

Chaulden Meadows

Hemel Hempstead

**LONG CHAULDEN, CHAULDEN, HEMEL HEMPSTEAD,
HERTFORDSHIRE, HP1 2NX**



2, 3 AND 4-BEDROOM HOMES



BARRATT
HOMES

AWARD-WINNING CUSTOMER SERVICE AND QUALITY

WITH YOU EVERY STEP OF THE WAY

Barratt Homes has years of experience building thoughtfully designed, high quality homes. We've repeatedly been awarded 5 stars by the Home Builders Federation, year after year. And that's not all. Our homes come with an NHBC Buildmark Warranty which gives you a 10 year structural warranty and a 2 year fixtures and fittings warranty* as standard. This is just one of the added benefits of buying a new home.

We do all we can to make moving easy, putting people in touch with dedicated experts throughout the journey, which is why for more than 50 years, we have earned ourselves an enviable reputation for excellence.

At Barratt we build every type of home for every type of home buyer, in great locations the length and breadth of the country. Whether you're putting your first foot on the property ladder, moving up to a larger home or even downsizing, Barratt can help you find the home that suits you perfectly.



WELCOME TO CHAULDEN MEADOWS

**LOOKING FOR A NEW HOME WHERE YOU CAN
ENJOY THE BEST OF COUNTRYSIDE LIVING AND
URBAN CONVENIENCE?**

Chaulden Meadows offers a range 2, 3 and 4-bedroom homes thoughtfully designed for modern living.

It's within easy reach of Hemel Hempstead and Berkhamsted, and you'll find all the essential amenities – from a welcoming community centre to convenient local retail – right here in Chaulden Meadows.

Sustainability and community are at the heart of this carefully planned neighbourhood. Plenty of cycle routes and pedestrian walkways mean you'll be able to leave your car at home more often. And when you do need your car, you'll be able to charge it at home from your very own electric vehicle charging point.

Chaulden Meadows is rich in green space, with enhanced woodland areas that support biodiversity and provide habitats for wildlife that will evolve over time. There is even a vibrant community hub that will offer gardens in which residents can grow their own fruit and veg.





YOUR NEW HOME

WHATEVER YOU'RE LOOKING FOR IN A HOME – MORE ROOM FOR YOUR FAMILY, SOMEWHERE SMALLER AND EASIER TO LOOK AFTER, A SPACE TO CALL YOUR OWN FOR THE FIRST TIME – WE'VE GOT YOU.

Behind the reassuring exterior, you'll find an interior that's bright, airy and designed for flexibility, ready for you to adapt to your lifestyle.

The entrance hall will set the tone, with plenty of room to provide a warm welcome. From there, the interior flows into the open plan kitchen or living-dining area – the hub of your home with space to entertain. You'll be able to make the most of your outside space, too, with French doors that open onto the garden.

To help you keep things comfortable and tidy, there is ample storage built in. And with two or more bathrooms in most homes, morning queues for the shower will be a thing of the past.

TRANSPORT AND LOCAL AREA

CHAULDEN MEADOWS IS IDEALLY LOCATED TO MAKE THE MOST OF WHAT THE LOCAL AREA HAS TO OFFER, WHILE ALSO ENJOYING EASY ACCESS TO THE CAPITAL.

Berkhamsted and Hemel Hempstead, where you'll find a range of high street and independent shops, restaurants and supermarkets, are both just 10 minutes by car.

When you need to travel further afield, Hemel Hempstead railway station is just a four-minute drive. Trains to London Euston typically run four times per hour and take around 30 minutes. And you'll be just a 20-minute drive from Luton Airport.

For countryside lovers, there's lots to explore, including the Chiltern Way, which passes through Hemel Hempstead, as well as parks, and canal walks. For those looking for something a little different, Hemel Hempstead is home to The Snow Centre, where you can ski or snowboard indoors on real snow. Whatever your interests, you won't have to travel too far from home to enjoy them.



CREATING A SUSTAINABLE COMMUNITY WHERE FAMILIES AND NATURE CAN THRIVE

At Barratt Homes, we do more than simply craft beautiful homes and desirable developments.

We design and build great places that meet the highest standards, and that promote sustainable, healthy and happy living for our customers.

We know we must give our customers confidence that their homes are designed and built to meet the challenges of the future. We do this through creating places where people and nature can thrive.



WELCOME TO CHAULDEN MEADOWS

Community gardens and orchards which will include apple, cherry, plum and pear trees for all the local residents to enjoy.

New bus route through Chaulden Meadows that will connect you to the town centre and surrounding area.

£12.6 million invested into the local area: including education, healthcare, youth and library services, transport, ecology and open space. As well as provision of a new nursery, primary school, health care facility and care home on site.

The future of residential living

-  Primary School
-  Care Home
-  Community Hub
-  Play Area
-  Local Centre
-  Traveller Site
-  Community Gardens and Orchard

We're committed to helping nature thrive through the installation of bird and bat boxes, hedgehog highways, bug hotels, bee bricks and the planting of new trees

New sustainable drainage system (SUDs) ponds. Rain water is channelled to these ponds instead of down drains, which means water is held safely after heavy downpours to help protect against flooding and creates a habitat for wildlife.

Three new play parks for children of all ages to enjoy.

Electric car charging points to all homes and to some visitor parking bays.

