

TROY

HOMES



CLEMENTS END FARM

Clements End Road, Studham LU6 2NG



Clements End Farm

Surrounded by rolling Bedfordshire countryside, at the southern edge of the thriving community of Studham, Clements End Farm is the epitome of modern village living. Situated within the Chilterns Area of Outstanding Natural Beauty, yet with a brief commute to central London, these eight contemporary 2, 4 & 5 bedroom country homes each with additional agricultural land offer the best of all worlds.

All the appeal of village life

A picturesque parish church that was mentioned in the Domesday Book, two exceptional local hostelrys, The Bell and The Red Lion, both serving excellent food, a vast green Common at its core, designated County Wildlife Centre. It's little wonder the village of Studham is one of the most sought-after addresses in Bedfordshire.



Fresh produce, everyday essentials and more can be sourced from the bustling market town of Dunstable, just 5.4 miles away, where you'll find a range of shops and services along with a choice of bars and restaurants, including local institution Chez Jerome. Nearby, the affluent communities of Harpenden and Berkhamsted are almost equidistant from Clements End Farm. Either are ideal stamping grounds for sophisticated shopping and fine dining, with designer boutiques, quality brands – both have sizeable Waitrose stores – and an even wider choice of eateries on offer within delightfully leafy surroundings. In addition, the proximity of St Albans, Milton Keynes and London offers alternatives for more urban shopping excursions.

Entertainment is also easily accessible, with theatres, cinemas, museums and arts centres in each of the above towns and cities, while closer to home, Dunstable's Grove Theatre puts on a full programme in its 780-seat purpose built arts and entertainment centre. Studham itself hosts an annual music festival, Studhambury, along with a much-anticipated May Fair, featuring Morris dancing, coconut shy and Maypole to reinforce the modern rural idyll.



With an “outstanding” C of E Village Primary School at its heart, Studham is an excellent place to put down roots. There is a further choice of excellent middle and senior schools in the surrounding towns, with reliable bus services to and from the village, while there are a number of independent or preparatory schools within a 20 minute drive.



Living in Clements End Farm, you can take full advantage of the many opportunities to enjoy the great outdoors. Apart from walking, cycling and horse riding, the village hosts cricket, tennis, football and bowls clubs, with both the Village Hall and the Sports and Social Club hives of activity all year round. Kite fliers and gliding aficionados flock to the nearby Dunstable Downs, which, as the highest point in the county, offers unbeatable views over the surrounding area. Explore rolling chalk downlands, lush meadows and ancient woodland at the National Trust’s Ashridge Estate, or take in spectacular vistas from the Ivinghoe Beacon. ZSL Whipsnade Zoo attracts visitors of all ages from far and wide, while Whipsnade Park Golf Club is one of a choice of fine courses that will appeal to golfers of all handicaps.



Near and far



Although surrounded by open countryside, the area is very well connected. Just 6 miles from Junction 9 of the M1 provides easy access to the UK’s motorway network, while London Luton Airport is 10 miles away. For rail travel, the two closest stations are both just under 10 miles away, with services from Harpenden into London St Pancras (27 minutes) and from Hemel Hempstead into London Euston (25 minutes).

	
HEMEL HEMPSTEAD (8.5 MILES) TO EUSTON 25 MINUTES	DISTANCE BY CAR TO:
	M1 J9 6 miles
	Berkhamsted 7.5 miles
	Hemel Hempstead 8 miles
	Luton Airport 10 miles
	St Albans 11 miles
	Heathrow Airport 30 miles

* Time allows one train change. Current train times given are the fastest from trainline.com

