

# SHENLEY GRANGE

London Road • Shenley • Hertfordshire



NICHOLAS KING  
DEVELOPMENTS



# LOCATION

The village's unique, elevated position, high on the edge of Shenley Ridge, yields magnificent, panoramic views over the lush Hertfordshire countryside, particularly to the north as far as the cathedral city of St Albans. It features a delightful duck pond at its centre, along with an odd domed-shaped building bearing the inscription "Do well. Fear Not. Be sober. Be Vigilant". This was the old cage or 'lock up', which served as a temporary prison for offenders until the local constable took them to be charged before the magistrates at the nearby court.

However, Shenley isn't all about quaint cottages and intriguing landmarks. Despite dating back over a thousand years, the village boasts a wide range of modern amenities. Thriving churches, friendly local hostleries, various local stores and a small supermarket provide for day to day

while just five minutes away at Colney Fields Shopping Park, you'll find a wide range of high street names including Sainsbury's and Marks & Spencer.

Few areas are so well suited for bringing up children. There is an excellent choice of schools in the vicinity, both state and private, from the village's own Shenley Primary School and Clore Shalom to the prestigious Radlett Prep, Haberdashers' Aske's and Aldenham School, which are all within easy access.

Sporting facilities abound with no fewer than three modern sport and leisure centres in the area, offering easy access to swimming, squash and badminton, to name but a few. There's also horse-riding, tennis and golf in abundance, while Shenley is particularly famous for cricket, with its own Centre of Excellence,

Surrounded by a verdant patchwork of open fields, ancient woods and mature parkland, it is sometimes hard to imagine that Shenley is just 15 miles from central London. The first village within the green belt as you leave the great metropolis, adjacent to the affluent community of Radlett, Shenley combines rural tranquillity with modern convenience to offer the ultimate in English country living.

essentials, while the Village Hall and the Old Chapel play host to all kinds of local groups and special events. Regular art and craft events, concerts and theatrical extravaganzas are staged in the ancient Shenley walled garden amphitheatre, and the annual Shenley Carnival and Fete Day draw visitors from far and wide.

For more diverse attractions, Radlett boasts excellent dining and socialising opportunities, as well as a vibrant cultural centre and a superb selection of boutiques: Battlers Green Farm hosts over a dozen traditional stores, including the long-established Battlers Green Farm Shop, renowned for its superb range of high quality food and wines. In addition, there are large shopping centres at St Albans, Watford, Barnet and Brent Cross,

in addition to the village cricket club. Home to the Arsenal Football Club's training grounds, Shenley's proximity to Watford and St Albans should satisfy the football and rugby fans respectively, and ease of access to central London ensures a wealth of sporting opportunities, and while Shenley has also been endowed with 50 acres of managed parkland – complete with swing parks, tea pavilion, a walled garden and its own famous apple orchard with over 100 varieties of apple – the entire area is an idyllic location that lends itself to a host of country pursuits for walkers, joggers, ramblers and cyclists alike.

Despite its rural setting, Shenley is well located for commuting: Radlett Station, just 2.3 miles from London Road, is just 20 minutes from Kings Cross, with trains every half an hour (more frequently at peak times), providing speedy access to the City. The A1, M1 and M25 are all within a short drive, while Shenley is just over 10 minutes from St Albans and 17 minutes from Watford. For travel further afield, Luton Airport is just over 20 miles away and Heathrow is 30 miles.



- To Radlett 2.4 miles 5 mins
- To Central London 15.1 miles 35 mins
- To Brent Cross 9.1 miles 16 mins
- To M25 Jtn 22 2.4 miles 4 mins
- To M1 Jtn 6A 7.5 miles 10 mins
- To Watford 7.8 miles 17 mins
- To St Albans 6.2 miles 10 mins



- Radlett to Kings Cross 20 mins
- Radlett to Luton 22 mins



- Elstree Aerodrome 5.2 miles 11 mins
- Heathrow 29.8 miles 34 mins
- Luton 20.6 miles 25 mins
- Stansted 40 miles 46 mins
- Gatwick 68.5 miles 1hr 15 mins











An artists impression of Shenley Mews.