32 acres of open space for you to enjoy exploring which will include a fitness trail, new woodlands and ecological areas.

Dedicated cycle routes and walkways create a walkable neighbourhood.



Images and development layouts are for illustrative purposes, should be used for general guidance only and are not intended to form part of any contract or warranty unless specifically incorporated in writing. Development layouts including house types and tenures, the location of affordable housing, parking arrangements, play areas, landscaping and public open spaces are subject to change including any changes required due to a change in planning permission. Chaulden Meadows is a marketing name only and may not be the designated postal address, which may be determined by The Post Office.

Chaulden Meadows

Hemel Hempstead

Site Plan

- **Ambersham**
2 bedroom apartment
- **Kenley**
2 bedroom home
- **Maldon**
2 bedroom apartment
- **Alverton**
2 bedroom home
- **Maidstone**
3 bedroom home
- **Moresby**
3 bedroom home
- **Collaton**
3 bedroom home
- **Denby**
3 bedroom home
- **Lutterworth**
3 bedroom home
- **Chester**
4 bedroom home
- **Norbury**
3 bedroom home
- **Woodcote**
4 bedroom home
- **Alderney**
4 bedroom home
- **Hesketh**
4 bedroom home
- **Radleigh**
4 bedroom home
- **Alfreton**
4 bedroom home
- **Affordable Housing**

- SH **Show Homes**
- SC **Show Centre**

- CS **Cycle Store**
- BS **Bin Store**
- BCP **Bin Collection Point**
- V **Visitors Parking Space**



-  **Existing Trees**
-  **Attenuation Basin**
-  **PV panels to all houses - Refer to working drawings for specific locations**
-  **EVCPs to all homes - Refer to working drawings for specific locations**

Giving nature a home on this development:

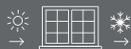
-  **Bug Hotel**
-  **Bee Brick**
Selected plots*
-  **Hedgehog Highway**
Selected plots*
-  **Bat Box**
Selected plots*
-  **Bird Box**
Selected plots*

Positioning of our sustainability features are subject to change. Speak to a Sales Advisor for more information.



KENLEY

2 BEDROOM HOME



Argon-filled double-glazing



Decentralised mechanical extract ventilation (d-MEV)



Electric car charging point



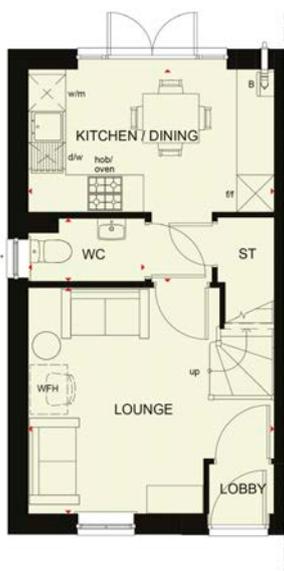
Highly-efficient insulation



Photovoltaic panels



A/B EPC rating



Ground Floor

Lounge	3943 x 3620 mm	12'11" x 11'11"
Kitchen/Dining	3943 x 3490 mm	12'11" x 11'6"
WC	1854 x 1060 mm	6'1" x 3'6"

(Approximate dimensions)



First Floor

Bedroom 1	3943 x 2860 mm	12'11" x 9'5"
Bedroom 2-	3943 x 2311 mm	12'11" x 7'7"
Bathroom	1953 x 1853 mm	6'5" x 6'1"

(Approximate dimensions)

KEY

B Boiler
ST Store
wm Washing machine space

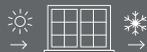
dw Dishwasher space
f/f Fridge/freezer space
WFH Working from home space

BH/ST Bulkhead Store
W Wardrobe space
◀▶ Dimension location



MAIDSTONE

3 BEDROOM HOME



Argon-filled double-glazing



Decentralised mechanical extract ventilation (d-MEV)



Electric car charging point



Highly-efficient insulation



Photovoltaic panels



A/B EPC rating



Ground Floor

Lounge	4598 x 4930 mm	15'1" x 16'2"
Kitchen/Dining	4593 x 3202 mm	15'1" x 10'6"
WC	901 x 1586 mm	2'11" x 5'2"

(Approximate dimensions)



First Floor

Bedroom 1	2592 x 4199 mm	8'6" x 13'9"
En suite	2592 x 1365 mm	8'6" x 4'6"
Bedroom 2	2592 x 3107 mm	8'6" x 10'2"
Bedroom 3	1918 x 2676 mm	6'3" x 8'9"
Bathroom	1918 x 1702 mm	6'3" x 5'7"