Site Plan

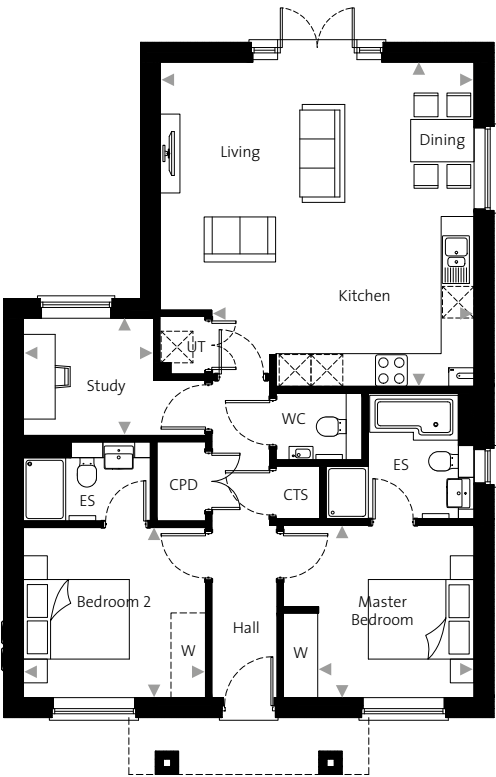


The above plan shows all homes with additional agricultural land included with each plot



THE BEECH

965 sq ft | 2 bedrooms plus study | Plot 1



	metric (mm)	imperial
Living Room/Dining/Kitchen	6123 x 5930 narrowing to 4958	20' 1" x 19' 5" narrowing to 16' 3"
Master Bedroom	3256 x 2954	10' 8" x 9' 8"
Bedroom 2	3439 x 3216	11' 3" x 10' 7"
Study	2458 x 2211	8' 1" x 7' 3"

▲ Indicates where dimensions have been taken from. Plans indicative only. Dimensions are intended for guidance only and may vary by + or - 7.6cm/3".
W denotes wardrobe, ----- denotes wardrobe as an optional extra. UT denotes Utility. ES denotes en-suite. Computer generated image indicative of The Beech, plot 1.



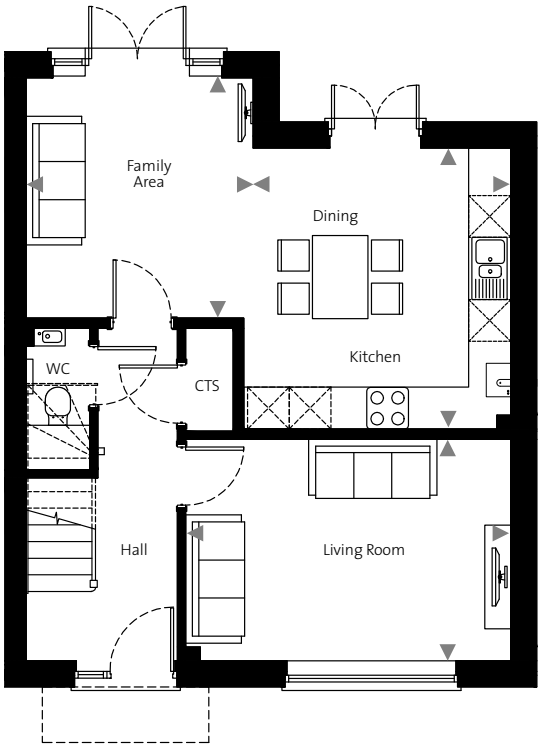
The site plan computer generated image is indicative and may be subject to change. Please refer to sales representative for final details and outer treeline positions.