## HOUSE 1

Kitchen	4360 x 2725 max	14' 3 x 8' 11 max
Living/Dining	6000 x 5780	19' 8 x 18' 11
Bedroom 1	4300 max x 3040 min	14' 1 max x 9' 11 min
Bedroom 2	3790 x 3350	12' 5 x 10' 11
Bedroom 3	3520 min x 2510	11' 6 min x 8' 2

## HOUSE 2

Kitchen	4360 x 2725 max	14' 3 x 8' 11 max
Living/Dining	6000 x 5780	19' 8 x 18' 11
Bedroom 1	6000 x 3845	19' 8 x 12' 7
Bedroom 2	4650 max x 4060	15' 3 max x 13' 3
Bedroom 3	4360 max x 3810	14' 3 max x 12' 6
Bedroom 4	4780 x 2950	15' 8 x 9' 8

## HOUSE 3

Kitchen	4360 x 2725 max	14' 3 x 8' 11 max
Living/Dining	6000 x 5780	19' 8 x 18' 11
Bedroom 1	5570 x 4450 max	18' 3 x 14' 6
Dressing Room	4780 x 2050 max	15' 8 x 6' 8 max
Bedroom 2	6000 x 3845	19' 8 x 12' 7
Bedroom 3	4360 max x 3810	14' 3 max x 12' 6

v - Velux Window



## HOUSE 4

Kitchen	4360 x 2725 max	14' 3 x 8' 11 max
Living/Dining	6000 x 5780	19' 8 x 18' 11
Bedroom 1	5570 x 4450 max	18' 3 x 14' 7
Bedroom 2	6000 x 3845	19' 8 x 12' 7
Dressing Room	4780 x 2050 max	15' 8 x 9' 8 max
Bedroom 3	4360 max x 3810	14' 3 max x 12' 6

## HOUSE 5

Kitchen	4360 x 2725 max	14' 3 x 8' 11 max
Living/Dining	6000 x 5780	19' 8 x 18' 11
Bedroom 1	6000 x 3845	19' 8 x 12' 7
Bedroom 2	4650 x 4060	15' 3 x 13' 3
Bedroom 3	4360 max x 3810	14' 3 max x 12' 6
Bedroom 4	4780 x 2950	15' 8 x 9' 8

## HOUSE 6

Kitchen	4065 x 3040	13' 4 x 9' 11
Living/Dining	6000 x 5685 max	19' 8 x 18' 7 max
Bedroom 1	4320 x 3750	14' 2 x 12' 3
Bedroom 2	3500 max x 3240	11' 5 max x 10' 7
Bedroom 3	4815 max x 2620 max	15' 9 max x 8' 7 max

v - Velux Window



# SHENLEY MEWS SPECIFICATION

Shenley Mews has been designed to provide varying accommodation styles, set over two and three floors, to suit individual family lifestyles.

Set behind the landscaped parking courtyard, these mews style houses have a timeless aesthetic, with traditional brick work enhanced by stone detailing and light coloured render, with tiled roofs and easy maintenance pvcU white window frames. Built using modern technology which provides excellent money saving insulation, with internal walls skimmed with traditional plaster, these new homes meet the latest building regulations for heat and sound insulation.

Behind the front door, you are welcomed into these spacious homes. Internal doors are veneered walnut in a contemporary style and give a rich first impression. Door and window furniture are in sleek and shiny chrome.

Walls are painted in neutral matt Calico, smoothly plastered ceilings are white and enhanced by a contemporary styled cornice (to the ground and first floor with the exception of the bathrooms). Skirting boards and door architraves and the main sections of the staircase are painted in shiny white gloss, with the stair handrail a walnut shade to complement the internal doors.

Each house is centrally heated by a programmable, energy efficient gas system with radiators that are controlled by individual thermostats to all rooms. The same system also provides ample hot water for the many bathrooms, which are warmed by chrome ladder towel rails. A contemporary wood burning stove is a feature of the living room providing atmosphere as well as warmth.

