3" x 9' 8"
Lounge	5.64m x 3.61m	18' 6" x 11' 10"

First Floor

Bedroom 2	3.61m x 3.26m	11' 10" x 10' 8"
Bedroom 3	3.61m x 3.17m	11' 10" x 10' 5"
Bedroom 4	4.01m x 2.78m	13' 2" x 9' 1"
Bedroom 5	3.04m x 2.78m	10' 0" x 9' 1"

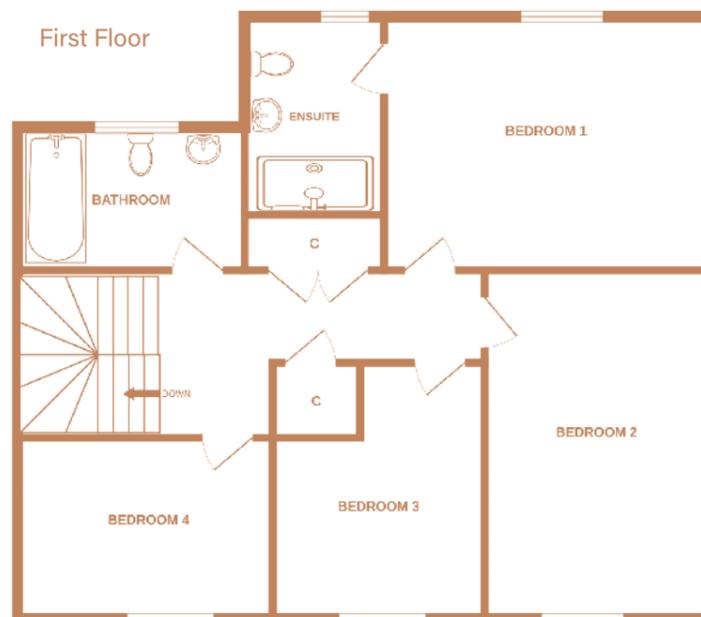
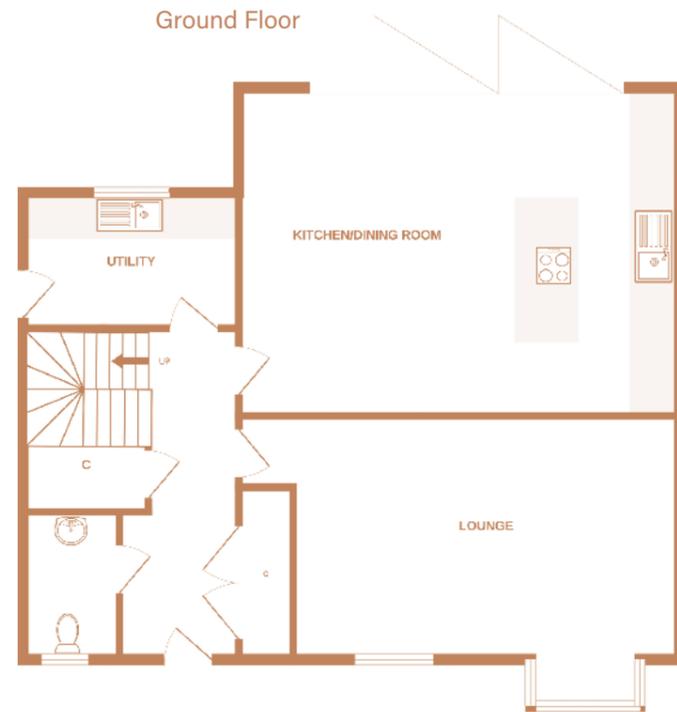
Second Floor

Bedroom 1	5.97m x 4.78m	19' 7" x 15' 8"
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Total Area	189.9 sq.m.	2044 sq.ft.
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Plans

Plots 2, 3, 4 & 6



Ground Floor

Kitchen / Dining	6.11m x 4.55m	20' 1" x 14' 11"
Lounge	5.48m x 3.51m	18' 0" x 11' 6"

First Floor

Bedroom 1	4.08m x 3.49m	13' 5" x 11' 5"
Bedroom 2	4.57m x 2.80m	15' 0" x 9' 2"
Bedroom 3	3.34m x 3.04m	10' 11" x 10' 0"
Bedroom 4	3.37m x 2.50m	11' 1" x 8' 2"

Total Area	139.9 sq.m.	1506 sq.ft.
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Plans

Plots 5 & 7



Ground Floor

Family	4.39m x 2.34m	14' 5" x 7' 8"
Kitchen	3.61m x 2.97m	11' 10" x 9' 9"
Dining	4.05m x 2.95m	13' 3" x 9' 8"
Lounge	5.64m x 3.61m	18' 6" x 11' 10"

First Floor

Bedroom 1	3.61m x 3.26m	11' 10" x 10' 8"
Bedroom 2	3.61m x 3.17m	11' 10" x 10' 5"
Bedroom 3	4.01m x 2.78m	13' 2" x 9' 1"
Bedroom 4	3.04m x 2.78m	10' 0" x 9' 1"

Total Area	139.9 sq.m.	1561 sq.ft.
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Plans