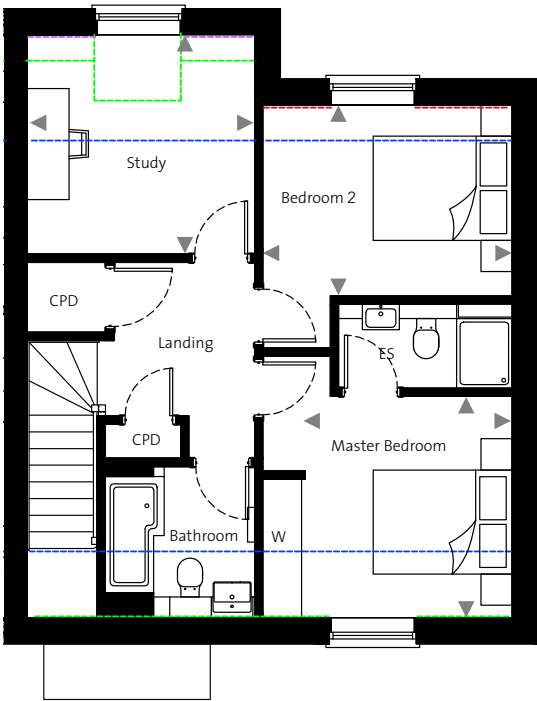
THE ASH

1,184 sq ft | 2 bedrooms plus study | Plot 2

Ground Floor

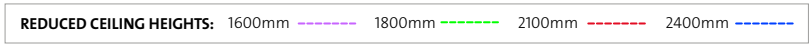


First Floor



	metric (mm)	imperial
Kitchen/Dining	4051 x 3713	13' 3" x 12' 2"
Family Area	3463 x 3274	11' 4" x 10' 9"
Living Room	4685 x 3190	15' 4" x 10' 6"

	metric (mm)	imperial
Master Bedroom	3192 x 2985	10' 6" x 9' 10"
Bedroom 2	3593 x 2750	11' 9" x 9' 0"
Study	3274 x 3161	10' 9" x 10' 4"



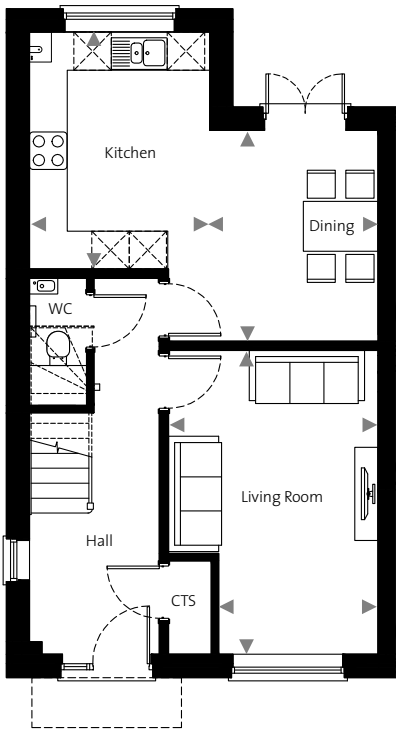
▲ Indicates where dimensions have been taken from. Plans indicative only. Dimensions are intended for guidance only and may vary by + or - 76cm/3". W denotes wardrobe. ----- denotes wardrobe as an optional extra. UT denotes Utility. ES denotes en-suite. Computer generated image indicative of The Ash, plot 2.



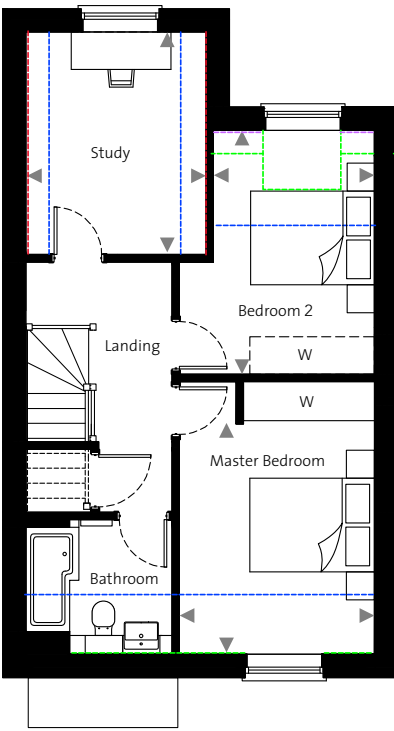
THE ELM

1,108 sq ft | 2 bedrooms plus study | Plot 3

Ground Floor

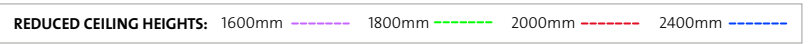


First Floor



	metric (mm)	imperial
Kitchen	3800 x 2890	12' 6" x 9' 6"
Dining	3383 x 2701	11' 1" x 8' 10"
Living Room	4870 x 3360 narrowing to 2556	16' 0" x 11' 0" narrowing to 8' 5"

	metric (mm)	imperial
Master Bedroom	3697 x 3128	12' 2" x 10' 3"
Bedroom 2	3912 x 2582	12' 10" x 8' 6"
Study	3568 x 2890	11' 8" x 9' 6"