Low voltage, energy efficient downlights illuminate the hall, kitchen, bathrooms and cloakroom, all other rooms are illuminated by energy efficient pendant lights. Each house is fitted with ample double electrical sockets (with a chrome

finish to the main ground floor living rooms). There are telephone and TV points (wired for satellite TV) in the main living room and each bedroom. A TV aerial providing service for terrestrial channels is also fitted. Shaver points in bathrooms are located within the vanity units.

For the cloakroom, bathroom and ensembles, the emphasis is on sophisticated styling, with contemporary white sanitary ware, basins atop glossy white cabinets (wenge veneered to the master ensuite) with mirrored vanity units (with the exception of the cloakroom), with Hans Grohe taps and shower fittings with glass shower screens. Fully tiled throughout with your choice from our specially selected range of wall and floor ceramics provides the essential finishing touch, subject to the stage of construction at the time of reservation.

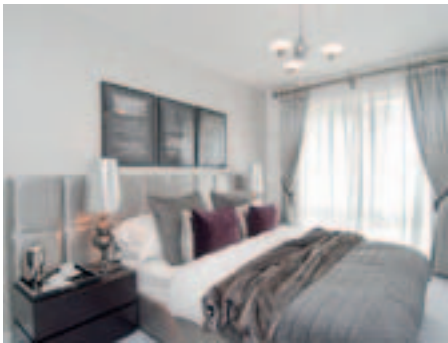
Neutral coloured wardrobes with a shelf and rails will be fitted in bedrooms 1 & 2.

The superb fitted kitchen is a cook's haven. The kitchen is fitted with a host of stylish cabinetry and stone worksurfaces (and upstands) and a collection of appliances including a stainless steel oven, extractor, gas hob, and microwave, plus a fridge/freezer, dishwasher and washer dryer (discreetly hidden behind cabinet doors) and a wine cooler. Your stainless steel sink includes a chrome mixer tap.

Subject to the stage of construction at the time of your reservation, you will be able to select your kitchen cabinetry, worktops and coordinating floor ceramics from our superb range.

Each home is fitted with mains wired smoke and heat detectors and carbon monoxide monitor. All windows are double glazed and lockable.

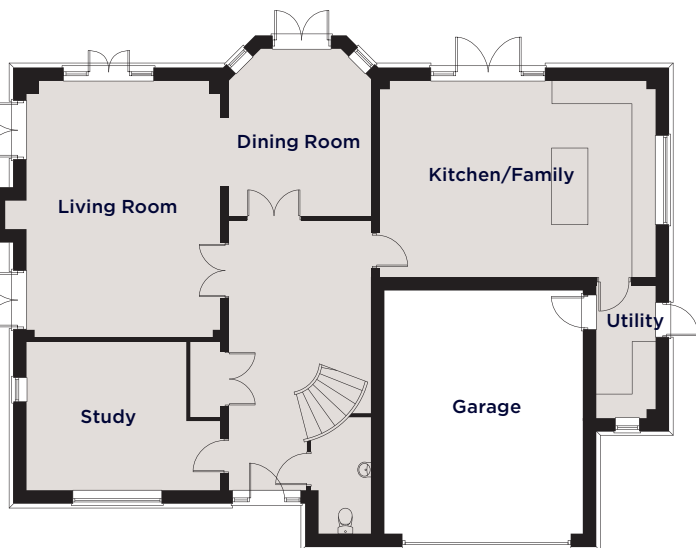
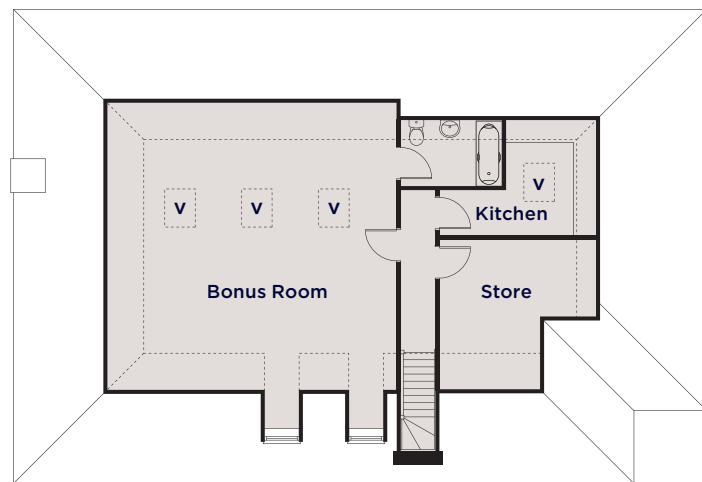
The rear gardens of Shenley Mews will be laid to lawn with a terrace area for al fresco dining with exterior lighting and a water tap. Landscaping fronting Shenley Mews will be completed in accordance with plans approved by the local planning authority.



