



BENTLEY PLACE

BENTLEY HEATH

An exclusive development of just nine luxury three, four and five
bedroom homes in desirable Bentley Heath, Hertfordshire



DISCOVER THE ULTIMATE IN LUXURY LIVING



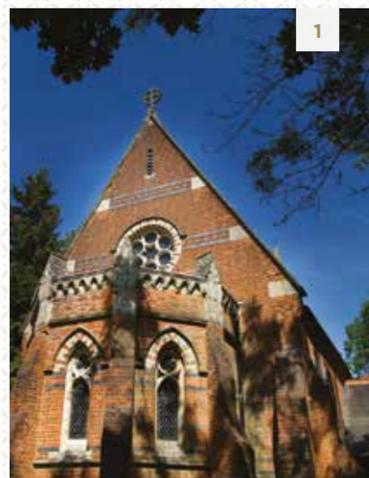
Bentley Place is an exclusive new collection of elegant three, four and five bedroom family homes in picturesque Bentley Heath, Barnet, Hertfordshire.

Positioned within easy reach of superb amenities and excellent transport links into central London, Bentley Heath offers a bright and bustling environment that is ideally suited to the modern family. This much sought-after location also offers

a peaceful setting and an abundance of green open spaces, nestled on the fringes of the stately Wrotham Park Estate.

The homes themselves are designed, built and finished to Heronslea's exacting standards. The spacious accommodation features the highest quality specification, the latest appliances and beautiful finishes, all creating a supremely elegant backdrop.

ENJOY THE BEST OF BOTH WORLDS



1



2

Bentley Place provides a leafy retreat perfectly placed between the towns of Barnet and Potters Bar in Hertfordshire, for an excellent selection of amenities within easy reach.

Set just outside sprawling, historical Wrotham Park, there is a wealth of glorious green-belt countryside, gardens, nature reserves and woodland nearby. The friendly local cricket club is a couple of minutes' walk and, for golf enthusiasts, there are no less than six courses within just three miles, including the prestigious Hadley Wood Golf Club and Dyrham Park. It is just a short drive to Potters Bar Health Club with a gym, squash and racketball courts, steam room and sauna and various classes available.

Upmarket yet cosmopolitan Hadley Wood is just five minutes from Bentley Place, with an attractive village ambience and a selection of local shops and cafés. Nearby Barnet offers a wider choice, with The Spires Shopping Centre, home to many independent and high street

names and an extensive regular market. The area also boasts bars, cafés and eateries aplenty.

It's just a short drive to Hatfield for The Galleria shopping centre, or around 20 minutes to pretty St Albans, where speciality and independent boutiques sit alongside major stores and international names, with a great range of restaurants and pubs. If you want to get everything you need under one roof, the Brent Cross Shopping Centre is just ten miles away.

The schooling options are superb, with particularly impressive local schools including St Martha's School in Hadley Wood, Queen Elizabeth's School in Barnet, Queenswood School in Hatfield, Haberdashers' Aske's Boys' School in Elstree, Aldenham School and Mill Hill and Belmont schools in Mill Hill. Potters Bar is home to Dame Alice Owen's School, Lochinver House School and Stormont School.

1. The attractive Holy Trinity Church is a landmark for the village.

2. Idyllic weatherboarded cottages in charming Hadley Green.

3. There is an excellent choice of exclusive golf courses within just a few miles of Bentley Place.

4. Local pub The Duke of York offers excellent food, a cosy environment with open fires, and lovely secluded gardens.

5. The Spires is home to a good choice of High Street favourites, several cafés and even a summer garden.

6. Firm favourite Carluccio's is the perfect spot for relaxing after some retail therapy.



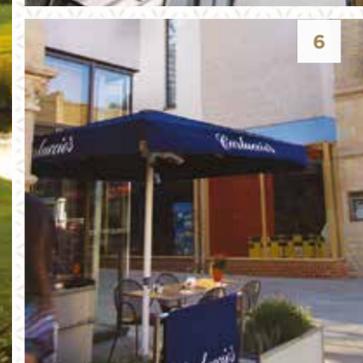
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4