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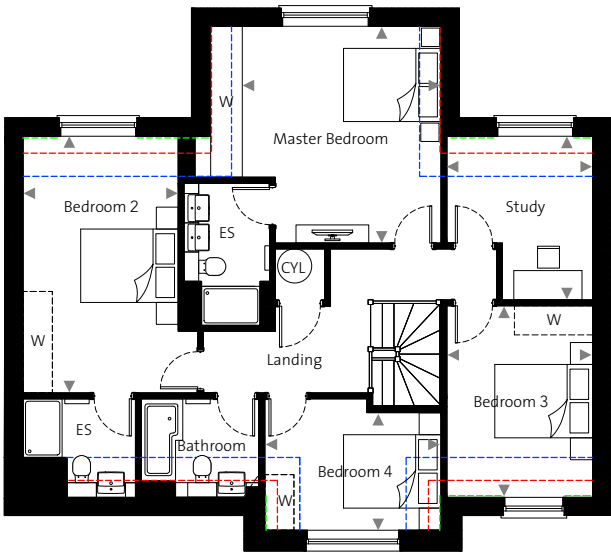
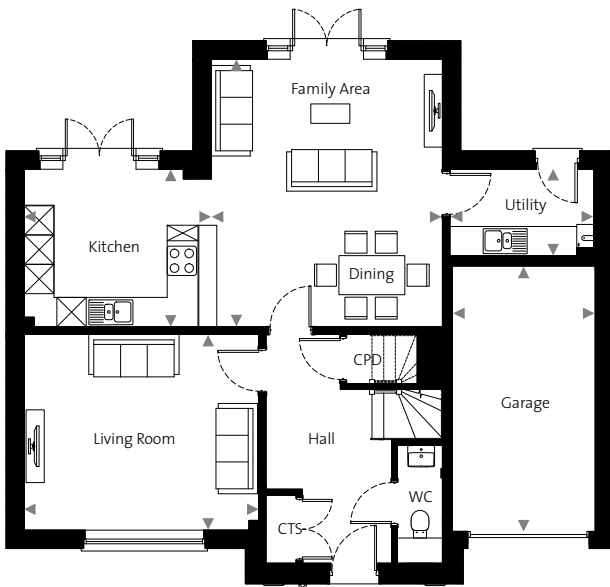


THE CHESTNUT

1,950 sq ft (excluding garage) | 4 bedrooms plus study | Plots 4, 7 & 8 (Plot 7 handed)

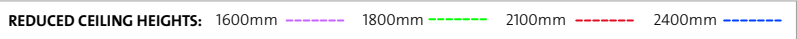
Ground Floor

First Floor



	metric (mm)	imperial
Kitchen	3825 x 3231	12' 7" x 10' 7"
Family/Dining	5481 x 4740	18' 0" x 15' 7"
Living Room	4800 x 4009	15' 9" x 13' 2"
Utility	2950 x 1780	9' 8" x 5' 10"
Garage	5432 x 2922	17' 10" x 9' 7"

	metric (mm)	imperial
Master Bedroom	4437 x 4074	14' 7" x 13' 4"
Bedroom 2	5255 x 3178	17' 3" x 10' 5"
Bedroom 3	3923 x 2981	12' 10" x 9' 9"
Bedroom 4	3615 x 2410	11' 10" x 7' 11"
Study	3348 x 2981*	11' 0" x 9' 9"*



▲ Indicates where dimensions have been taken from.* Maximum. Plans indicative only. Dimensions are intended for guidance only and may vary by + or - 7.6cm/3". W denotes wardrobe. ----- denotes wardrobe as an optional extra. UT denotes Utility. ES denotes en-suite. Computer generated image indicative of The Chestnut, plots 4, 7 & 8.