# SHENLEY PADDOCKS

An Artists impression of Shenley Paddocks.





Second Floor



## HOUSE 7

Kitchen/Family	7180 x 5130	23' 6 x 16' 10
Dining	4350 max x 3720	14' 2 max x 12' 2
Living	6710 x 5050	22' 0 x 16' 6
Study	5050 max x 3870	16' 6 x 12' 8
Master Bedroom*	5120 max* x 4520 max	16' 9 max* x 14' 10 max
Bedroom 2	5335 max x 4235	17' 6 max x 13' 10
Bedroom 3	5055 max x 3870	16' 7 max x 12' 6
Bedroom 4	5055 max x 4815	16' 7 max x 15' 9
Bedroom 5	3730 x 3495	12' 2 x 11' 5
Bonus Room	7560 x 7500	24' 9 x 24' 7
Kitchen	3095 x 2415 min	10' 1 x 7' 11 min

\* Excludes dressing room  
v - Velux Window

## HOUSE 8

Kitchen/Breakfast	7675 x 5075	25' 2 x 16' 7
Dining	4640 x 3925	15' 2 x 12' 10
Living	7040 x 4120	23' 1 x 13' 6
Study	4720 x 3540 min	15' 5 x 11' 7 min
Master Bedroom*	4825 x 4045*	15' 10 x 13' 3*
Bedroom 2	5525 max x 4960	18' 1 max x 16' 3
Bedroom 3	6275 max x 5075 max	20' 7 max x 16' 7 max
Bedroom 4	4710 x 3215	15' 5 x 10' 6
Bedroom 5	6685 x 5465	21' 11 x 17' 11
Kitchen	3500 max x 3070 max	11' 5 max x 10' 0 max

\* Excludes dressing room

Ground Floor





# SHENLEY PADDOCKS SPECIFICATION

The detached family homes of Shenley Paddocks provide spacious living with contemporary and stylish interiors.

Nestling behind the Mews homes, the Paddocks have classically designed exteriors of traditional mellow brickwork with elegant stone detailing, tiles or slate on the roof and easily maintained pvcU white window frames. Built using time honoured construction techniques with concrete floors to the first floor and internal walls skimmed with plaster, these houses fully satisfy the latest rigorous building regulations for both heat and sound insulation.

Behind the solidity of the front door, you are welcomed into generous galleried halls, with elegantly curved staircases leading to the first floor. The rich, walnut veneered and grooved internal doors lead into light airy rooms and are finished with chrome furniture. Walls are painted in neutral Calico, smoothly plastered ceilings are white and framed by a contemporary styled cornice to all ground and first floor rooms (with the exception of bathrooms). Neatly mitred skirting boards and architraves are finished in gloss white.

Each home at Shenley Paddocks is heated via a programmable gas under floor heating system leaving walls free of radiators (with the exception of the top floor), the living rooms' wood burning stove provides a focal point and additional warmth for cosy evenings by the fire, and the bathrooms have additional warmth provided by chrome heated towel rails.

Low voltage energy efficient downlights illuminate the hall, kitchen/ breakfast room, the master bedroom and all bathrooms, with pendant fittings to all other rooms. Each house has ample chrome finished double sockets and light switches with TV points to all rooms with a provision for future Sky connection. A TV aerial providing service for terrestrial channels is also fitted. BT points are located in the living room, hall, study and all bedrooms. A Sonus ipod docking sound system with speakers mounted in the ceiling in the main living rooms, the master bedroom and bedroom 2 will fill the house with music whilst access to the web is provided via Cat 6 wiring. Shaver points are discreetly hidden in bathroom vanity units. Light and power are provided in each garage, where the door is electrically controlled. Lighting to the front of the house welcomes you home,

and lighting to the rear garden will provide an ideal setting for al fresco entertaining.

