

TROY
HOMES



MULBERRY PLACE

Oaklands Lane, St Albans AL4 0HS



Mulberry Place

Located on Oaklands Lane in the charming hamlet of Smallford, St Albans, Mulberry Place is an exclusive collection of four exceptional four bedroom plus study properties.

These homes offer a relaxed rural lifestyle just a few minutes' drive from St Albans' bustling city centre. Complete with open-plan kitchen/dining/family area with separate living rooms plus off street parking with electric charging points, they provide luxury family living in this desirable location.

A village lifestyle with city connections

Located between Hatfield and St Albans, yet surrounded by open countryside, Smallford is a small, vibrant community that offers an ideal location to put down roots.



Home to the superb Smallford Farm Shop, which attracts foodies from miles around with its locally sourced produce and exquisite Italian Kitchen Café, the village boasts easy access to a wide range of amenities. In addition to its own vet and a popular garden centre, Smallford's local pub, The Three Horseshoes, serves up hearty pub classics, cask ales and fine wines in front of an open fire or out in the beer garden.



Just 3.5 miles away, the historic city of St Albans beckons with its truly magical atmosphere. Hertfordshire's oldest town has been shaped by over 2000 years of human occupation, but these days, the city's cosmopolitan cultural calendar attracts 21st century crowds. Festivals galore, a choice of highly reputable theatres, touring shows, live music and award-winning museums to explore... there's plenty to keep the family entertained.



In the city centre, major high street names jostle for position alongside beautiful boutiques. Lose yourself in the delightful alleyways around the Cathedral Quarter, browse one of the most vibrant street markets in the south of England, shop under cover at Christopher Place and The Maltings or grab a designer bargain at the nearby Hatfield Galleria. And if you simply wanted a quiet drink, then you'll certainly be spoiled for choice. Reputed to have the most pubs per square mile in the UK, St Albans is awash with watering-holes and eating houses. Chic restaurants, sophisticated bars and quaint traditional gastro-pubs abound, giving the city a unique flavour.



St Albans also offers a vast array of sporting and leisure opportunities, including rugby (both league and union), cricket, skateboarding and gymnastics. The recreational ground on Oaklands Lane is home to St Albans Rugby Club, the area's first open rugby club, and Harvesters Football Club, which fields teams from reception age upwards, plus inclusive teams and a walking football team.



The area offers an impressive choice of schools for younger children, St Albans Hatfield Road Nursery is a short walk away, while Colney Heath Junior Mixed Infant and Nursery and Howe Dell School are just five and six minutes away respectively by car. Nicholas Breakspear Catholic School and Verulam School in St Albans and Bishop's Hatfield Girls' School are among the best options for older children, while Oaklands College offers A-Level, vocational studies and higher education courses from its Smallford campus.

Site Plan



Well Connected



ST ALBANS CITY TRAIN STATION (3.2 MILES) TO:

London St Pancras International	21 mins
Luton Airport (one change)	22 mins
London Bridge	36 mins



DISTANCE BY CAR TO:

The Galleria, Hatfield	1.6 miles
St Albans	3.5 miles
Knebworth	11 miles
Milton Keynes	36 miles
Cambridge	41 miles

*Current train times shown are the fastest from trainline.com

The computer generated image of the site plan is indicative and tree positions to the perimeter edge may differ to those shown. Please refer to sales representative for final details.

