



THE
WALLED GARDEN



NORTHAW HOUSE

NORTHAW



A WELCOME HAVEN IN NORTHAW

A BREATH-TAKING AND PRESTIGIOUS GATED DEVELOPMENT
OF JUST THREE 4 BEDROOM HOUSES SET WITHIN
30 ACRES OF PRIVATE GROUNDS.

Situated in the desirable and affluent village of Northaw, you will find yourself just moments away from Cuffley which plays host to a superb range of restaurants, public houses, coffee shops and grocery stores along with Cuffley train station serving Moorgate (approx. 35 minutes), Finsbury Park (approx. 25 minutes) with other services connecting directly to Hertford North.

Within a few miles of the village you will also find Potters Bar train station serving London King's Cross (approx. 19 minutes) along with a number of highly-regarded state and independent schools including Cuffley Primary, Goffs Academy, Chancellors, Queenswood, Stormont and Lochinver along with Broxbourne Woods National Nature Reserve, Paradise Wildlife Park and Essendon Golf and Country Club.

Northaw House has been carefully crafted to infuse periodic charm with contemporary and elegant architecture creating an exceptional contrast of luxury. Each home has been designed to include a number of opulent finishes.

Be enthralled with exquisite countryside views and green open spaces which when combined will provide a tranquil haven lined with an elegant backdrop making Northaw House the perfect place to call home.

Computer generated images are indicative only.



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EXCEPTIONAL SPECIFICATION

KITCHENS

- Contemporary handle less matt lacquered doors in taupe/putty concrete graphite grey
- Complementary 20mm stone Italiana worktops in Virgo/Marmorea Golden with full height splash back
- Smoked mirror glass
- Blanco Und Subline 700-u Silgranit® Puradur II® white sink
- Quooker PRO3 Fusion Round
- Large island unit
- Multi-gang switches for appliances

PANTRY

- Contemporary matt lacquered doors in taupe with 40mm laminate worktop in putty concrete graphite grey
- Smoked mirror glass splashback

APPLIANCES

- Miele Pureline Cooking 45cm microwave combination oven clean steel 7 oven
- Miele Pureline Cooking 60cm single oven clean steel
- BORA X Pure surface induction cooktop with integrated cooktop extractor
- Siemens Bi 60 cm fully integrated dishwasher iQ100 black
- Siemens iQ500 A++ 177x54 built-in fridge
- Siemens iQ500 A+ 177x54 built-in nofrost freezer
- Siemens built-under wine cabinet - 60cm wide iQ500 G glass door with black bar handle

High end range of visible appliances.

INTERNAL FINISHES

- Contemporary chrome ironmongery
- Amtico or similar to ground floor
- Contemporary luxury carpets to basement and bedrooms
- Walk-in wardrobe/changing area to master bedroom
- Fitted wardrobes to bedroom 1, 2 & 3

UTILITY

- Contemporary handleless matt Lacquered doors
- Contemporary quartz worktops and up-stands
- 1 bowl undermounted stainless steel sink
- Sink tap in brushed steel
- White goods

BATHROOM, EN-SUITES & CLOAKROOMS

- Contemporary sanitaryware and brassware from Bagno Design (colour TBC)
- Fully tiled finish to walls and flooring
- Wash hand basin with vanity unit under (double basin to en suite)
- Single tile splash-backs to cloakroom basins
- Thermostatically controlled exposed shower valve with fixed riser head and separate hand shower
- Soft closing toilet seats
- Heated towel rails to bathroom and en-suites
- Shaver socket
- Demister mirror with LED light surround

CONNECTIVITY

- Full Fibre BT into comms cupboard capable of up to 900MB
- Araknis 48 port PoE network switch Ceiling mounted WAPs (estimated at 4)
- RJ45 sockets to all rooms
- Infrastructure ready for Sky Q connectivity to all rooms
- Control4 Triad streaming amplifiers (4) with Episode Signature in ceiling speakers (4 pairs)
- Provisions for automated curtains

SECURITY

- Fully hard wired alarm system
- Comelit full video entry phone system connected to main gates and walled garden gates
- Fully double-glazed Part Q compliant doors and windows

HEATING

- Air source heat pump supplying underfloor heating through out

ELECTRICAL

- Chrome rounded sockets and switches
- Low-energy downlighters throughout
- Ceiling mounted CO and heat detectors
- USB plug sockets to principal bedroom, living room and kitchen
- Control4 lighting system, based on example circuits:
 - Up to 56 dimmable circuits
 - Up to 8 switched circuits
- 29 keypads with engraved buttons
- Control4 dimming/switched circuit controllers
- Control4 wall keypads
- Control4 centralised lighting equipment
- Future Automation centralised lighting panel – prewired