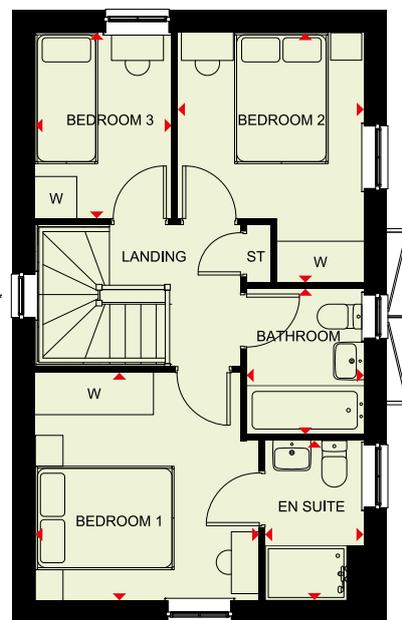
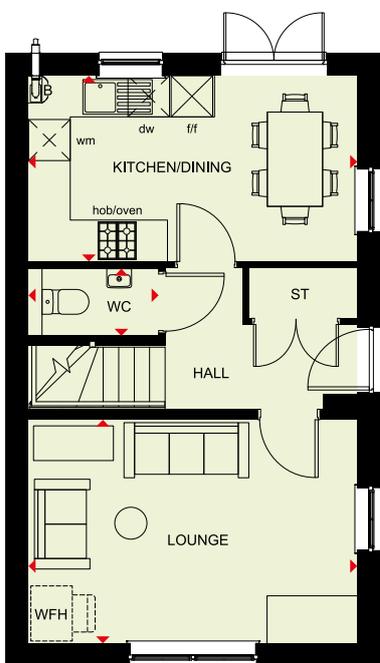
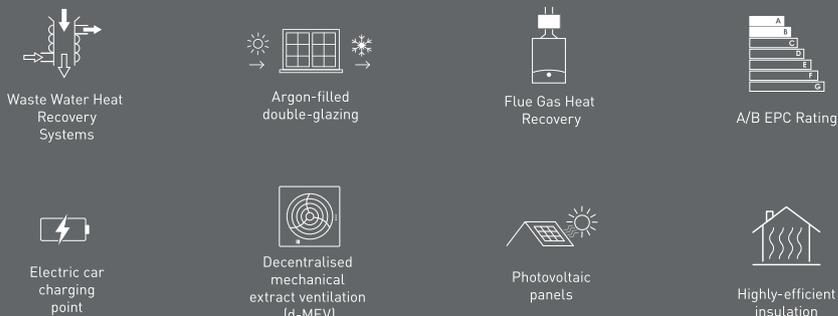
(Approximate dimensions)

KEY	B	Boiler	dw	Dishwasher space	BH/ST	Bulkhead Store
	ST	Store	f/f	Fridge/freezer space	W	Wardrobe space
	wm	Washing machine space	WFH	Working from home space	◀▶	Dimension location



MORESBY

3 BEDROOM HOME



Ground Floor		
Lounge	4730 x 3245 mm	15'6" x 10'8"
Kitchen/Dining	4730 x 2696 mm	15'6" x 8'10"
WC	1870 x 976 mm	6'2" x 3'2"

First Floor		
Bedroom 1	3226 x 3307 mm	10'7" x 10'10"
En suite	1416 x 2322 mm	4'8" x 7'7"
Bedroom 2	2670 x 3628 mm	8'9" x 11'11"
Bedroom 3	1968 x 2696 mm	6'5" x 8'10"
Bathroom	1688 x 2120 mm	5'6" x 6'11"

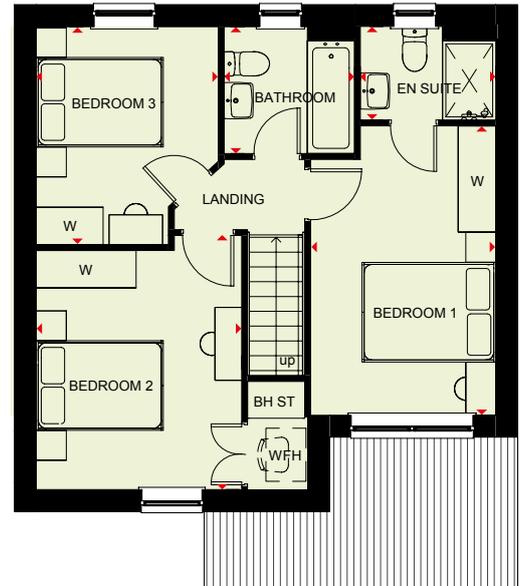
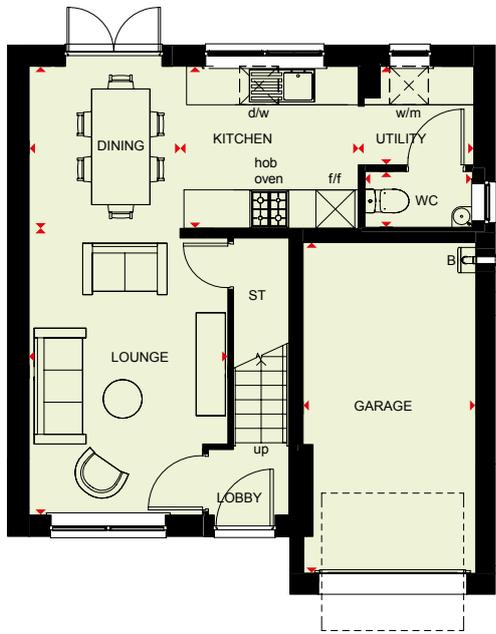
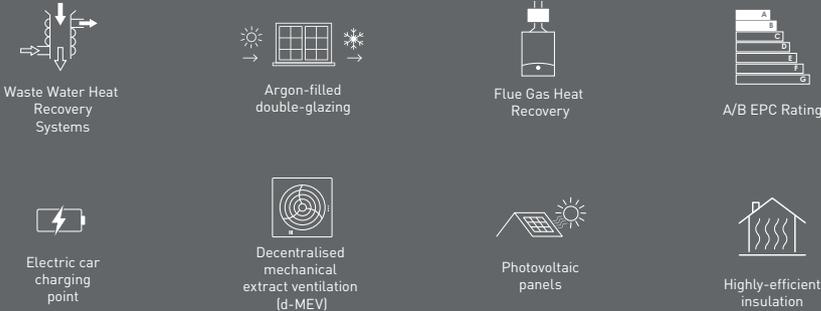
* Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots

