




Crest  
NICHOLSON

# Ellenbrook Meadows

St Albans





“The real world, in my  
opinion, exists in the  
countryside, where Nature  
goes about her quiet business  
and brings us greatest  
pleasure.”

Fennel Hudson, *A Meaningful Life*



# Idyllic Living Perfectly Placed.



Digital illustration is indicative only

Escape to the countryside in one of our exquisite 3 & 4 bedroom executive homes. Nestled on the edge of St Albans, this exclusive collection of 14 spacious homes enjoys views of the surrounding countryside.

An enchanting meadow to the east of the development, lined with trees, provides shelter from the outside world. Conveniently, central London is also within easy reach, with a train journey from St Albans to St Pancras taking just 18 minutes.

With each home boasting the ultimate combination of stylish, contemporary interiors and stunning, traditional exteriors, this is the epitome of secluded, luxury living.





## Relax.

Surrounded by countryside, these luxurious homes offer a real breath of fresh air. Spend your weekends exploring woodland trails, partake in cross-country cycling or visit the Centurion Club, which offers a beautiful 18 hole golf course and an extravagant private members' clubhouse.

Lazy Sunday afternoons can be spent relaxing in the charming local pub, The Three Horseshoes, or you could explore the bustling monthly Farmers Market in St Albans, where you can browse a selection of hand crafted goods and local produce.

There's an eclectic mix of entertainment in the city centre all-year-round; the Maltings Arts Theatre and Alban Arena regularly play host to film screenings, live comedy shows, theatre productions and musical performances.





# Explore.

The historic city of St Albans is on your doorstep and offers an array of attractions, including the majestic, centuries-old cathedral. As you weave through the quaint cobbled streets, you'll find something new on every corner, with a vast selection of shops, wine bars, fine dining restaurants and theatres to choose from.

Indulging in a spot of retail therapy couldn't be easier, with a number of well-known brands lining the picturesque streets of Christopher Place and the Maltings.

You will also find a selection of independent retailers offering a range of goods – from fashion and footwear to home interiors and handbags. The Dressing Room offers a large collection of sleek and stylish clothing and accessories whilst D. Copperfield specialises in high-end menswear. Decorating your new home is made simple with RAFT and Maison Hartley, furniture stores offering an array of elegant home furnishings.





opening times  
Monday - Saturday 9am - 11pm  
Sunday 9am - 10<sup>30</sup>pm

WiFi Code: 24312

OPEN FROM 8AM TILL LATE

Bill's

Come in and enjoy

COCKTAILS

&

CANDLELIGHT

CLASSIC DRINKS  
WINE, BEER, DESSERTS  
AND MORE

Bill's





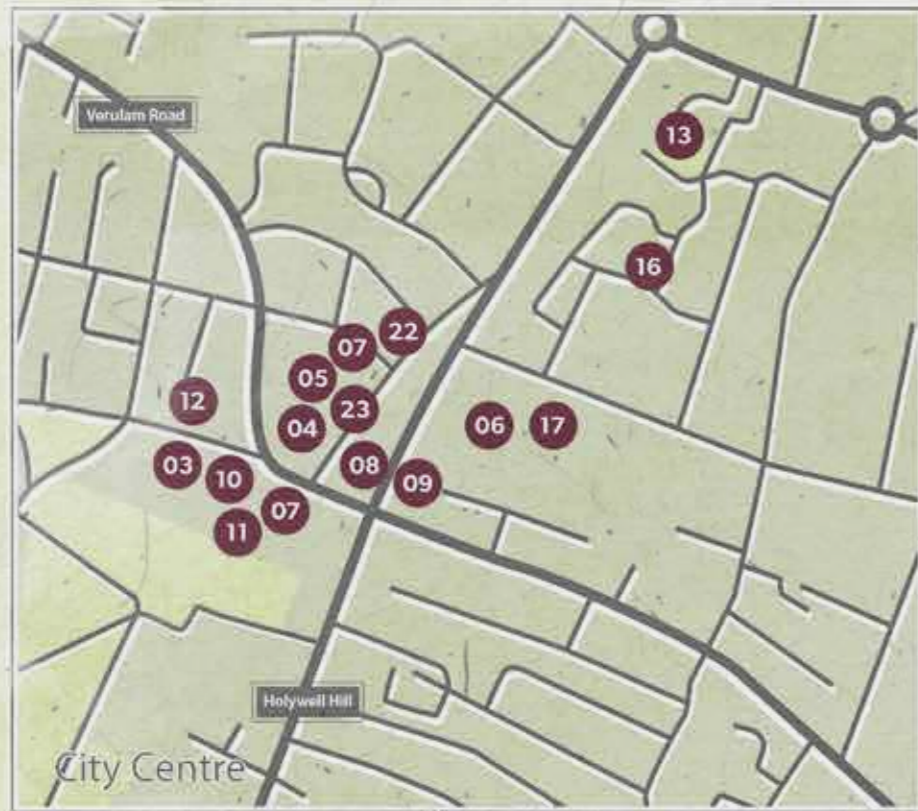
## Indulge.