GENERAL

- 10 Year New Home Warranty provided to all plots



SITE PLAN



SITE PLAN

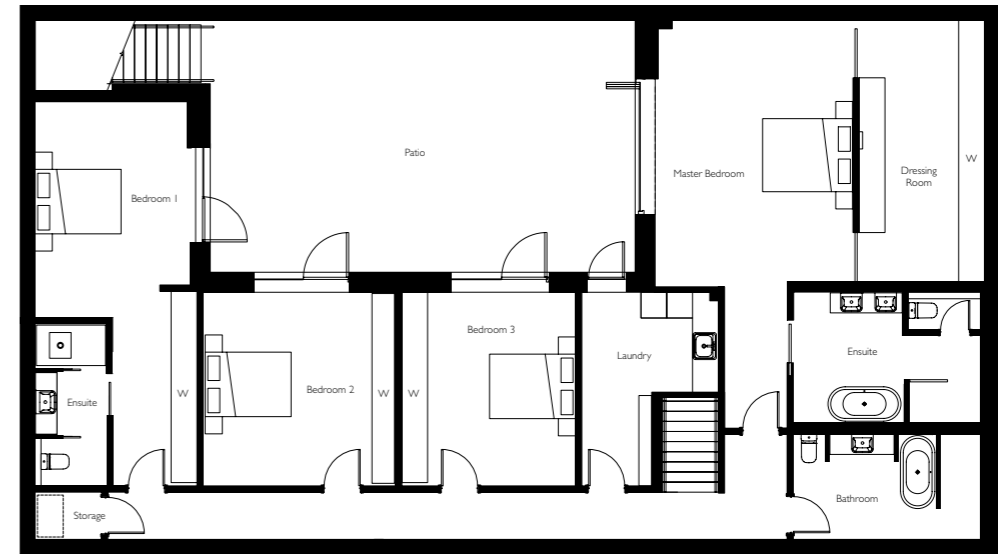


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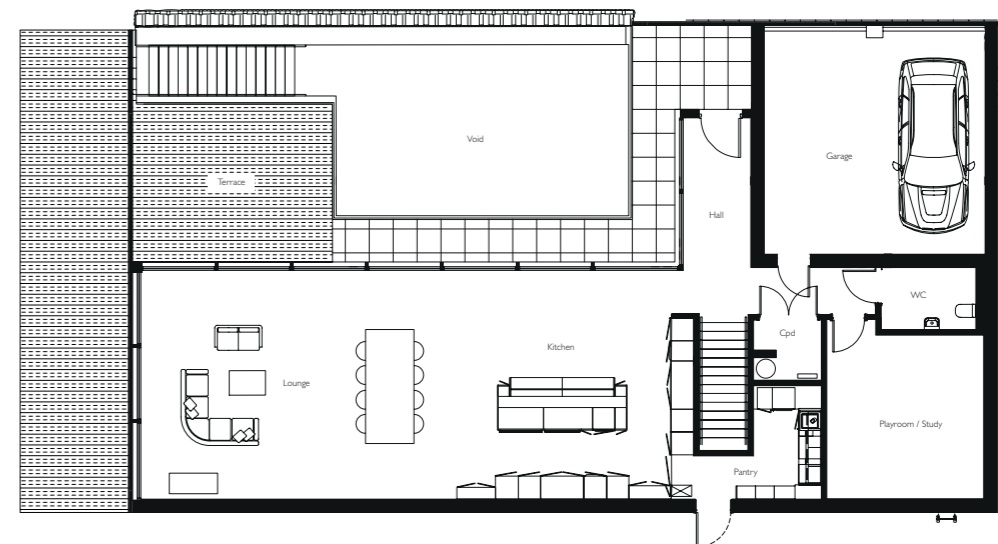
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FLOOR PLANS

LOWER GROUND FLOOR



GROUND FLOOR



LOWER GROUND FLOOR

Master Bedroom	5.9m x 4.6m	19'5" x 15'1"
Dressing room	5.9m x 3.1m	19'5" x 10'2"
Bedroom 1	9.3m x 3.6m	30'5" x 11'9"
Bedroom 2	4.6m x 4.5m	15'1" x 14'9"
Bedroom 3	4.6m x 4.1m	15'1" x 13'5"

GROUND FLOOR

Kitchen	6.3m x 6.2m	20'7" x 20'3"
Lounge/Dining	8.5m x 6.2m	27'9" x 20'3"
Playroom/Study	4.8m x 4.2m	15'9" x 13'9"
Garage	5.9m x 5.7m	19'4" x 18'8"

*Maximum measurement taken.

W – Wardrobe Cpd – Cupboard



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