5



6

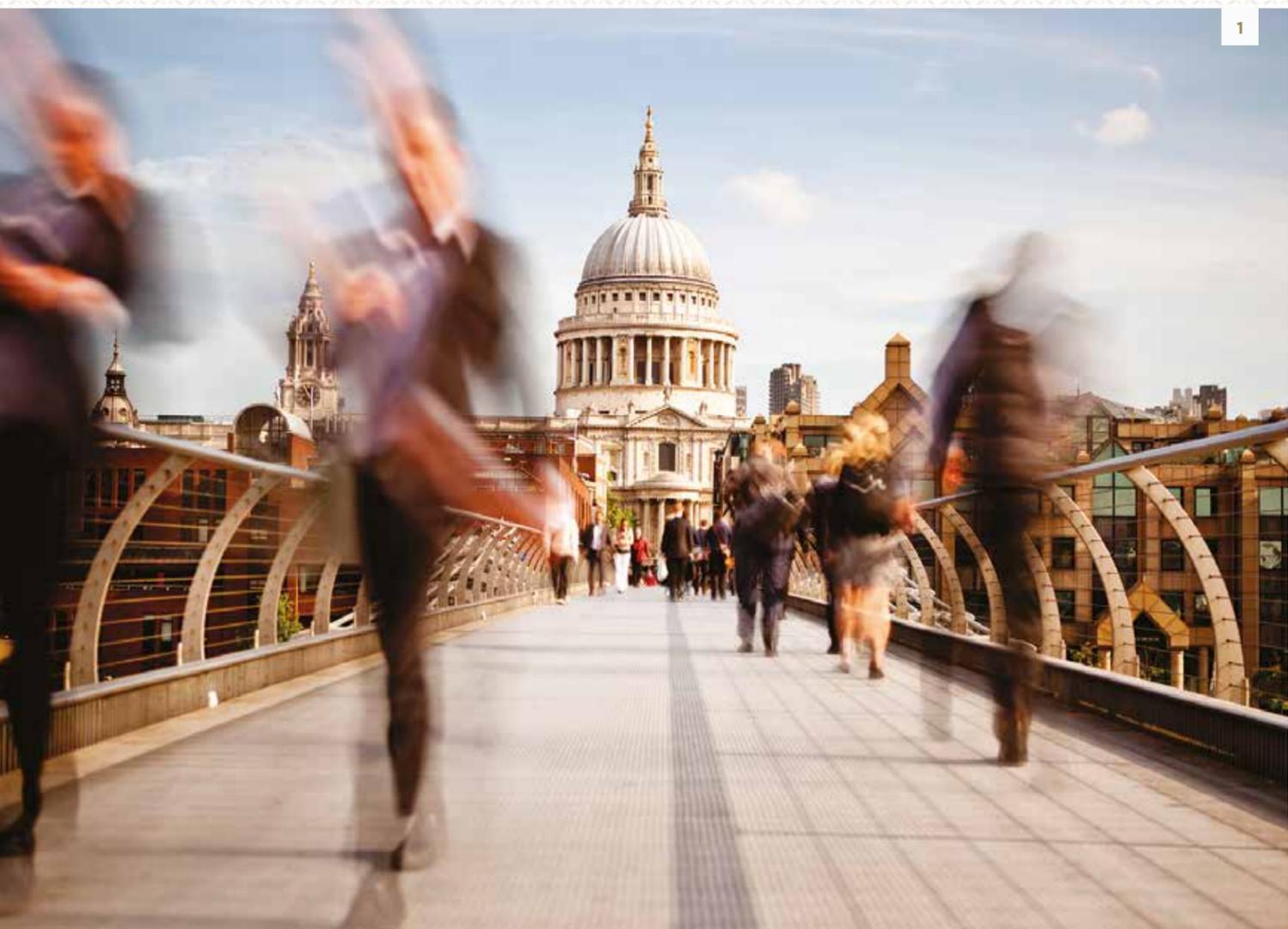


SUPERB CONNECTIONS FOR WORK AND PLAY

For a night out in the city or the daily commute, there is a choice of nearby overground and underground stations for fast and frequent links into central London.

Travel to the City is easy, with the overground service from Hadley Wood providing connections to Moorgate in just over 30

minutes, stopping at Finsbury Park, Highbury & Islington and Old Street. The overground service from Potters Bar reaches Kings Cross in just 15 minutes, for further connections throughout the capital and European travel. Whether for business or leisure, you could be in Paris or Brussels in little over two hours.



For a trip to the West End, there are two underground stations within a ten-minute drive. High Barnet - on the Northern line - stops at Tottenham Court Road, Charing Cross and Goodge Street, whilst Cockfosters - on the Piccadilly line - takes you right into Covent Garden, Leicester Square and Piccadilly Circus.

By road, the M1 and A1 are both within easy reach and the M25 is just a few minutes away, for routes into and around London. For international travel, Heathrow Airport is just over 30 miles, and both Luton and Stansted can be reached in approximately half an hour.