KEY	B Boiler	dw Dishwasher space	W Wardrobe space
	ST Store	f/f Fridge/freezer space	◀▶ Dimension location
	wm Washing machine space	WFH Working from home space	



DENBY

3 BEDROOM HOME



Ground Floor

Lounge	3067 x 4457mm	10'1" x 14'7"
Kitchen	2750 x 2523mm	9'0" x 8'3"
Dining	2330 x 2523mm	7'8" x 8'3"
Utility	1784 x 1533mm	5'10" x 5'0"
WC	1662 x 869mm	5'5" x 2'10"
Garage	2663 x 5142mm	8'9" x 16'10"

[Approximate dimensions]

First Floor

Bedroom 1	2770 x 4361mm	9'1" x 14'4"
En suite	2026 x 1412mm	6'8" x 4'8"
Bedroom 2	3072 x 3829mm	10'1" x 12'7"
Bedroom 3	2722 x 3284mm	8'11" x 10'9"
Bathroom	1950 x 1913mm	6'5" x 6'3"

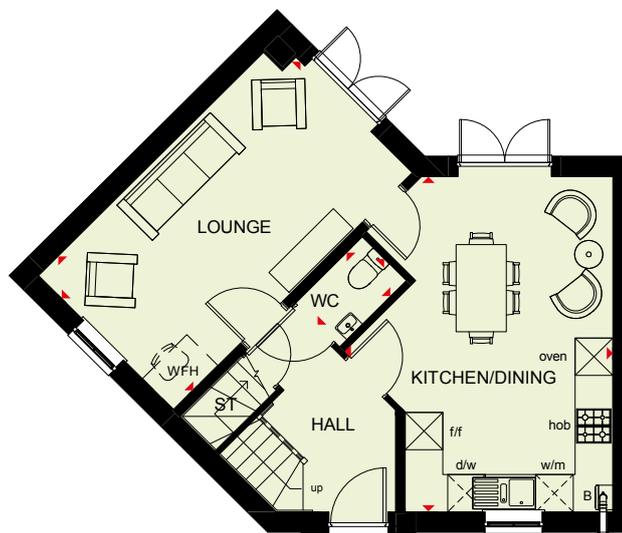
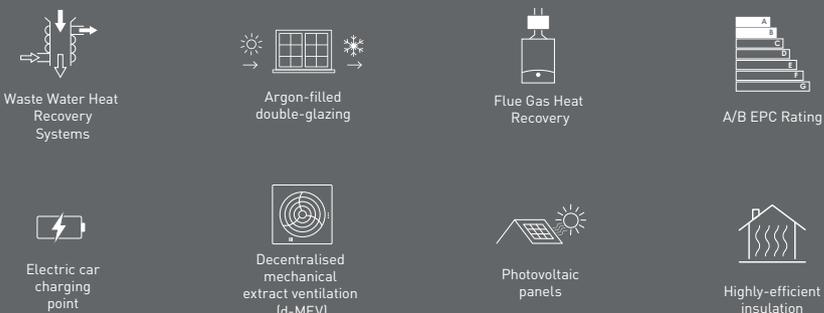
[Approximate dimensions]

KEY	B	Boiler	wm	Washing machine space	WFH	Working from home space
	ST	Store	dw	Dishwasher space	w	Wardrobe space
	BH/ST	Bulkhead Store	f/f	Fridge/freezer space	◀▶	Dimension location



LUTTERWORTH

3 BEDROOM HOME



Ground Floor

Lounge	3040 x 5380 mm	10'0" x 17'8"
Kitchen/Dining	4278 x 5390 mm	14'0" x 17'8"
WC	1030 x 1520 mm	3'4" x 5'0"

[Approximate dimensions]

First Floor

Bedroom 1	3107 x 3594 mm	10'2" x 11'9"
En Suite	1648 x 2159 mm	5'5" x 7'1"
Bedroom 2	3406 x 3158 mm	11'2" x 10'4"
Bedroom 3	3542 x 2129 mm	11'7" x 7'0"
Bathroom	2519 x 1954 mm	8'3" x 6'5"