THE BLENHEIM

Plot 1 | 4 bedroom home | 1,726 sq ft (160.3 sq m) NIA*



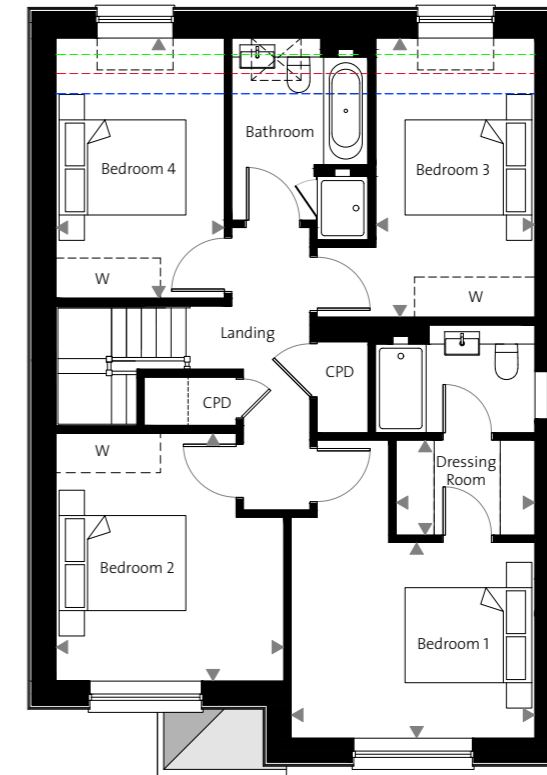
Ground Floor

	metric (m)	imperial
Kitchen	4.02 x 2.79	13' 2" x 9' 2"
Dining/Family	4.77 x 4.02	15' 8" x 13' 2"
Living Room	4.91 x 3.85	16' 1" x 12' 7"
Study	3.91 x 2.01†	12' 10" x 6' 7"†
narrowing to	3.91 x 1.11	12' 10" x 3' 7"
Utility	2.44 x 1.85	8' 0" x 6' 1"

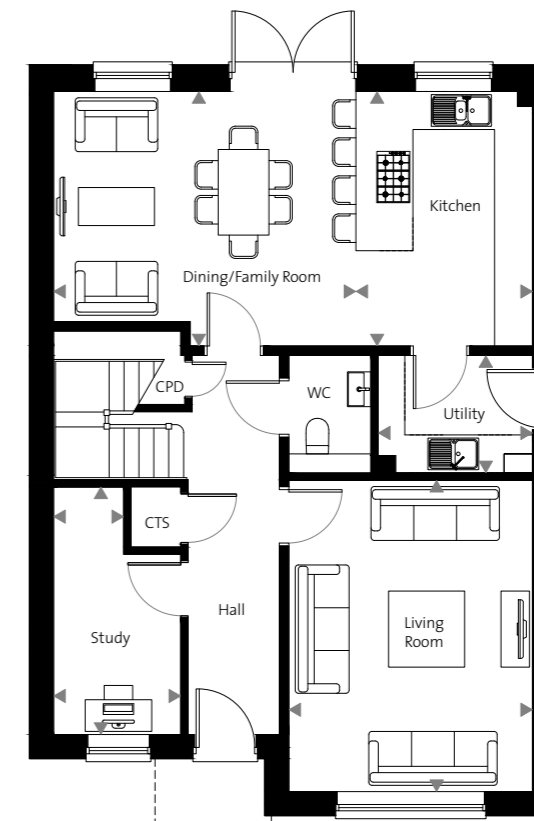
First Floor

	metric (m)	imperial
Bedroom 1	3.85 x 3.09	12' 7" x 10' 2"
Dressing Room	2.19 x 1.50	7' 2" x 4' 11"
Bedroom 2	3.91 x 3.60	12' 10" x 11' 10"
Bedroom 3	4.40 x 2.51	14' 5" x 8' 3"
Bedroom 4	4.10 x 2.66	13' 6" x 8' 9"

First Floor



Ground Floor



*NIA – net internal area is taken to a minimum of 1500mm. † – Max measurement. Computer generated illustration is indicative of Plot 1. Floor plans are indicative. Dimensions are intended for guidance only and may vary by + or - 76mm/3". Please refer to sales representative for final details.

REDUCED CEILING HEIGHTS:
 1800mm ——— 2100mm ——— 2400mm ———

KEY: ▲ – dimensions from / to. W – wardrobe. ---- wardrobe as an optional extra. ES – en-suite. CTS – coats. CPD – cupboard.