St Albans has something to suit every mood. If you are looking to relax and unwind, Sopwell House has a number of luxury treatments and pampering therapies to indulge in.

When it comes to choosing somewhere to dine, there are a variety of options. Seafood fans will enjoy Lussmanns Fish & Grill, an independent restaurant offering a range of sustainably sourced food, whilst Thompson fine dining restaurant serves a selection of exquisite dishes - from confit belly of pork to slow roasted venison. There are a number of bars to try too, including Dylans and The Snug, where you can sample an extensive list of classic cocktails.

For those looking to be more active, the David Lloyd Health Club in Hatfield has a host of fitness classes to partake in. Over £1 million has been invested in new facilities which include indoor and outdoor swimming pools, racquet sports, a café and a crèche.





# Local Amenities.

There are a variety of amenities on your doorstep, so whether you are rushing out the door for the morning school run or popping out for the weekly shop, you will never have to travel far. When it comes to choosing how to spend your evenings and weekends, you'll be spoilt for choice. From restaurants and bars to theatres and spas, there is something to suit every mood.

## Stations

1. Hatfield Station  
9 minute drive
2. St Albans City Rail Station  
9 minute drive

## Bars

3. Dylans  
13 minute taxi journey
4. The Snug  
12 minute taxi journey

## Shops

5. Christopher Place  
12 minute drive
6. Maltings  
11 minute drive
7. The Dressing Room  
12 minute drive
8. D. Copperfield  
11 minute drive
9. RAFT  
12 minute drive
10. Maison Hartley  
13 minute drive

## Restaurants

11. Lussmanns Fish & Grill  
11 minute drive
12. Brasserie Blanc  
12 minute drive
13. Thompson  
8 minute drive
14. Prime  
10 minute drive

## Theatres

15. Abbey Theatre  
11 minute drive
16. Alban Arena  
9 minute drive
17. Maltings Arts Theatre  
11 minute drive

## Leisure

18. Centurion Club  
16 minute drive
19. Verulam Golf Club  
9 minute drive
20. David Lloyd Health Club  
6 minute drive
21. Soppwell House  
9 minute drive
22. Champneys Spa  
12 minute drive

## Schools

23. St Albans School  
13 minute drive
24. Sandringham School  
6 minute drive
25. Beaumont School  
5 minute drive

## Roads

26. M25  
10 minute drive
27. M1  
13 minute drive
28. A1(M)  
5 minute drive

Times are approximate only and taken from Google maps





Typical Crest Nicholson interiors

## Stunning Interiors.

These spacious homes have been finished to the highest specification. From the modern shower enclosure and chrome taps in the bathroom to the sliding glass wardrobe in the master bedroom, you will be surrounded by luxury.

The open plan layout provides you with ample room to entertain family and friends, whilst the stylish integrated appliances in the kitchen create a streamlined look.





Typical Crest Nicholson interiors



Dorridge Gate, Solihull



## Exquisite Exteriors.

Utilising a selection of handpicked materials, these homes are thoughtfully designed. Each house has brick and render walls, slate tiled roofing, traditional front and rear doors and a large driveway.