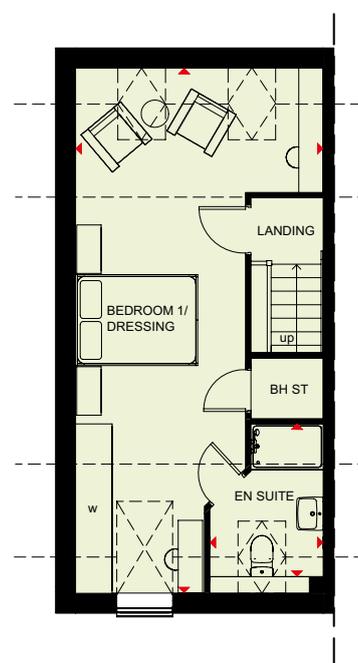
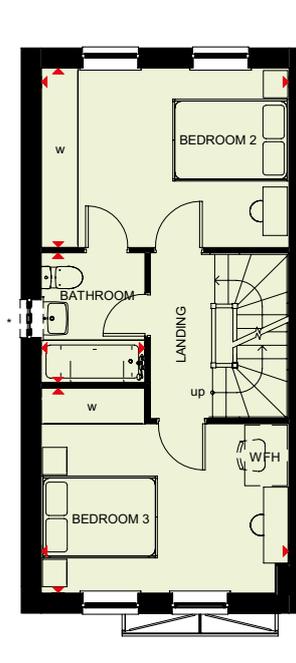
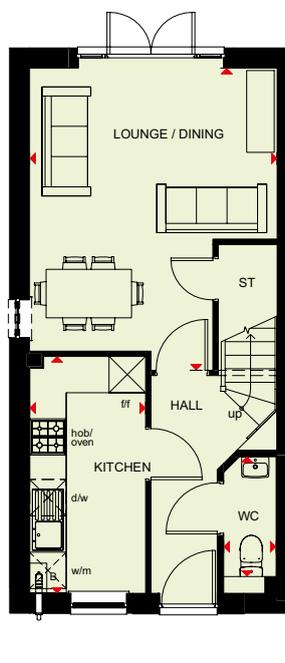
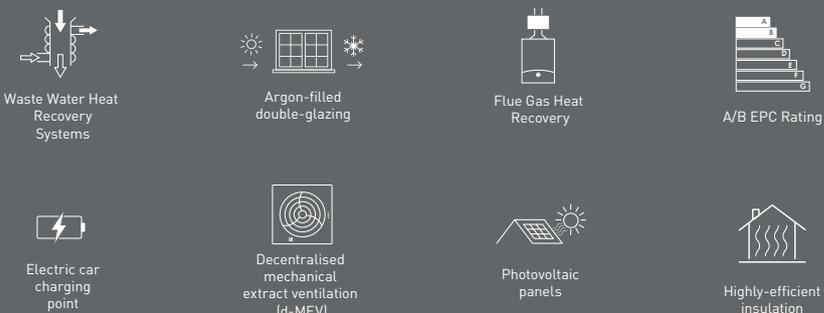
[Approximate dimensions]

KEY	B	Boiler	wm	Washing machine space	W	Wardrobe space
	ST	Store	dw	Dishwasher space	◀▶	Dimension location
	f/f	Fridge/freezer space	WFH	Working from home space		



NORBURY

3 BEDROOM HOME



Ground Floor

Lounge/Dining	4056 x 4986 mm	13'4" x 16'4"
Kitchen	1900 x 3910 mm	6'3" x 12'10"
WC	860 x 1976 mm	2'10" x 6'6"

(Approximate dimensions)

* Window may be omitted on certain plots. Speak to Sales Advisor for details on individual plans.

First Floor

Bedroom 2	4056 x 2960 mm	13'4" x 9'9"
Bedroom 3	4056 x 3381 mm	13'4" x 11'1"
Bathroom	1698 x 2146 mm	5'7" x 7'0"

(Approximate dimensions)

* Window may be omitted on certain plots. Speak to Sales Advisor for details on individual plans.

Second Floor

Bedroom 1/ Dressing	4056 x 8070 mm	13'4" x 26'6"
En suite	2200 x 2524 mm	6'1" x 7'3"

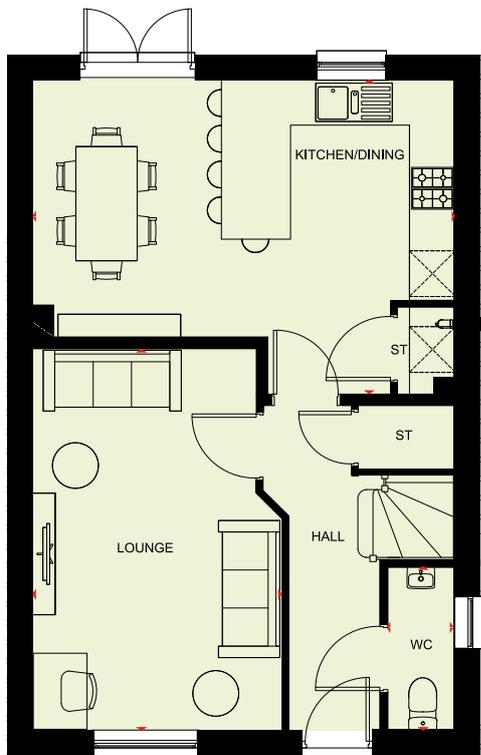
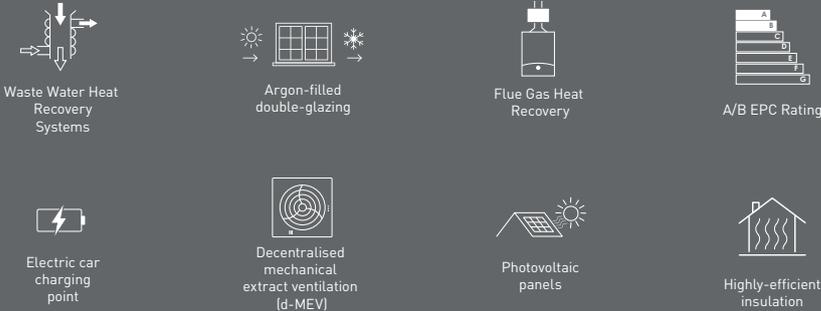
(Approximate dimensions)