1. The Millennium Bridge and St Paul's Cathedral

2. The City

3. King's Cross

AN EXCLUSIVE
SETTING





DESIGNED TO IMPRESS, BUILT TO LAST

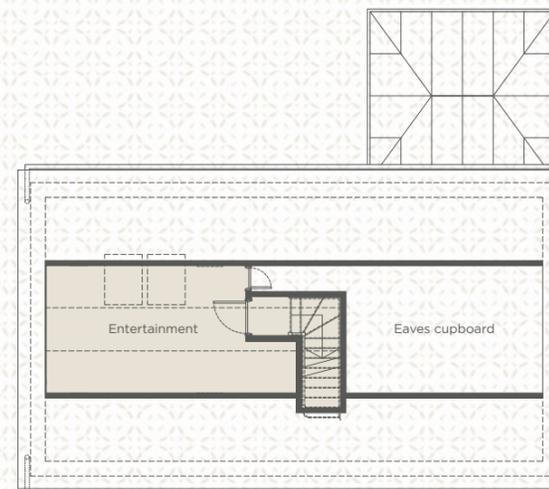
Bentley Place comprises just nine detached three, four and five bedroom homes, arranged around a peaceful, attractive private avenue.

Each of the homes is individually designed with stylish façades and classic features. Materials have been meticulously selected and the houses built to the highest quality and finest design. Red and pale brick creates an understated impression that complements the local architecture, whilst sash, bay and full-height windows afford plenty of natural light.





PLOT 1 THE CLOVER



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

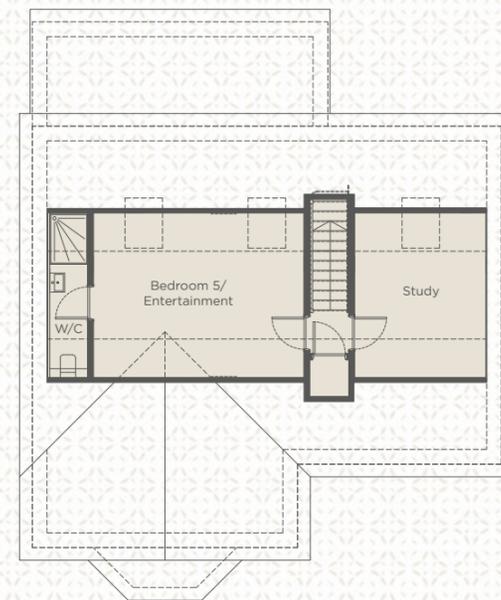
LOUNGE	4.63m x 6.21m	15'3" x 20'5"
KITCHEN/DINING	4.17m x 6.23m	13'8" x 20'6"
PLAYROOM	3.14m x 2.21m	10'4" x 7'3"
MASTER BEDROOM	3.49m x 3.38m	11'6" x 11'1"
BEDROOM 2	4.76m x 3.22m	15'8" x 10'7"
BEDROOM 3	4.63m x 2.72m	15'3" x 8'11"
BEDROOM 4	4.76m x 2.87m	15'8" x 9'5"
ENTERTAINMENT	5.92m x 3.03m	19'5" x 10'0"
CONSERVATORY	3.80m x 3.77m	12'5" x 12'6"

Dotted line denotes reduced head height. Bathroom layouts are subject to change. Maximum dimensions are given, and are measured to perimeter walls. They are intended as a guide only, and are subject to change. Please speak to a sales consultant for further information.

This image of Bentley Place is computer generated. Landscaping is indicative only. Please refer to your sales consultant for specific details.