THE CLAREMONT

Plots 2 & 3 | 4 bedroom homes | 1,552 sq ft (144.2 sq m) NIA*



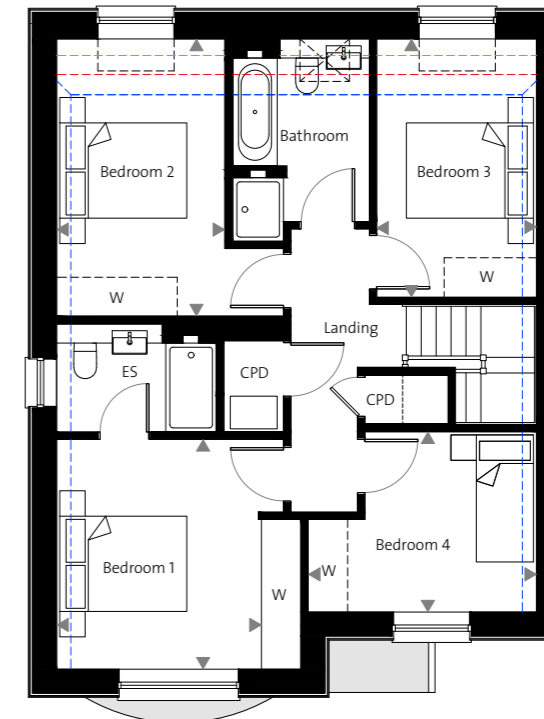
Ground Floor

	metric (m)	imperial
Kitchen	3.36 x 2.79	11' 0" x 9' 2"
Dining/Family	4.77 x 3.64†	15' 8" x 11' 1"†
Living Room	4.58 x 3.85	15' 0" x 12' 7"
Study	2.84 x 2.01	9' 4" x 6' 7"
Utility	2.44 x 1.72	8' 0" x 5' 8"

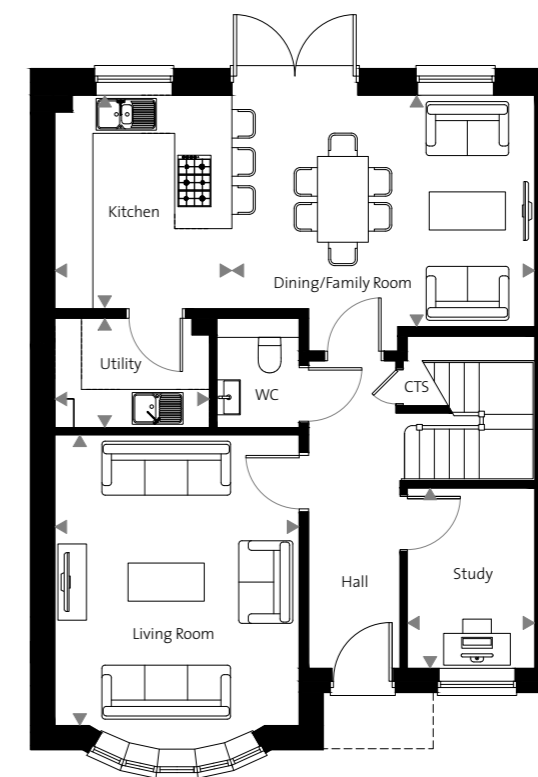
First Floor

	metric (m)	imperial
Bedroom 1	3.62 x 3.23	11' 10" x 10' 7"
Bedroom 2	4.36 x 2.65	14' 4" x 8' 8"
Bedroom 3	4.07 x 2.51	13' 4" x 8' 3"
Bedroom 4	3.60 x 2.84†	11' 10" x 9' 4"†

First Floor



Ground Floor



*NIA – net internal area is taken to a minimum of 1500mm. † – Max measurement. Computer generated illustration is indicative of Plot 2. Floor plans are indicative. Dimensions are intended for guidance only and may vary by + or - 76mm/3". Please refer to sales representative for final details.

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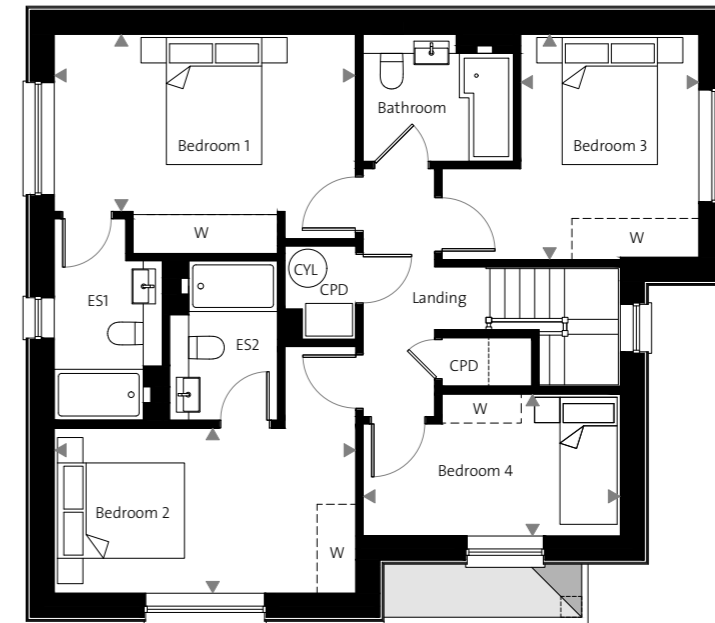
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THE WINDSOR