KEY	B	Boiler	wm	Washing machine space	WFH	Working from home space
	ST	Store	dw	Dishwasher space	W	Wardrobe space
	BH/ST	Bulkhead Store	f/f	Fridge/freezer space	◀▶	Dimension location



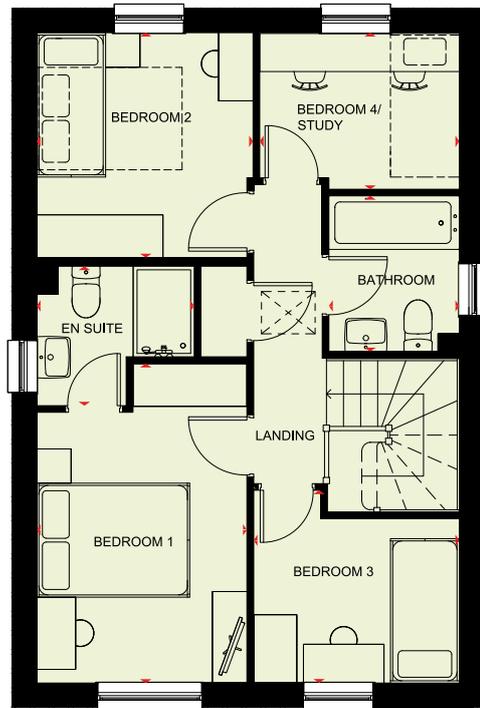
CHESTER

4 BEDROOM HOME



Ground Floor

Kitchen/Dining	4130 x 5520 mm	13'7" x 18'1"
Living Room	5020 x 3260 mm	16'6" x 10'8"
WC	2130 x 860 mm	7'0" x 2'10"



First Floor

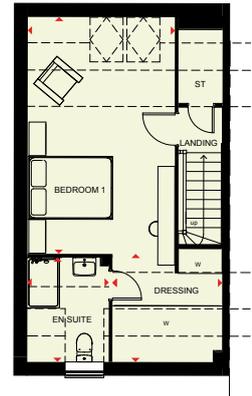
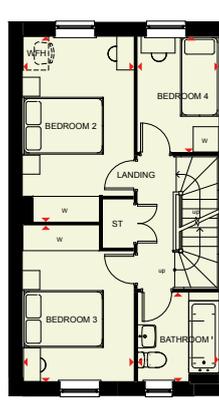
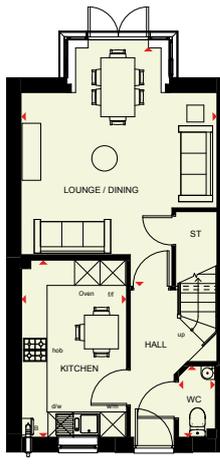
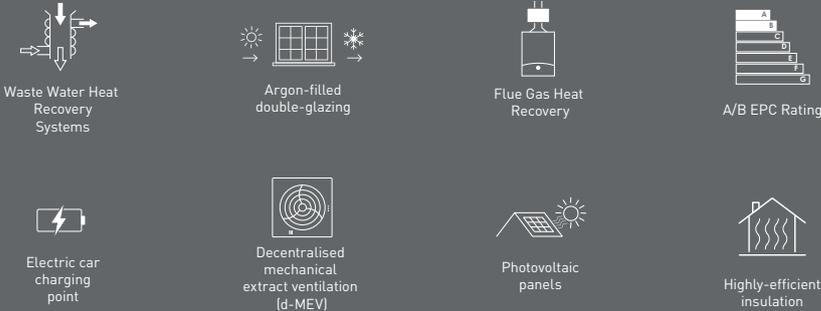
Bedroom 1	4210 x 2750 mm	13'10" x 9'0"
En suite	2060 x 1840 mm	6'9" x 6'0"
Bedroom 2	2960 x 2830 mm	9'9" x 9'3"
Bedroom 3	2540 x 2690 mm	8'4" x 8'10"
Bedroom 4/Study	2060 x 2610 mm	6'9" x 8'7"
Bathroom	2050 x 1700 mm	6'9" x 5'7"

KEY ST Store
 ◀▶ Dimension location



WOODCOTE

4 BEDROOM HOME



Ground Floor

Lounge / dining	4603 x 5620 mm	15'1" x 18'5"
Kitchen	2481 x 4220 mm	8'2" x 13'10"
WC	860 x 1692 mm	2'10" x 5'7"

First Floor

Bedroom 2	2608 x 4409 mm	8'7" x 14'6"
Bedroom 3	2608 x 3717 mm	8'7" x 12'2"
Bedroom 4	1912 x 2779 mm	6'3" x 9'1"
Bathroom	1912 x 2112 mm	6'3" x 6'11"