For safety and security mains wired smoke alarms, a carbon monoxide monitor and an NSI approved burglar alarm system will be fitted.

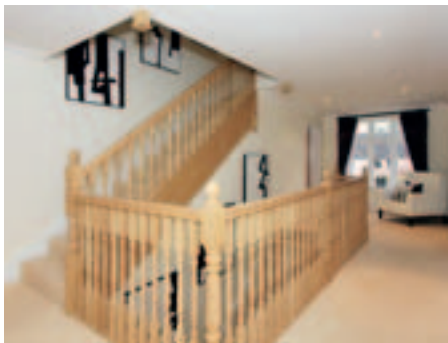
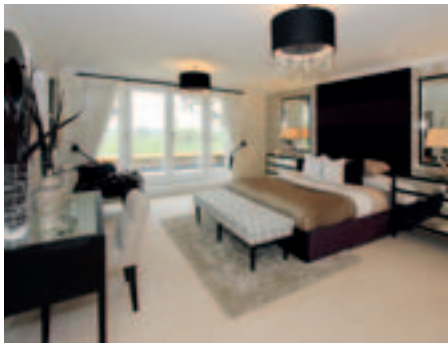
The kitchen is always the heart of every home and the large kitchen/ breakfast room is designed for modern family living. The superb fitted kitchen has a host of stylish cabinetry, stone worksurfaces and a collection of appliances including two ovens, combination microwave, coffee machine, wine cooler, induction hob and extractor in stainless steel, with a full height integrated fridge, freezer and dishwasher. Stainless steel sinks sit below the stone worktops with a mixer and instant boiling water tap. The ceramic tiled floors can be selected to co-ordinate with your choice of cabinetry and stone worksurfaces from our selected range subject to the stage of construction at the time of your reservation.

Utility rooms have neutral cabinetry and co-ordinating work surface and are fitted with a sink, washing machine and tumble dryer and finished with ceramic floor tiles.

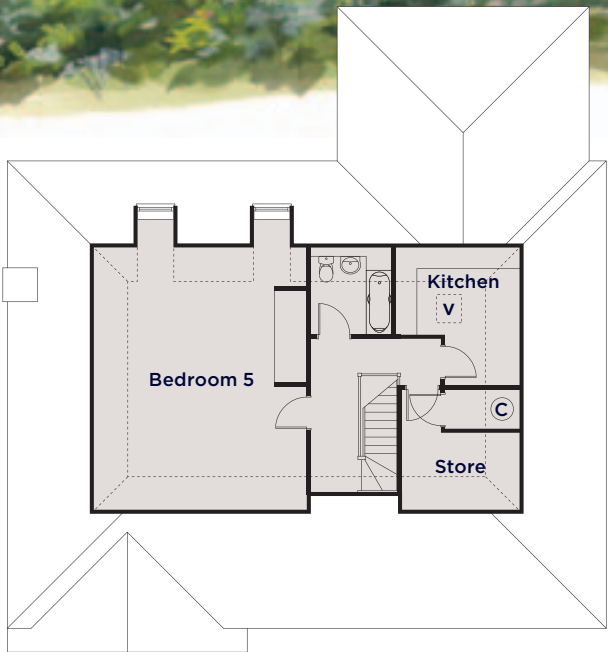
Spa like bathrooms and ensuites feature superbly styled white sanitaryware, atop warm walnut cabinets, with mirrored illuminated vanity units to reflect the contemporary stylish chrome taps and superb showers, and glass shower screens. Each bathroom has fully tiled walls and floors which can be selected from our chosen range of European ceramics subject to the stage of construction at the time of your reservation.

Each bedroom features a fitted wardrobe with full height doors in glossy cream.