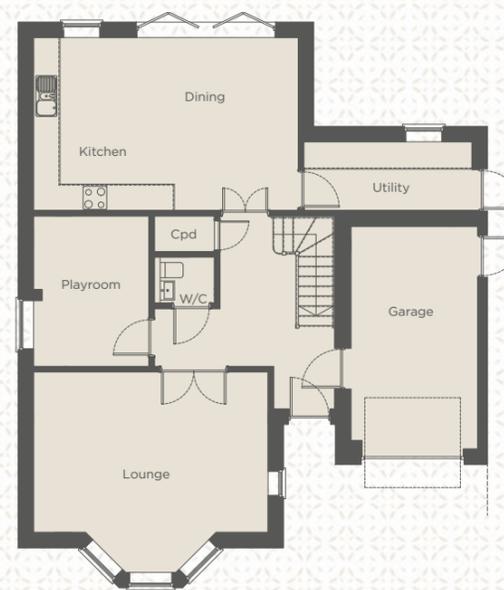
PLOT 2 THE ASTER



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

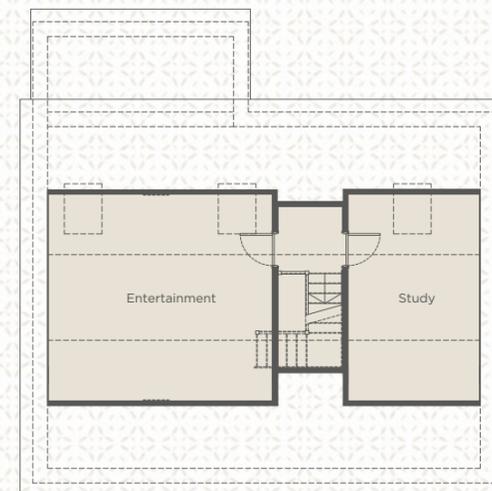
LOUNGE	5.55m x 3.81m	18'3" x 12'6"
KITCHEN/DINING	6.27m x 4.10m	20'7" x 13'6"
PLAYROOM	2.73m x 3.57m	9'0" x 11'9"
MASTER BEDROOM	5.55m x 3.56m	18'3" x 11'9"
BEDROOM 2	4.74m x 3.43m	15'7" x 11'3"
BEDROOM 3	3.12m x 3.58m	10'3" x 11'9"
BEDROOM 4	3.12m x 3.58m	10'3" x 11'9"
ENTERTAINMENT	4.72m x 3.91m	16'5" x 12'10"
STUDY	3.12m x 3.91m	10'3" x 12'10"

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PLOT 3 THE FOXGLOVE



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

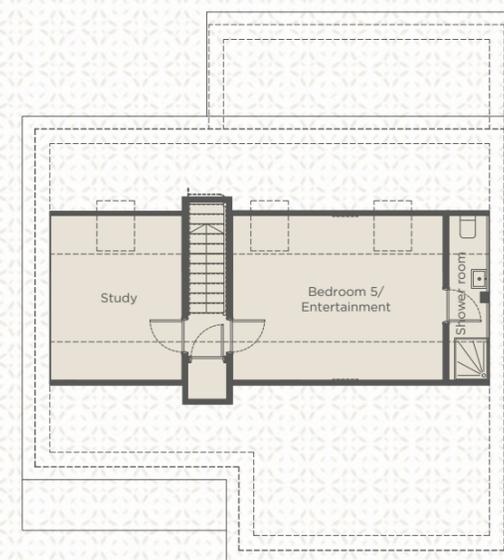
LOUNGE	3.31m x 5.62m	10'11" x 18'5"
KITCHEN/FAMILY	4.37m x 4.47m	14'4" x 14'8"
DINING	4.16m x 2.32m	13'8" x 7'8"
GROUND FLOOR STUDY	1.95m x 2.23m	6'5" x 7'4"
MASTER BEDROOM	3.14m x 4.55m	10'4" x 15'0"
BEDROOM 2	3.12m x 4.55m	10'3" x 15'0"
BEDROOM 3	3.92m x 3.39m	12'11" x 11'2"
BEDROOM 4	3.99m x 2.32m	13'1" x 7'8"
ENTERTAINMENT	5.31m x 4.90m	17'5" x 16'1"
SECOND FLOOR STUDY	3.12m x 4.90m	10'3" x 16'1"

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PLOT 4 THE LARKSPUR



SECOND FLOOR



FIRST FLOOR



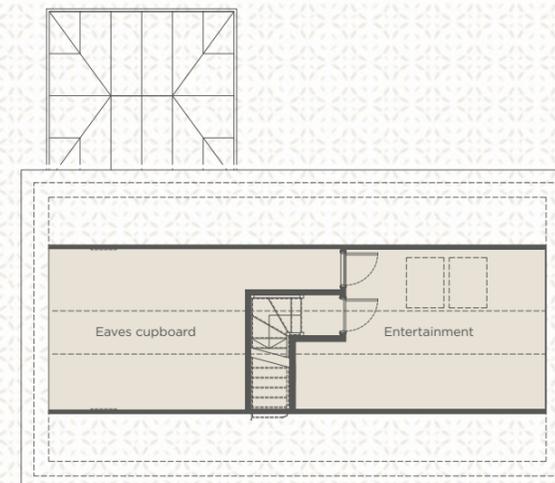
GROUND FLOOR

LOUNGE	5.55m x 3.81m	18'3" x 12'6"
KITCHEN/DINING	6.27m x 4.10m	20'7" x 13'6"
MASTER BEDROOM	5.55m x 3.76m	18'3" x 12'4"
BEDROOM 2	4.74m x 3.43m	15'7" x 11'3"
BEDROOM 3	3.12m x 3.58m	10'3" x 11'9"
BEDROOM 4	3.12m x 3.58m	10'3" x 11'9"
ENTERTAINMENT	4.72m x 3.91m	16'5" x 12'10"
STUDY	3.12m x 3.91m	10'3" x 12'10"