Second Floor

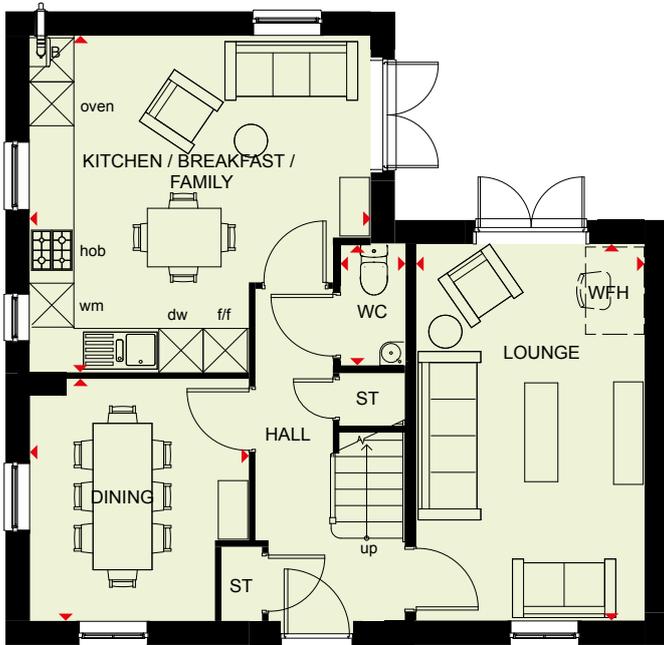
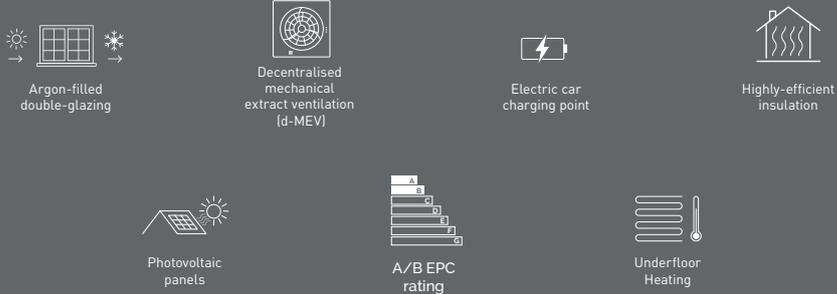
Bedroom 1	3482 x 5645 mm	11'5" x 18'6"
Dressing	2594 x 2710 mm	8'6" x 8'11"
En Suite	1926 x 2486 mm	6'4" x 8'2"

KEY	B Boiler	dw Dishwasher space	BH Bulkhead
	ST Store	f/f Fridge/freezer space	W Wardrobe space
	wm Washing machine space	WFH Working from home space	◀▶ Dimension location



ALDERNEY

4 BEDROOM HOME



Ground Floor

Lounge	3095 x 5143mm	10'2" x 16'10"
Kitchen/Breakfast/Family	4623 x 4598 mm	15'2" x 15'1"
Dining	2967 x 3307 mm	9'9" x 10'10"
WC	854 x 1641 mm	2'10" x 5'5"

(Approximate dimensions)

First Floor

Bedroom 1	4618 x 3104 mm	15'2" x 10'2"
En suite	1191 x 2075 mm	3'11" x 6'10"
Bedroom 2	4510 x 3110 mm	14'10" x 10'2"
Bedroom 3	3737 x 3110 mm	12'3" x 10'2"
Bedroom 4	2148 x 2270 mm	7'1" x 7'5"
Bathroom	1702 x 2075 mm	5'7" x 6'10"

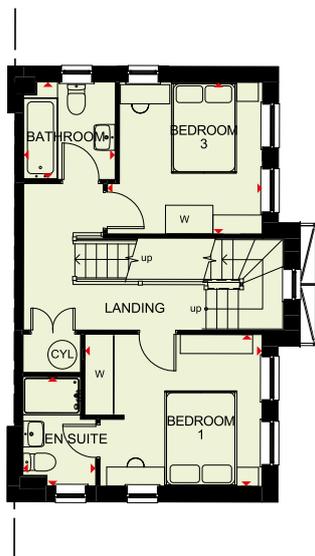
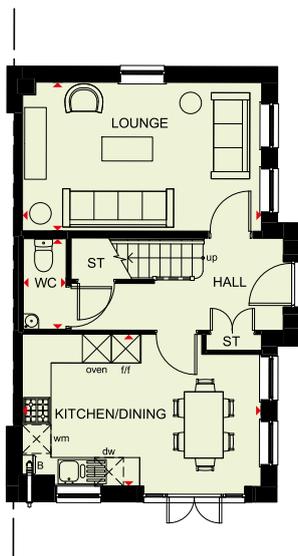
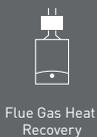
(Approximate dimensions)

KEY	B	Boiler	dw	Dishwasher space	BH/ST	Bulkhead Store
	ST	Store	f/f	Fridge/freezer space	W	Wardrobe space
	wm	Washing machine space	WFH	Working from home space	◀▶	Dimension location



HESKETH

4 BEDROOM HOME



Ground Floor

Lounge	4958 x 3108 mm	16'3" x 10'2"
Kitchen/Dining	4958 x 3175 mm	16'3" x 10'5"
WC	886 x 1889 mm	2'11" x 6'2"

[Approximate dimensions]

First Floor

Bedroom 1	3679 x 3175 mm	12'1" x 10'5"
En suite	1511 x 2290 mm	4'11" x 7'6"
Bedroom 3	3215 x 3175 mm	10'7" x 10'5"
Bathroom	1903 x 2038 mm	6'3" x 6'8"