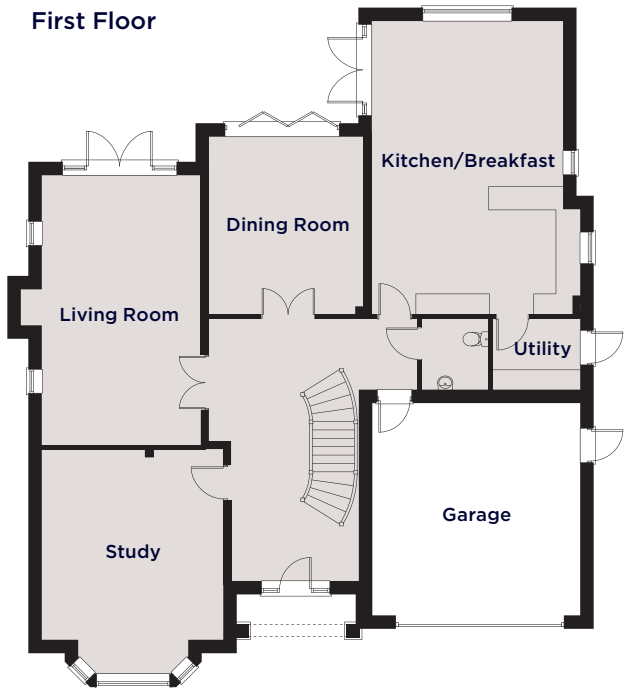
The rear gardens will be designed with terraces, planted shrub beds and lawned, with a tap for essential watering. Landscaping to the front our each home will be completed in accordance with the plans approved by the Local Authority.



First Floor



Second Floor



Ground Floor

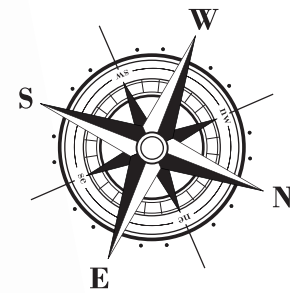
## HOUSE 9

Kitchen/Breakfast	7675 x 5075	25' 2 x 16' 7
Dining	4640 x 3915	15' 10 x 12' 10
Living	7040 x 4130	23' 1 x 13' 6
Study	5000 min x 4710	16' 4 min x 15' 5
Master Bedroom*	4825 x 4045*	15' 10 x 13' 3*
Bedroom 2	5750 x 5525 max	18' 10 x 18' 1 max
Bedroom 3	6275 max x 5075 max	20' 7 max x 16' 7 max
Bedroom 4	4710 x 4675 min	15' 5 x 15' 4 min
Bedroom 5	6685 x 5465	21' 11 x 17' 11
Kitchen	3500 max x 3070 max	11' 5 max x 10' 0 max

\* Excludes dressing room  
v - Velux Window



# SHENLEY MEWS & PADDOCKS



# NICHOLAS KING DEVELOPMENTS



Nicholas King treat each of its clients as an individual, tailoring the home buying process to make life as easy and stress free as possible. Initiatives include landscaping the development, fitting TV aerials as standard, as well as on the day of moving, providing the services of a handyman to fit curtain tracks, shelves and hang pictures.

For assistance, the company provides a 24-hour helpline. Any issues are dealt with quickly, with 'no-fuss' compensation offered automatically should any appointment be missed. Quality control questionnaires and a comprehensive support infrastructure ensure that dealing with Nicholas King Developments is an enjoyable experience.

Nicholas King Developments was founded on the belief that the closest attention to the smallest detail, in design, construction and customer service, is the only route to excellence. This requires energy and a real commitment to be carried forward consistently. The company's growth and its demonstrable success at winning high levels of customer satisfaction and loyalty, as well as awards for design, innovation and construction, show that the formula is working.



[WWW.NKHOMES.COM](http://WWW.NKHOMES.COM)

All dimensions are approximate and floor plans are for guidance only. Photography shows previous Nicholas King developments or typical specification. Nicholas King Developments plc operates a policy of continuous improvement and therefore individual details may change. Artist impressions are for illustration only. Please check with the Sales Executive. Where choices are offered this may be subject to the stage of construction at the time of reservation. Information supplied within this brochure may vary and therefore does not form any part of any contract.



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