The private garden offers a secluded outdoor space to unwind in whilst the garage provides plenty of external storage space.





## Natural Surroundings.

With spacious private gardens and surrounded by open space, these homes offer ample room to grow for both residents and local wildlife. New tree planting will create habitats for a range of local species whilst new grassland will encourage wildflowers to blossom. Climbing plants and habitats throughout the development have been designed to support hedgehogs, birds and other local wildlife.



A wide-angle photograph of a rural landscape at sunset. In the foreground, a wooden fence with vertical posts runs across a field of tall grass and wildflowers. The sun is low on the horizon, creating a warm, golden glow and lens flare effects. The background shows rolling hills under a clear sky with a few wispy clouds. On the left side, there is a semi-transparent white box containing text.

# Surrounded by serenity.

Every home at Ellenbrook Meadows has been designed with idyllic living in mind.

From the peaceful location to the spacious open plan layouts, you'll feel relaxed in your new home and will have the freedom to make it your own.

The thoughtful design provides you with complete flexibility, so each home can cater to your lifestyle needs, whilst the beautiful surroundings ensure this is a place you will be proud to call home.

Whether you are a growing family or are looking to downsize, this mix of 3 & 4 bedroom executive homes is perfectly placed.



# Development Plan.



**The Primrose.**  
3 bedroom homes  
Houses 3 & 12

**The Poppy.**  
4 bedroom homes  
Houses 19 & 20

**The Foxglove.**  
4 bedroom homes  
Houses 2 & 13

**The Bluebell.**  
4 bedroom homes  
Houses 14, 15, 16 & 17

**The Laurel.**  
4 bedroom homes  
Houses 1, 18, 21 & 22

Houses marked with \* indicate affordable homes





# The Primrose.

3 bedroom home  
Houses 3 & 12\*



The large fitted wardrobes in the master bedroom provide ample storage space

Relax and unwind in the luxurious bathtub



### First Floor

Bedroom 1	4010mm† x 3129mm	13'2"† x 10'3"
Bedroom 2	3129mm x 3018mm	10'3" x 9'11"
Bedroom 3	3964mm x 2162mm	13'0" x 7'1"

French doors lead out to the private garden, letting the outside in



Open plan living and dining area, perfect for hosting vibrant dinner parties

### Ground Floor

Kitchen	4530mm x 3107mm	14'10" x 10'2"
Living/Dining Room	6750mm• x 5405mm	22'2"• x 17'9"

\* Handed to floorplans shown. Digital illustration is indicative only  
Flooring included to kitchen area, utility and wet rooms only

- C Cupboard
- W Wardrobe
- AC Airing cupboard
- Max dimension
- † Min dimension
- ⊕ Velux window







# The Poppy.

4 bedroom home

Houses 19 & 20\*



Contemporary family bathroom finished to the highest specification throughout



Spacious master bedroom with built-in wardrobe and en suite bathroom

First Floor

Bedroom 1	3723mm x 3569mm	12'3" x 11'9"
Bedroom 2	3645mm x 3321mm	11'11" x 10'11"
Bedroom 3	3299mm x 2925mm	10'10" x 9'7"
Bedroom 4	3473mm • x 2510mm	11'5" • x 8'3"

Gaze out of the kitchen window and spot local wildlife hiding in the garden



The beautiful bay window floods the room with natural light

The garage provides extra storage, with easy access from the utility room

Ground Floor

Kitchen/Dining Room	6658mm • x 3290mm	21'10" • x 10'10"
Living Room	4214mm † x 3569mm	13'10" † x 11'9"

\* Handed to floorplans shown. Digital illustration is indicative only  
Flooring included to kitchen area, utility and wet rooms only

- C Cupboard
- W Wardrobe
- AC Airing cupboard
- Max dimension
- † Min dimension
- ⋮ Velux window