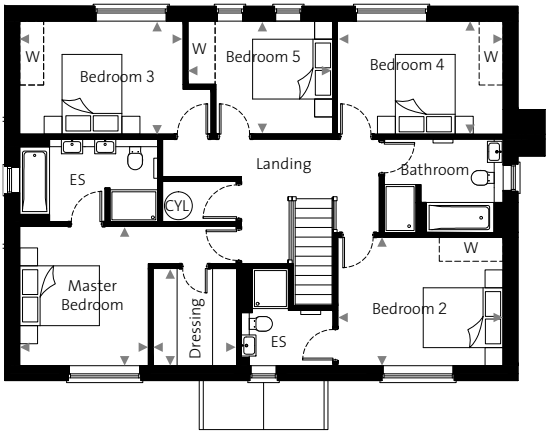
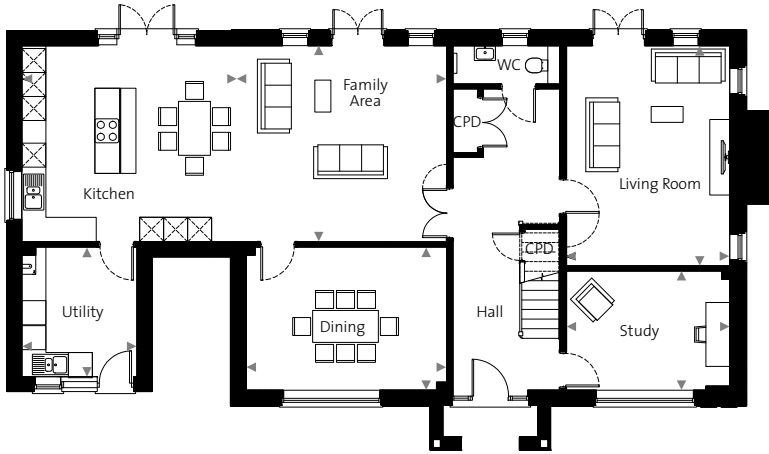


THE OAK

2,647 sq ft (excluding garage) | 5 bedrooms plus study | Plot 6

Ground Floor

First Floor



	metric (mm)	imperial
Kitchen	5380 x 4915	17' 8" x 16' 2"
Family Area	5273 x 4915	17' 4" x 16' 2"
Living Room	5518 x 4111	18' 1" x 13' 6"
Dining	5028 x 3593	16' 6" x 11' 9"
Study	4111 x 2990	13' 6" x 9' 10"
Utility	3255 x 2890	10' 8" x 9' 6"
Detached Garage	3697 x 3128	12' 2" x 10' 3"

	metric (mm)	imperial
Master Bedroom	3484 x 3224	11' 5" x 10' 7"
Dressing Room	2446 x 2091	8' 0" x 6' 10"
Bedroom 2	4142 x 3216	13' 7" x 10' 7"
Bedroom 3	4098 x 2832	13' 5" x 9' 3"
Bedroom 4	4156 x 2832	13' 8" x 9' 3"
Bedroom 5	3623 x 2832	11' 11" x 9' 3"

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Specification



Kitchen

ALL HOUSES

- High quality kitchen furniture in choice of colours*
- Quartz worktops and upstand in choice of colours*
- 3-1 Hot Tap
- Waste disposal
- Under cabinet and plinth LED lighting
- Soft close doors and drawers
- Integrated cutlery drawer

PLOTS 1, 2 & 3

- Integrated single multifunction oven
- Black glass induction hob
- Integrated combination microwave
- Integrated extractor hood
- Integrated fridge/freezer 70/30 split
- Integrated dishwasher
- Integrated washer/dryer – plots 2 & 3
- Freestanding washer/dryer – plot 1
- 1.5 bowl under mounted sink
- Amtico flooring in choice of colours throughout:
 - Plot 1: Kitchen/dining/living room*
 - Plot 2: Kitchen/dining/family room*
 - Plot 3: Kitchen/dining room*

PLOT 6

- Two integrated single multifunction ovens
- Self-extracting black glass induction hob
- Integrated combination microwave
- Plate warmer
- Integrated larder fridge
- Integrated larder freezer
- Integrated dishwasher
- Integrated wine cooler
- 1.5 bowl under mounted sink
- Amtico flooring in choice of colours throughout kitchen/family room*