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PLOT 5 THE JUNIPER



SECOND FLOOR



FIRST FLOOR



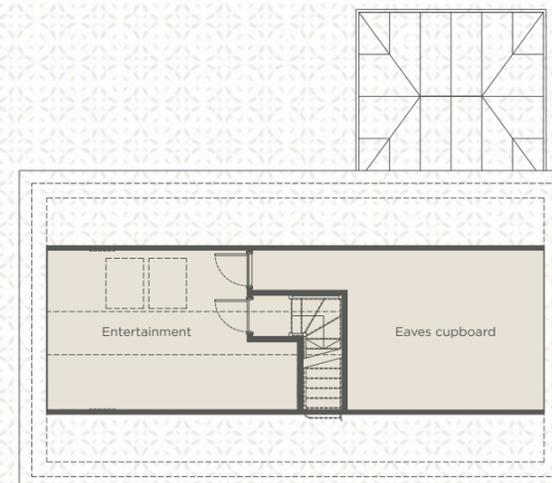
GROUND FLOOR

LOUNGE	4.63m x 6.23m	15'3" x 20'6"
KITCHEN/DINING	5.23m x 3.65m	17'2" x 12'0"
MASTER BEDROOM	3.49m x 3.38m	11'6" x 11'1"
BEDROOM 2	3.43m x 3.22m	11'3" x 10'7"
BEDROOM 3	3.01m x 2.72m	9'11" x 8'11"
BEDROOM 4	4.76m x 2.87m	15'8" x 9'5"
ENTERTAINMENT	5.92m x 3.80m	19'5" x 12'6"
CONSERVATORY	3.80m x 3.77m	12'5" x 12'6"

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PLOT 6 THE HOLLY



SECOND FLOOR



FIRST FLOOR



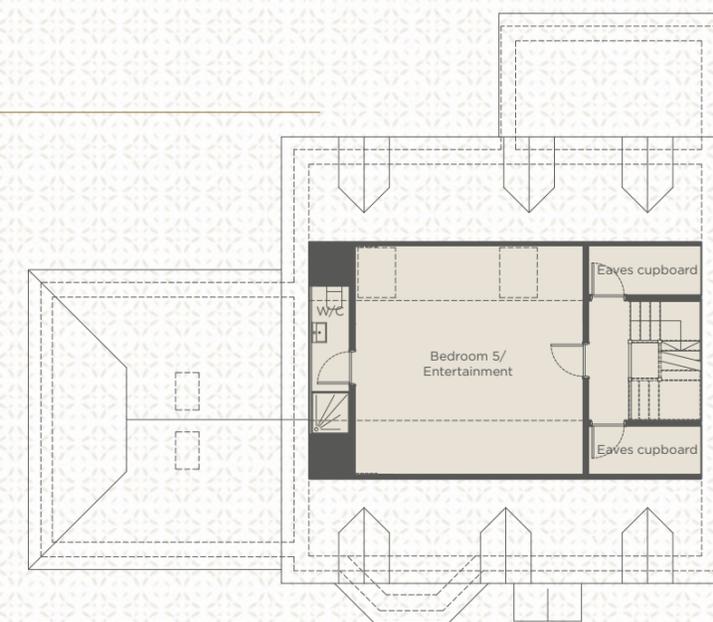
GROUND FLOOR

LOUNGE	4.63m x 6.23m	15'3" x 20'6"
KITCHEN/FAMILY	2.77m x 4.46m	9'1" x 14'8"
MASTER BEDROOM	3.49m x 3.38m	11'6" x 11'1"
BEDROOM 2	4.76m x 3.22m	15'8" x 10'7"
BEDROOM 3	3.01m x 2.72m	9'11" x 8'11"
BEDROOM 4	4.76m x 2.87m	15'8" x 9'5"
ENTERTAINMENT	5.92m x 3.80m	19'5" x 12'6"
CONSERVATORY	3.80m x 3.77m	12'5" x 12'6"