# The Foxglove.

4 bedroom home  
Houses 2 & 13\*

Luxurious bathtub  
to relax and unwind in



Light-filled second bedroom,  
ideal for visiting guests

The fourth bedroom could also be  
used as a study

First Floor		
Bedroom 1	3944mm x 2999mm+	12'11" x 9'10"+
Bedroom 2	3646mm x 3223mm	12'0" x 10'7"
Bedroom 3	3799mm • x 2849mm	12'6" • x 9'4"
Bedroom 4	2677mm x 2447mm	8'9" x 8'0"

Stylish built-in kitchen appliances save  
space and create a streamlined look



After a long day at work,  
retreat to the large living  
room and put your feet up

Flexible living areas  
provide the perfect  
space to socialise

Ground Floor		
Kitchen/Dining Room	6615mm x 3913mm+	21'8" x 12'10"+
Living Room	6615mm x 3726mm+	21'8" x 12'3"+

\* Handed to floorplans shown. Digital illustration is indicative only  
Flooring included to kitchen area, utility and wet rooms only

- C Cupboard
- W Wardrobe
- AC Airing cupboard
- Max dimension
- + Min dimension
- ⋯ Velux window





# The Bluebell.

4 bedroom home  
Houses 14, 15, 16 & 17



Sizeable bedrooms,  
ideal for when guests  
come to stay



Wake up to stunning views  
over the meadow

### First Floor

Bedroom 1	3980mm x 3868mm	13'1" x 12'8"
Bedroom 2	3654mm x 3599mm	12'0" x 11'10"
Bedroom 3	4683mm • x 4058mm •	15'4" • x 13'4" •
Bedroom 4	4546mm • x 3632mm •	14'11" • x 11'11" •

An impressive dining  
room, where you can  
entertain family  
and friends



The utility  
room provides  
useful storage space

Admire stunning views  
of the private meadow  
and rolling countryside  
through beautiful  
bay windows

### Ground Floor

Kitchen/Dining Room	5745mm • x 9343mm •	18'10" • x 30'8" •
Living Room	6755mm† x 3661mm	22'2"† x 12'0"
Study	3961mm x 2729mm	13'0" x 8'11"

- C Cupboard
- W Wardrobe
- AC Airing cupboard
- Max dimension
- † Min dimension
- Velux window

Digital illustration is indicative only  
Flooring included to kitchen area, utility and wet rooms only  
Reduced head height on the first floor  
○ No window above the sink to House 17  
†† Bay window to Houses 15 & 17 only





# The Laurel.

4 bedroom home  
Houses 1, 18\*, 21 & 22\*



*Impressive master bedroom with en suite*

*Dressing room area, built just for you*

First Floor		
Bedroom 1	3956mm x 3751mm	12'12" x 12'4"
Bedroom 2	3935mm x 3660mm	12'11" x 12'0"
Bedroom 3	3660mm x 3352mm	12'0" x 11'0"
Bedroom 4	3253mm x 2615mm•	10'8" x 8'7"•



*Flexible open plan kitchen and dining area, so you can make the space your own*

*A glass of red wine by the fireplace will keep you warm in the winter months*

*Separate utility room makes everyday life easier*

Ground Floor		
Kitchen/Family Room	7109mm x 3411mm†	23'4" x 11'2"†
Living Room	5439mm x 3800mm	17'10" x 12'6"
Dining Room	3987mm x 3707mm†	13'1" x 12'2"†
Study	3800mm• x 3000mm	12'6"• x 9'10"

\* Handed to floorplans shown. Digital illustration is indicative only  
Reduced head height to bedrooms 1 & 3  
Flooring included to kitchen area, utility and wet rooms only

- C Cupboard
- W Wardrobe
- AC Airing cupboard
- Max dimension
- † Min dimension
- ⌈ Velux window



# Specification.

## The Kitchen

A fully fitted luxury kitchen combines attention to detail with the highest quality materials and finishes:

- Brushed steel Bosch fan assisted double oven, four-ring gas hob and extractor
- Bosch fully integrated fridge freezer and dishwasher
- Soft close doors and drawers
- Silestone or Granite worktops to the kitchen
- Low energy lighting to underside of wall units
- Leisure rangemaster stainless steel sink with Hansgrohe block mixer taps
- Spacia flooring by Amtico