PLOTS 4, 7 & 8

- Integrated double multifunction oven
- Self-extracting black glass induction hob
- Integrated combination microwave
- Integrated larder fridge
- Integrated larder freezer
- Integrated dishwasher
- Integrated wine cooler
- 1.5 bowl under mounted sink
- Amtico flooring in choice of colours throughout kitchen/family/dining room*

Utility Room

PLOTS 4,6,7 & 8

- High quality kitchen furniture in choice of colours*
- Quartz worktops and upstands*
- Freestanding washer/dryer
- Single bowl inset sink and tap
- Amtico flooring in choice of colours*

Bathroom & en-suites

- Duravit sanitaryware with Hansgrohe taps and rain showers
- Chrome heated towel rails to bathrooms and en-suites
- Mirrored wall cabinets to bathrooms and en-suites including shaver sockets with under cabinet PIR lighting
- Full height tiling around bath and shower enclosures and half height on all other walls with sanitary where appropriate
- Choice of wall tiles*
- Amtico flooring throughout choice of colours*

Heating and Electrical

- Gas fired wet system underfloor heating to ground floor, compact radiators to first floor
- Combi boilers plots 1 - 3
- Hot water cylinder plots 4 - 8
- LED downlighters
- Brushed Chrome sockets throughout
- TV points in kitchen/family room, living room and all bedrooms
- Satellite dish and TV/SAT distribution system

- Fibre broadband available (subject to connection by homeowner)
- CAT 6 cabling – plot 6 only
- BT points in kitchen/family room, living room, study and hallway
- USB sockets kitchen/family room, living room, study and bedrooms

Hallway

- Amtico flooring throughout in choice of colours with matwell*

Internal

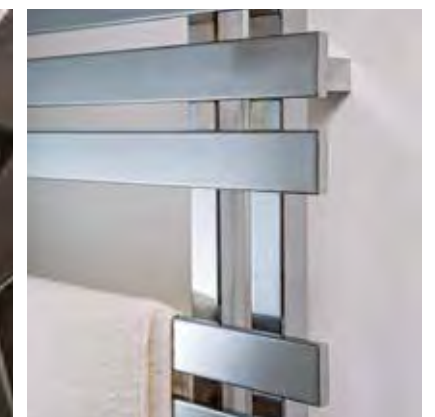
- Dark grey contemporary front door with brushed chrome ironmongery and doorbell
- White painted internal doors with brushed chrome handles
- All walls to be painted with Dulux paint, colour goose down
- Fitted wardrobes to master bedroom plots 1,2,3,4,7 & 8 dressing room to master bedroom plot 6
- Grey external with white internal UPVC windows with chrome handles

External

- 6 panel, electric garage door plots 4,6,7 & 8
- Electric car charger
- Front and rear outside tap
- Front and rear double power socket
- Paved patio with turfed garden plus additional agricultural land at rear of garden
- Shed plots 1-3
- Outside lights

Guarantee

- NHBC 10 year warranty



All specification is subject to availability. *subject to stage of construction. Photographs from a previous showhome. Computer generated image of The Chestnut kitchen, plots 4, 7 & 8 (plot 7 is a mirror image).