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PLOT 7 THE ALLIUM



SECOND FLOOR



FIRST FLOOR



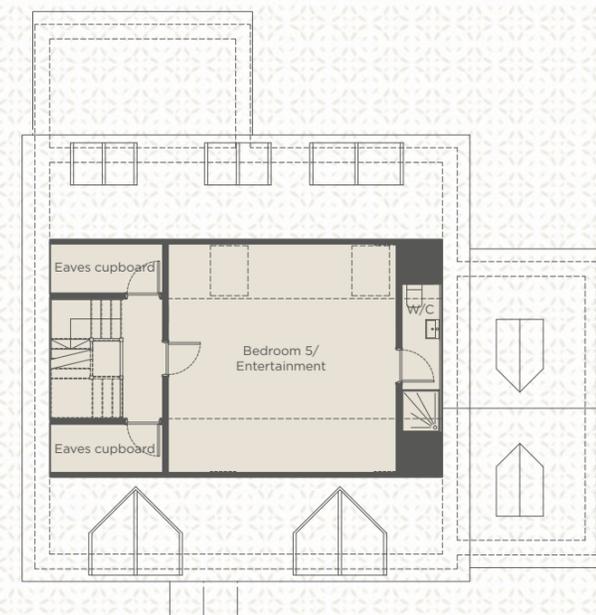
GROUND FLOOR

LOUNGE	4.72m x 5.17m	15'6" x 17'0"
KITCHEN	4.90m x 4.91m	16'1" x 16'2"
FAMILY	4.37m x 6.01m	14'4" x 19'9"
PLAYROOM	2.70m x 3.07m	8'10" x 10'1"
STUDY	2.31m x 3.18m	7'7" x 10'5"
MASTER BEDROOM	3.83m x 4.57m	12'7" x 15'0"
BEDROOM 2	3.77m x 3.07m	12'5" x 10'1"
BEDROOM 3	3.66m x 3.08m	12'0" x 10'2"
BEDROOM 4	3.29m x 3.08m	10'10" x 10'2"
ENTERTAINMENT	5.42m x 5.35m	17'7" x 17'10"

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PLOT 8 THE BERGAMOT



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

LOUNGE	4.72m x 4.22m	15'6" x 13'10"
KITCHEN	4.90m x 4.91m	16'1" x 16'2"
FAMILY	4.37m x 6.01m	14'4" x 19'9"
PLAYROOM	2.70m x 3.07m	8'10" x 10'1"
MASTER BEDROOM	3.83m x 4.57m	12'7" x 15'0"
BEDROOM 2	3.77m x 3.07m	12'5" x 10'1"
BEDROOM 3	3.66m x 3.08m	12'0" x 10'2"
BEDROOM 4	3.29m x 3.08m	10'10" x 10'2"
ENTERTAINMENT	5.35m x 5.42m	17'7" x 17'10"

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PLOT 9 THE THISTLE



GROUND FLOOR



FIRST FLOOR

LOUNGE	4.28m x 3.79m	12'6" x 14'1"
KITCHEN/DINING	3.40m x 5.22m	11'2" x 17'2"
MASTER BEDROOM	3.16m x 3.69m	10'5" x 12'2"
BEDROOM 2	2.44m x 2.54m	8'0" x 8'4"
BEDROOM 3	2.44m x 2.54m	8'0" x 8'4"

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TIMELESS ELEGANCE AND EXQUISITE STYLE

On the inside the homes do not disappoint, designed with superior luxury, comfort and convenience in mind.

With bespoke interior design by Heronslea's in-house designers, the décor is contemporary and stylish but elegant, creating a calming backdrop on which you can make your own mark.

Specification is of the highest standard, from the sleek fitted bathroom suites and kitchens with stone worktops, to the premium hardwood flooring and

beautiful walnut doors. And the added luxuries make all the difference, including underfloor heating throughout and bespoke lighting features to the hallway corning.

The interior layouts are perfect for modern family living. Many homes feature open plan kitchen/dining areas opening onto the rear garden, creating a wonderful heart to the home. For some, an exceptionally generous lounge leads to the conservatory for an enviable entertainment space. The third floor offers a wonderful adaptable space suitable for a games room or study.



THE FINER DETAILS



GENERAL

- Gas fired underfloor heating to the ground floor
- Radiators to first and second floor
- UPVC double glazed windows
- 10 Year Premier Warranty

DECORATION

- Walls painted in Rum Caramel 5 and Rum Caramel 6
- Bespoke designed architrave and skirtings painted in eggshell white
- Bespoke designed feature LED lit cornice to ground floor lounge and hallway
- Ceilings painted white matt

INTERNAL DOORS

- Oversized walnut veneered doors with brushed stainless steel ironmongery to the ground floor; standard height to other floors
- Glazed doors to the kitchen and lounge

FLOORING

- Wood flooring to the hallway, reception rooms and playroom
- Carpets to all bedrooms, stairs and landing

ELECTRICAL

- Brushed stainless steel sockets and light switches
- LED downlights to all rooms
- CAT5 and Coax cabling to AV sockets
- Data network cabling installed adjacent to telephone locations