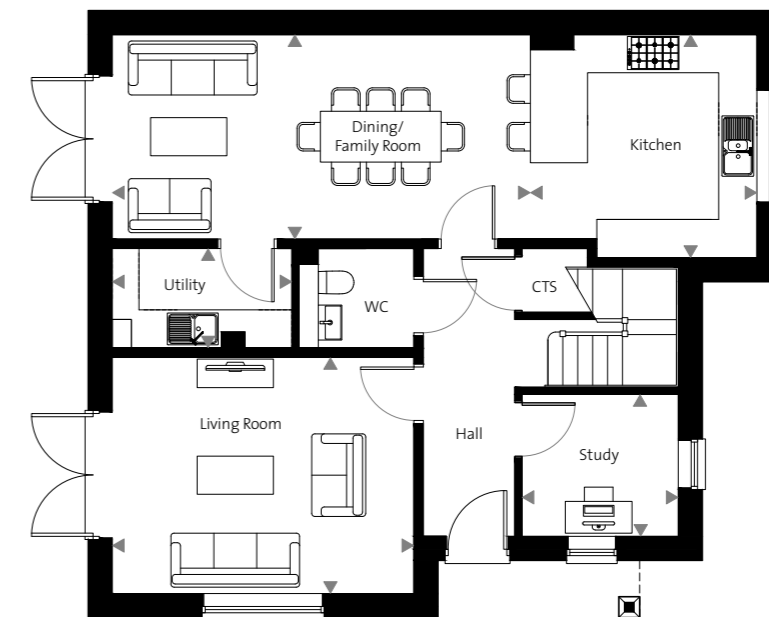
Plot 4 | 4 bedroom home | 1,700 sq ft (157.9 sq m) NIA*



First Floor



Ground Floor



Ground Floor

	metric (m)	imperial
Kitchen	3.57 x 3.51	11' 8" x 11' 6"
Dining/Family	6.58 x 3.22	21' 7" x 10' 7"
Living Room	4.75 x 3.72	15' 7" x 12' 2"
Study	2.46 x 2.23	8' 1" x 7' 4"
Utility	2.83 x 1.57	9' 3" x 5' 2"

First Floor

	metric (m)	imperial
Bedroom 1	4.74 x 2.79	15' 7" x 9' 2"
Bedroom 2	4.75 x 2.60	15' 7" x 8' 6"
Bedroom 3	3.54 x 2.81	11' 8" x 9' 3"
Bedroom 4	4.05 x 2.23	13' 3" x 7' 4"

*NIA – net internal area is taken to a minimum of 1500mm. Computer generated illustration is indicative of Plot 4. Floor plans are indicative. Dimensions are intended for guidance only and may vary by + or - 76mm/3". Please refer to sales representative for final details.

KEY:
 ▲ – dimensions from / to. W – wardrobe. ---- wardrobe as an optional extra. ES – en-suite. CTS – coats. CPD – cupboard. CYL – cylinder.

Specification



Kitchen

- High quality kitchen furniture in choice of colours*
- Quartz worktops and upstand in choice of colours*
- Under cabinet and under counter LED lighting
- Soft close doors and drawers
- Integrated cutlery drawer
- Integrated single 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
- 3 in 1 hot tap
- Amtico flooring in choice of colours throughout kitchen/family/dining room*

Utility Room

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

Bathroom & en-suites

- Villeroy & Boch sanitaryware with Hansgrohe taps and rain showers
- Chrome heated towel rails
- Mirrored wall cabinets to bathrooms and en-suites including shaver sockets. Under cabinet PIR lighting in bedroom 1 en-suite
- 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 in 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 Plot 4
- LED downlighters
- Brushed chrome sockets throughout
- TV points in kitchen/family room, living room, study and all bedrooms
- TV/SAT distribution system
- Fibre broadband available (subject to connection by homeowner)
- BT points in kitchen/family room, study and hallway
- USB & USC sockets kitchen/family room, living room, study and bedrooms
- PV panels, subject to planning