About Troy Homes

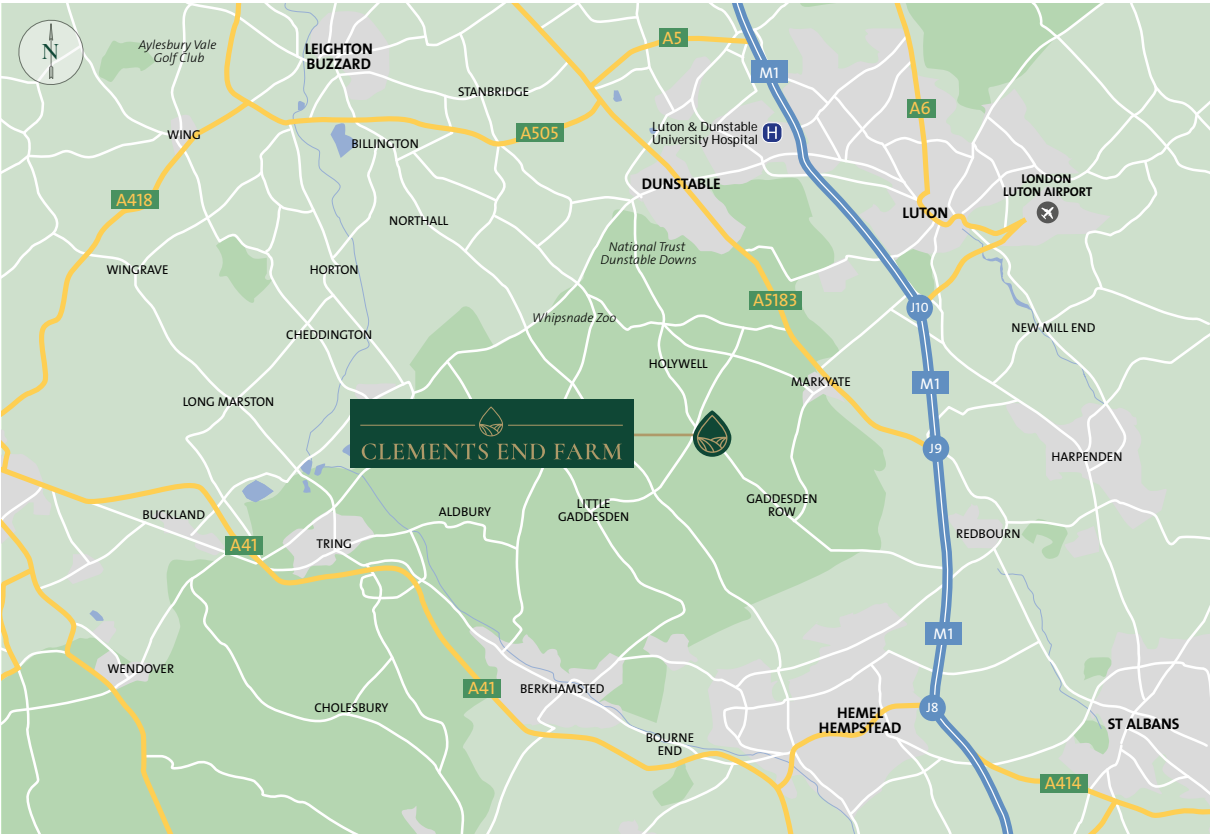


Founded in 2015, Troy Homes specialises in small to medium sized developments across the South East of England. With an award winning team of experienced and skilled staff, Troy Homes' mission is to create homes that exceed customer expectations.

At Troy Homes, we have a passion for creating vibrant and sustainable communities, with aspirational homes that bring a sense of place to an area, through high quality design and meticulous attention to detail. Each of our sites is carefully selected with the customer at its heart. We involve architects and planning experts from day one, to ensure that our homes are well designed with excellent build quality and a specification to truly impress. From feasibility studies to detailed design through to the development, Troy Homes has a focus on the detail of each home, ensuring a scheme comes to life and complements its surroundings. Our personal and friendly approach, enables us to ensure each home is tailor-made to meet perceived customer needs.



Images show previous Troy Homes properties.



CLEMENTS END FARM, CLEMENTS END ROAD, STUDHAM LU6 2NG



It is not possible in a brochure of this nature to do more than give a general impression of the range, quality and variety of the homes we have on offer. The computer generated imagery, floor plans, configurations and layouts are included for guidance only. The properties may vary in terms of elevational design details, position/size of garage and materials used. Such changes are due to our commitment to creating homes of individual character, although similar to others. We operate a policy of continuous product development so there may be material differences between the accommodation depicted in our literature and that on offer on any particular development or different times during the progress of any development. Maps not to scale. Photographs are of the local area or are indicative lifestyle images. 02/22.



For more information please call

020 3829 5550

Troy Homes, The Bachelor Wing,
Warlies Park House, Upshire, Essex EN9 3SL

www.troyhomes.co.uk