- Telephone connections - BT Master located in AV cupboard with points to lounge, study and all bedrooms
- Full TV/SKY Plus multi room wiring system linking to central TV aerials and satellite dish capable of receiving digital and terrestrial channels, subject to your selection and purchase of Sky subscription
- Study wired for a "home office"
- Multi room audio via discreet ceiling speakers to lounge, kitchen, dining room (where applicable) and master bedroom, subject to your selection and purchase of suitable audio equipment
- Wiring only for possible future speaker installation to all other rooms

SECURITY

- NACOSS approved alarm system
- Mains operated smoke, heat and carbon monoxide detectors
- External security lighting to front and rear

KITCHEN/BREAKFAST/DINING ROOM

- Contemporary kitchen designed by Neil Lerner with soft closing cabinetry and drawer units
- Composite stone worktop and upstand
- Glass splashback
- Stainless steel sink with chrome pull out spray tap
- Waste disposal
- Chrome hot tap for instant boiling water
- Siemens appliances include single oven, combination oven, touch control induction hob, extractor hood, integrated fridge/ freezer, integrated dishwasher
- Porcelain floor tiles

UTILITY ROOM

(Plots 2, 3, 4, 5, 6 and 7)

- Siemens appliances include washing machine and tumble dryer
- Storage cupboards (where indicated on the floor plan) with sink and tap
- Plots 1, 8 and 9 have washing machine and tumble dryer in kitchen

BEDROOMS

- Master Bedroom with walk in dressing rooms with fully fitted driftwood carcass
- Wardrobes to Bedroom 2, driftwood carcasses with matt spray lacquer doors

BATHROOM, ENSUITES AND CLOAKROOMS

- Beautifully designed contemporary bathrooms and ensuites
- Wall mounted glass basin with drawer unit and Hansgrohe mixer tap

- Mirror above glass basins
- Fitted bath with exofil, handheld shower, wall mounted shower with fitted glass screen
- Wall hung wc with soft closing seat
- Tiled feature niches with LED lighting
- Thermostatically controlled electrical towel rails
- Electric under floor heating to bathrooms, ensuites and cloakrooms
- Fully tiled walls and floors

GARDEN

- Front garden laid to lawn
- Rear garden laid to lawn and patio area
- External tap
- External electrical socket
- External wall lighting

*Each room layout is individually designed. Please refer to the floor plans for specific sanitaryware.







PERFECTLY PLACED

There is a superb choice of leisure options within just a few miles of Bentley Place. Jump in the car for a few rounds of golf at one of the UK's top courses, or for a day's shopping. Or it's just a short taxi journey for an evening of fine dining.

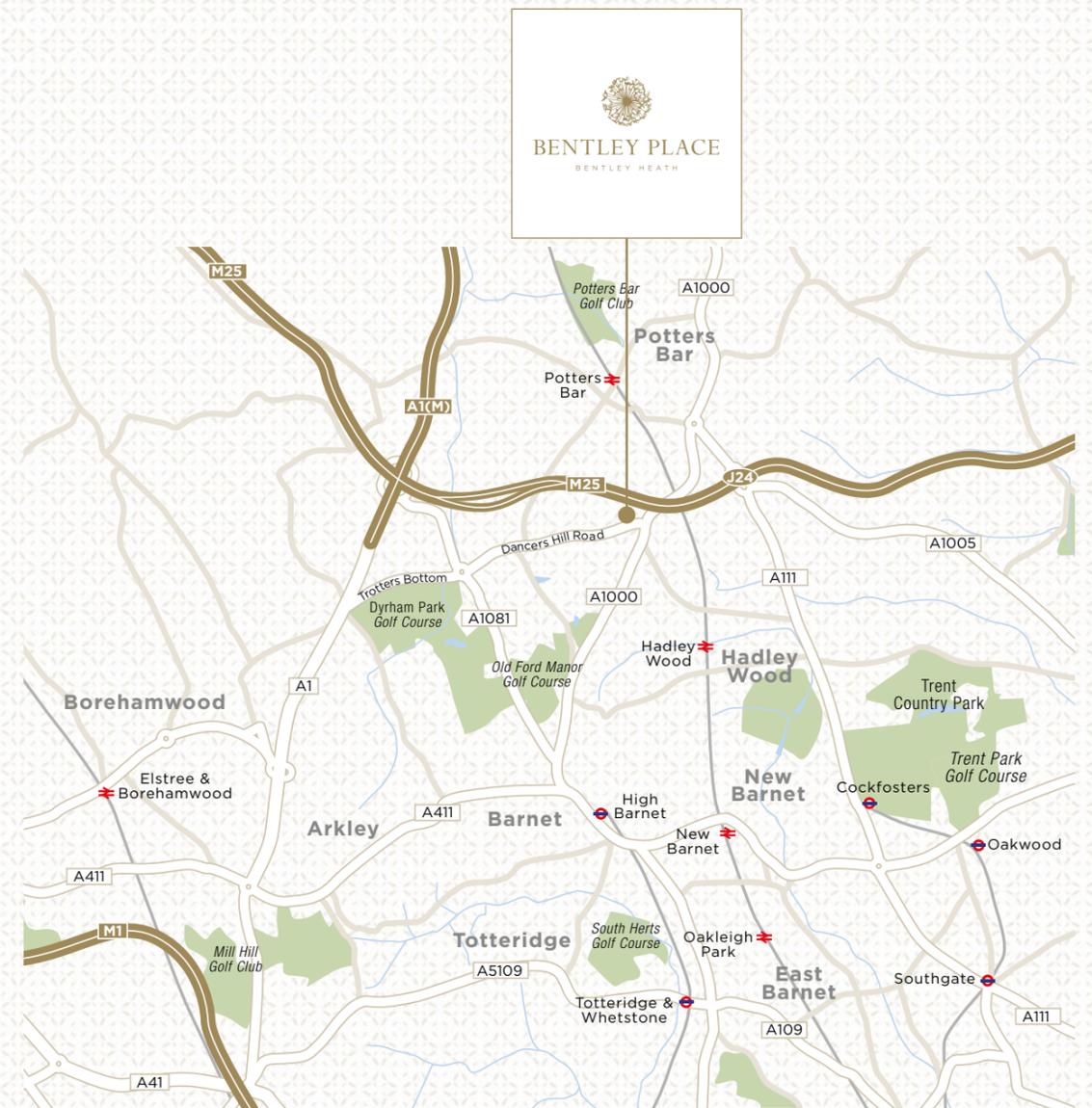
For commuting, Bentley Place is just as conveniently located, with both Hadley Wood and Potters Bar stations within easy reach for frequent and speedy links to the city.