[Approximate dimensions]

Second Floor

Bedroom 2	4076 x 3382 mm	13'4" x 11'1"
Bedroom 4	4076 x 3175 mm	13'4" x 10'5"
Shower Room	1410 x 2168 mm	4'8" x 7'1"

[Approximate dimensions]

KEY	B	Boiler	dw	Dishwasher space	W	Wardrobe space
	ST	Store	f/f	Fridge/freezer space	CYL	Cylinder
	wm	Washing machine space	WFH	Working from home space	◀▶	Dimension location



RADLEIGH

4 BEDROOM HOME



Ground Floor

Lounge	3361 x 5041mm	11'0" x 16'6"
Kitchen/Dining/Family	8110 x 3578 mm	26'7" x 11'9"
Study	2273 x 2153 mm	7'5" x 7'1"
Utility	1558 x 1650 mm	5'1" x 5'5"
WC	850 x 1621 mm	2'9" x 5'4"

(Approximate dimensions)



First Floor

Bedroom 1	3557 x 3853 mm	11'8" x 12'8"
En suite	1465 x 2287 mm	4'10" x 7'6"
Bedroom 2	3423 x 4335 mm	11'3" x 14'3"
Bedroom 3	2824 x 3345 mm	9'3" x 11'0"
Bedroom 4	2973 x 3147 mm	9'9" x 10'4"
Bathroom	2137 x 3147 mm	7'0" x 5'7"

(Approximate dimensions)

KEY	B	Boiler	dw	Dishwasher space	BH/ST	Bulkhead Store
	ST	Store	f/f	Fridge/freezer space	W	Wardrobe space
	wm	Washing machine space	WFH	Working from home space	◀▶	Dimension location



NEW HOMES QUALITY CODE

Housebuilders and developers who build new homes will be expected to register with the New Homes Quality Board (NHQB). As long as a housebuilder or developer has followed the correct registration process, including completing the necessary training, introducing a complaints procedure, and following other processes and procedures that are needed to meet the requirements of this New Homes Quality Code (the code), they will become a registered developer.

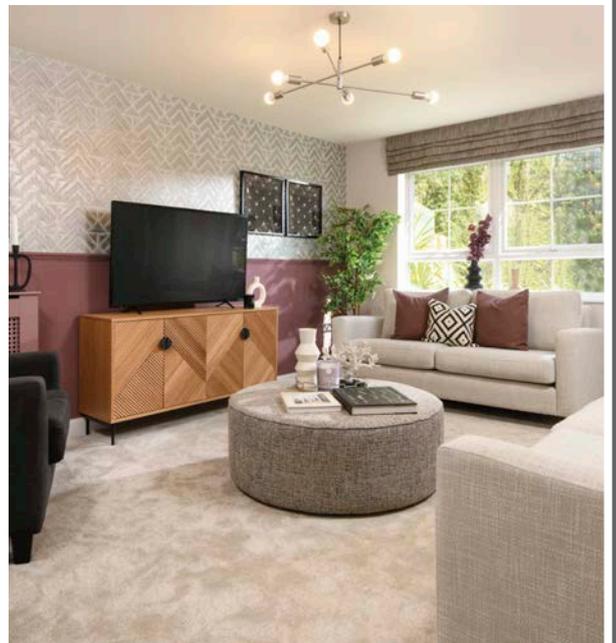
Registered developers agree to follow the code and the New Homes Ombudsman Service, including accepting the decisions of the New Homes Ombudsman in relation to dealings with customers. If a registered developer does not meet the required standards, or fails to accept and act in line with the decisions of the New Homes Ombudsman, they may have action taken against them, including being removed from the register of registered developers.

The code sets out the requirements that registered developers must meet. The code may be updated from time to time to reflect changes to industry best practice as well as the decisions of the New Homes Ombudsman Service.

All homes built by registered developers must meet building-safety and other regulations. All registered developers should aim to make sure there are no snags or defects in their properties before the keys are handed over to a customer. If there are any snags or defects, these should be put right within the agreed timescales.

WHAT THE CODE COVERS

For the purposes of this code, 'customer' means a person who is buying or intends to buy a new home which they will live in or give to another person. (If a new home is being bought in joint names, 'the customer' includes all the joint customers.) However, the New Homes Quality Board have also started work to consider other groups of customers and what they should be able to expect from a new home. This includes shared owners and people who are buying a new home to let to other people. Any changes the New Homes Quality Board make to the code to reflect the needs of other groups of customers will be developed through consultation, and they will continually assess and review the effectiveness of the code, and any new laws or regulations that apply. Other areas which are not covered by the code are claims for loss of property value or blight (where a property falls in value or becomes difficult to sell because of major public work in the area), personal injury or claims that are not covered by the scheme rules of the New Homes Ombudsman Service. An NHBC warranty and insurance policy, known as Buildmark, which includes a 2 year builder warranty period, followed by an 8 year insurance cover.



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Calls to 03 numbers are charged at the same rate as dialling an 01 or 02 number. If your fixed line or mobile service has inclusive minutes to 01/02 numbers, then calls to 03 are counted as part of this inclusive call volume. Non-BT customers and mobile phone users should contact their service providers for information about the cost of calls.



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