Hallway

- Amtico flooring throughout in choice of colours with matwell*

Internal

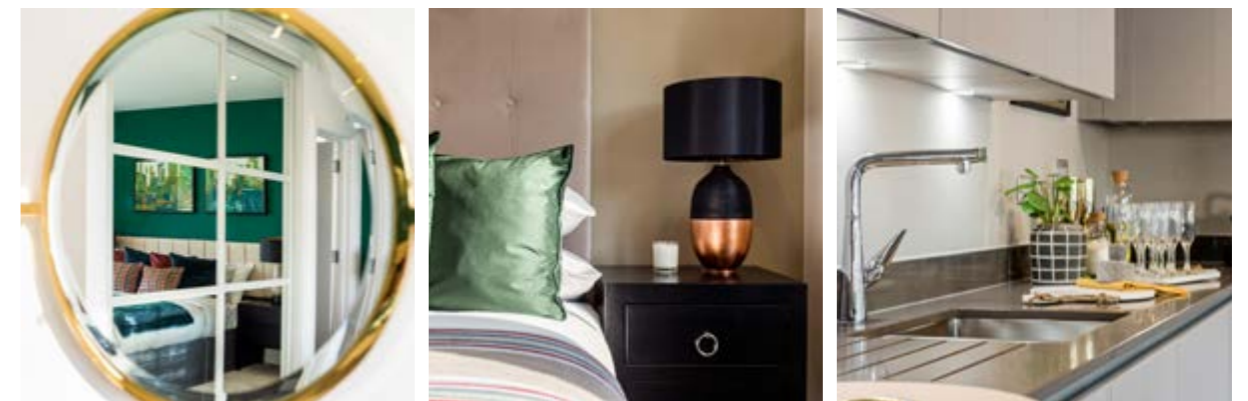
- Dark grey contemporary front door with brushed chrome ironmongery and door bell
- White painted internal doors with brushed chrome handles
- All walls to be painted with Dulux paint, colour goose down
- Dressing Room Plot 1, bedroom 1 and fitted wardrobes to Plots 2, 3 & 4, bedroom 1
- Grey external with white internal UPVC windows with chrome handles

External

- 3 parking spaces
- Electric car charger
- Front and rear outside tap
- Front and rear double power socket
- Paved patio with turfed garden Plots 1 and 4
- Paved patio with astro turf Plots 3 and 4
- Shed
- Outside lights
- Block paved driveway

Guarantee

- NHBC 10 year warranty



Computer generated illustration of Plot 4 kitchen.
* All specification is subject to change and availability at stage of construction. Photographs from a previous showhome.