Plot 8

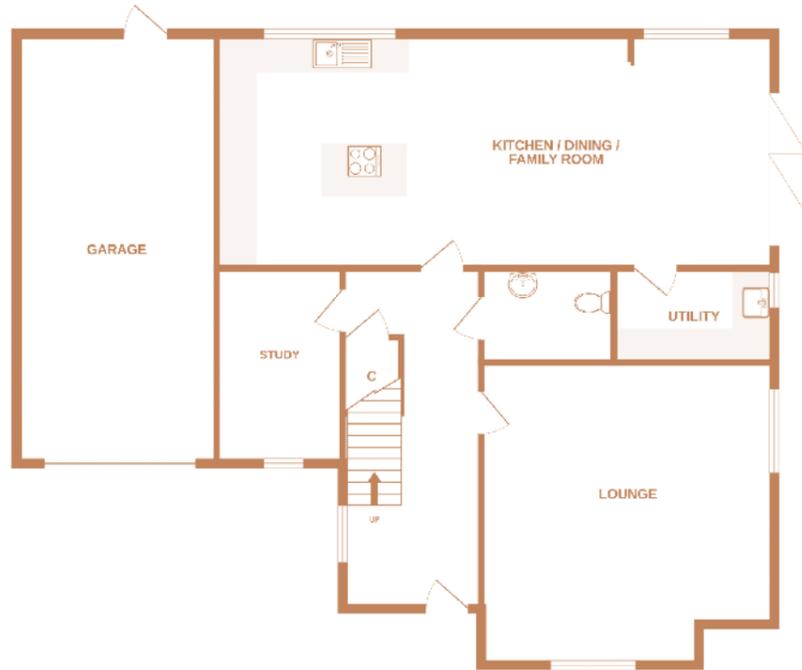


Ground Floor			First Floor		
Kitchen / Dining	9.04m x 3.78m	29' 8" x 12' 5"	Bedroom 1	4.11m x 3.32m	13' 6" x 10' 11"
Lounge	5.16m x 4.40m	16' 11" x 14' 5"	Bedroom 2	3.78m x 3.29m	12' 5" x 10' 10"
Study	3.27m x 2.19m	10' 9" x 7' 2"	Bedroom 3	4.27m x 2.89m	14' 0" x 9' 6"
			Bedroom 4	3.54m x 3.17m	11' 7" x 10' 5"
Total Area	169.9 sq.m.	1829 sq.ft.			

Plans

Plot 9

Ground Floor



First Floor



Ground Floor

Kitchen / Dining	9.04m x 3.78m	29' 8" x 12' 5"
Lounge	5.16m x 4.40m	16' 11" x 14' 5"
Study	3.27m x 2.19m	10' 9" x 7' 2"

First Floor

Bedroom 1	4.11m x 3.32m	13' 6" x 10' 11"
Bedroom 2	3.78m x 3.29m	12' 5" x 10' 10"
Bedroom 3	4.27m x 2.89m	14' 0" x 9' 6"
Bedroom 4	3.54m x 3.17m	11' 7" x 10' 5"

Total Area	169.9 sq.m.	1829 sq.ft.
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Site Plan



Specification

INTERIOR FEATURES

- Kermos Oak Cottage Doors
- Rose chrome Door Handles
- V groove architrave and skirting finished in satin wood paint
- Oak newel post, cap and handrails
- Amtico Spacia (Worn Ash) flooring to all ground floor areas (excluding the lounge) – planks laid straight
- Amtico Spacia (Peak) to all first-floor bathrooms and en-suites
- Lano Heathertwist Elite Carpet (Soft Stone) to all of the first and second floors (excluding bathrooms) and the lounge
- Underfloor heating to all ground floor areas. Different zoning for each large room.
- Radiators in each room on the first and second floor with a hot water cylinder included within the airing cupboard
- A combination of pendant and downlights
- Brushed chrome for all power sockets
- Satin chrome downlights
- Mains-connected smoke detectors
- Air source heat pumps installed to all plots

BATHROOMS AND EN-SUITES

- The Gap Baths
- Crosswater Drift Basin and Bath Mixer Taps
- Roca Gap concealed cistern toilets
- Roca vanity units bathrooms and en-suites
- Mira Showers trays
- Ladder towel radiator – plumbed to central heating
- Kingston White Matt Tile (1.2m Height)

KITCHEN

- Howdens Allendale Dove Grey kitchen range installed with Natural Oak cabinet colour
- Silestone in Blanco Maple worktop installed
- T Bar Brushed Stainless Steel handles
- Integrated Bosch 60/40 fridge freezer
- Bosch Integrated dishwashers
- Bosch induction hob with integrated ventilation system
- Bosch double oven
- Cransley 1.5 Stainless Steel Bowl with Rienza Polished Chrome Swan Neck Mixer Tap
- Slim Pyramid Downlighter (TrioTone)

EXTERNAL FEATURES

- Feather edge fencing between adjacent boundaries
- Timber gate with latch
- Turfed front & rear gardens
- Driveways in keyblok charcoal grey
- Paving slabs – Marshalls Indian Sandstone – Grey Multi 900mm x 600mm
- Composite black/anthracite grey front doors
- Aluminium bi-folds
- uPVC double glazed windows and doors in Anthracite grey/white
- External tap to garden
- Black half-round plastic gutters and matching fall pipes

CONSTRUCTION

- Timber Frame Superstructure - Vandersanden Wickford Antique brick
- Redland Duoplain roof tile (Rustic red/ Charcoal grey) and matching cloaked verges
- Mains services are connected including water, electric, telecoms and drainage
- 10 year ICW warranty / Freehold

For further details please contact:

Ashtons Land & New Homes
01462 453195
newhomes@ashtons.co.uk
ashtons.co.uk/land-and-new-homes

32 Bridge Street, Hitchin,
Hertfordshire SG5 2DF



BLAKENEY HOMES

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