## Central Heating

- Gas fired A rated central heating system

## Bathroom, En Suite and Cloakroom

- Contemporary white Roca Gap sanitaryware
- Hansgrohe taps
- Full height Porcelanosa tiling to the bath and shower enclosure
- Spacia flooring by Amtico
- Heated chrome towel rails in the bathroom and en suite

## Joinery

- Oak effect internal doors
- White painted stepped architrave
- Satin chrome ironmongery
- Full height sliding wardrobes to master bedroom

## Decoration

- Internal walls painted white throughout
- Window boards, internal door frames, skirtings and architraves painted with a white gloss finish

## Environmental Features

- Double glazed windows
- Enhanced insulation
- Pull out recycling bins in kitchen
- Low energy lighting system
- A rated kitchen appliances

## Electrical

- Low energy downlighters fitted to the kitchen. Pendant or batten light fittings to all other rooms
- TV/FM/Sky Plus connections fitted in living room and master bedroom
- Shaver sockets fitted in all bathrooms and en suites
- White recessed extractor fans
- Power and lighting fitted to the garage when inside plot curtilage

## Exterior

- Security lighting to front and rear door
- Installed with water butts
- External tap to the rear
- Rear gardens top soiled and rotovated

## Security and Peace of Mind

- External doors supplied with chrome multipoint locking system
- PVCu glazed windows and French doors provided with matching white ironmongery and multipoint locking
- Mains operated smoke, heat and carbon monoxide detectors fitted



Please speak to your Sales Advisor for plot specific details

Typical Crest Nicholson interiors shown



## Seal of Excellence.

Based on over 50 years' experience of creating award-winning homes and vibrant mixed-use developments, Crest Nicholson has long realised that bricks and mortar are just part of creating an area's most sought after address. New homes are about the people who live in them and that is why we aim to ensure that every individual home, its surroundings and location not only meet but also exceed our customers' expectations.

We combine classic and contemporary design and construction techniques with sustainable materials and state-of-the-art technology. Every Crest Nicholson home has been architecturally designed to maximise space and create light filled interiors with a variety of complementary and highly individual external finishes. You can also be assured that your new home will provide exemplary levels of comfort and energy efficiency.

Our commitment to building exemplary new homes and creating sustainable communities is recognised in our impressive array of industry design awards, including more CABA Gold Building for Life Awards than any other developer. This continues to reinforce both our success in the design and delivery of attractive, sustainable new homes and our position as one of the UK's leading developers.

Small wonder that the discerning homebuyer appreciates the difference to be enjoyed in a Crest Nicholson home.



Dorridge Gate, Solihull



Fallowfields, Daventry



# Peace of Mind.

Buying a second-hand home can be stressful. It can take weeks for the chain to complete and once you move in you could find yourself contending with a host of DIY projects and redecorating jobs. But when you buy a new home with Crest Nicholson you can avoid all of this.

No chain makes moving easy, there'll be no maintenance issues to tackle and you'll benefit from a home that's immaculate – both inside and out. Buying a new home can save you money too. An efficient heating system, good insulation and double glazed windows will help reduce your energy bills as well as your carbon footprint.

Experience the Crest Nicholson difference.

Ellenbrook Meadows  
Oaklands Lane  
Smallford  
St Albans  
Hertfordshire AL4 0HS

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Crest Nicholson Chiltern, a division of Crest Nicholson Operations Ltd  
Building 2, Abbey View, St Albans, Hertfordshire AL1 2PS

Please ask the Sales Advisor for information about SAP ratings. All stated dimensions are subject to tolerances of +/- 50mm. You are advised, therefore, not to order any carpets, appliances or any other goods which depend on accurate dimensions before carrying out a check measure within your reserved plot. Kitchen layouts are indicative only and are subject to change. Please ask the Sales Advisor for details. Whilst every effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide and Crest Nicholson reserves the right to amend the specification as necessary and without notice. This does not constitute or form any part of a contract of sale. All travel times, distances, companies, businesses and trading names are believed to be correct at the time of going to print, but any prospective buyer should make their own enquiries. April 2016.