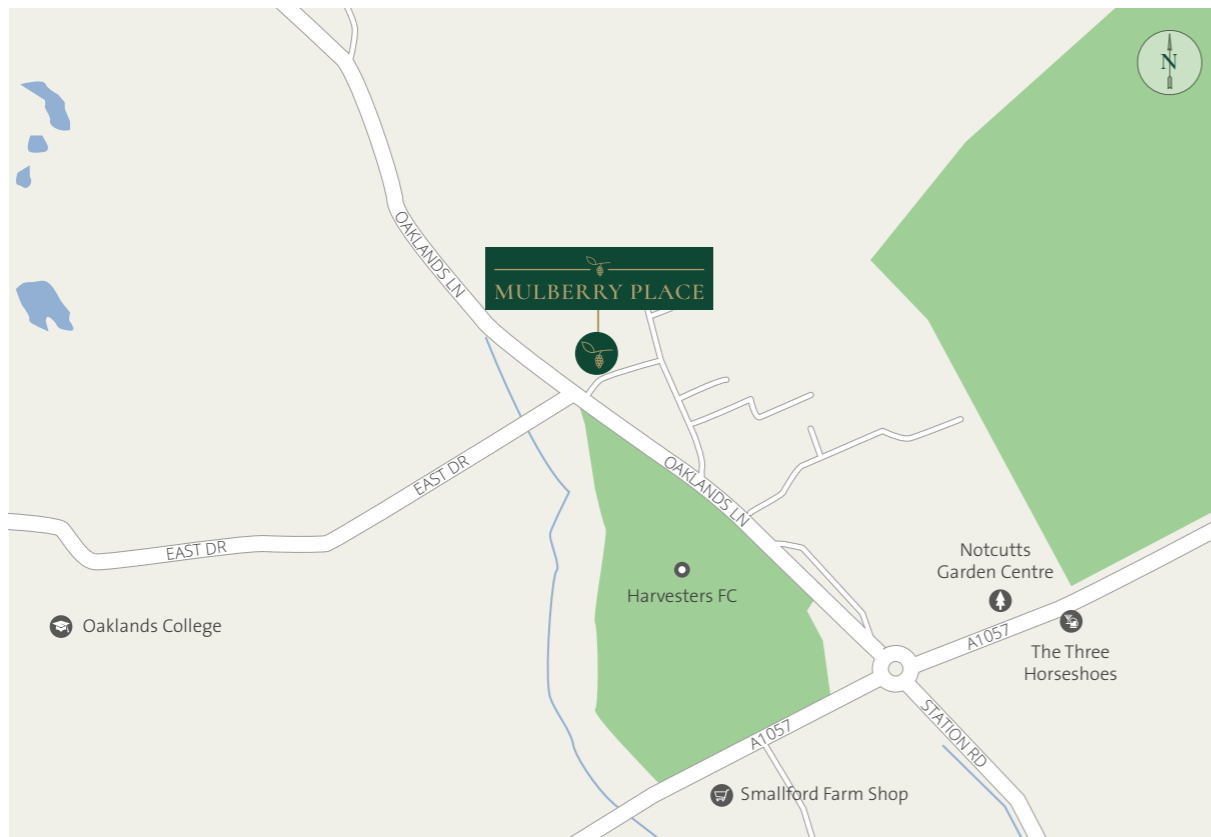
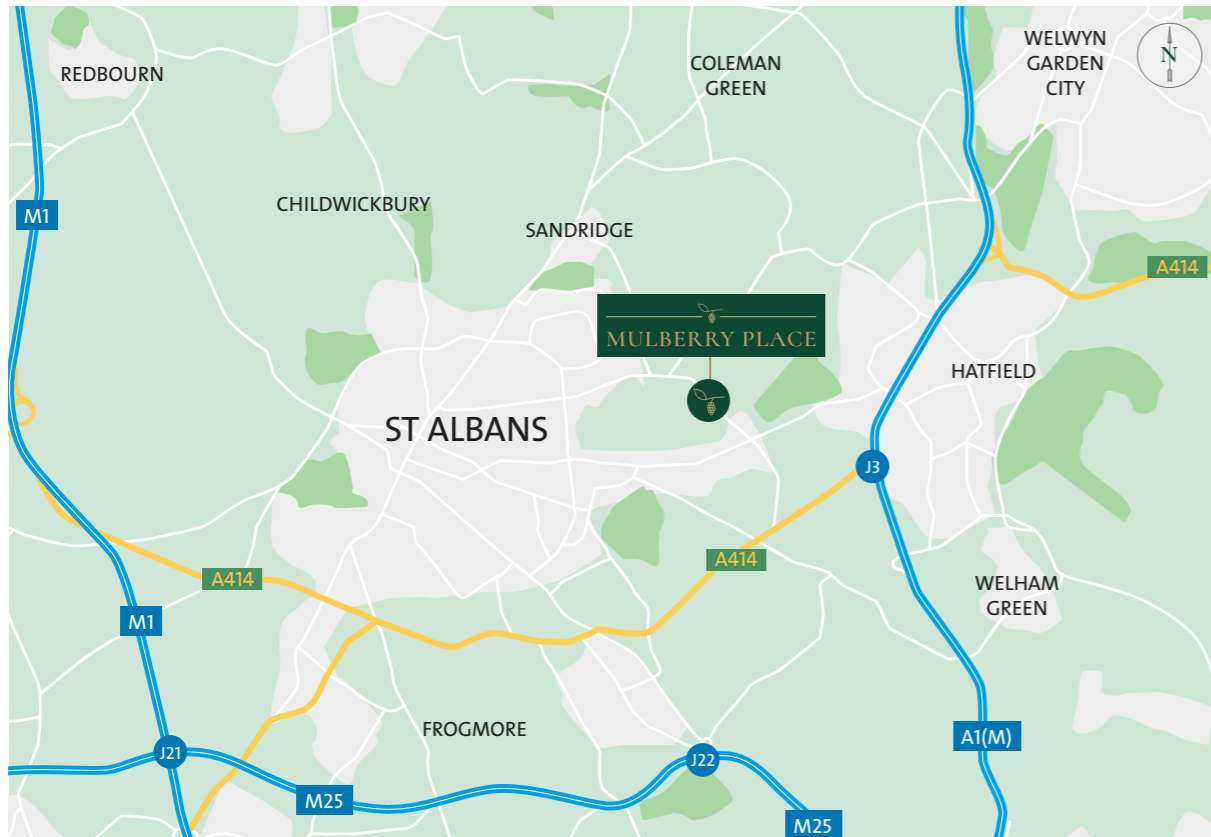
About Troy Homes



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.





MULBERRY PLACE, OAKLANDS LANE, ST ALBANS AL4 0HS

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. 01/24.

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