BY CAR



BY TRAIN



Bentley Place, Bentley Heath, Barnet, Hertfordshire EN5 4SA



All details are preliminary and current at time of going to press in November 2015. This brochure provides guidance and general illustration only. It is designed to present an impression of the range, quality and variety of the homes available. Floor plans, layouts, photographs and illustrations are for example only and do not represent exact final designs. There may be material differences between depictions, literature and final developments as products and services are continually developed. Distances and times are approximate only, maps are not to scale. Computer generated images are indicative only and may be subject to change. Design and print by GQ. gqdesign.com



HOMES OF DISTINCTION BY HERONSLEA

At Heronslea Group our ethos is to provide beautiful, luxury homes to today's discerning buyers. Our commitment to attention to detail and exacting standards is second to none and it is this excellence which has seen us cultivate an impressive reputation over the last 15 years.

When choosing your new home you should expect the very best - a home you can be truly proud of.

Welcome to Heronslea - where homes of the highest quality and finest design are simply standard.



For further information: Head office: 020 8421 9102
Heronslea House, High Street, Bushey, Herts WD23 3HH

USEFUL INFORMATION

As leading developers of prestigious, beautiful new homes in North London, North West London and the Home Counties, Heronslea are extremely proud of the luxury developments that we have built over the last 15 years. We have gained a reputation for maintaining the highest standards of quality, attention to detail and for providing excellent personal client service.

Our professional expertise in all aspects of building bespoke new homes is unrivalled; from buying land and working with planning authorities to gaining the necessary permissions, to designing and building bespoke homes with today's lifestyle in mind for discerning clients.

CUSTOMER SERVICE

Buying a new home can be stressful. At Heronslea we do our best to make it as hassle-free as possible.

Our experienced sales advisors will take you through the reservation process having first advised you all about the home. They will be your point of contact throughout the buying process, giving you updates on the progress of your home's construction.

Once your new home is ready, you will be invited to a Home Tour and Demonstration - a helping hand to settle in and understand your new home's features.

At the Handover meeting, you'll receive a Move in File packed with information and advice for your home.

Whilst we hope there will be no problems after you have moved in, we shall continue to be there to support you through the first two years, handling all agreed remedials, no matter how small, as quickly as possible.

PREMIER GUARANTEE

Unlike buying a secondhand home, at Heronslea your new home at Bentley Place is protected by a 10 year new home warranty by Premier Guarantee, an insurance policy which protects you against specific risks.

The warranty cover is in two stages. You are protected for the full 10 years against serious defects occurring; for example foundations, roof and other structural areas.

For the first two years, Heronslea, together with Premier Guarantee, cover you against physical damage to your home should this be caused by a defect which results from failure to meet Premier Guarantee standards.



heronslea-group.co.uk