



LITTLE HADHAM

HERTFORDSHIRE SG11 2DR

An exclusive collection of just 7 superior detached family homes
in a unique village location



Lime Grove is an exclusive development of just seven luxurious new homes situated off Albury Road in the highly desirable Hertfordshire village of Little Hadham, only 3 miles from Bishops Stortford. Accessed via a private driveway, these distinctive homes enjoy a secluded setting, with stunning views across beautiful open countryside.



Little Hadham is nestled amidst the beautiful East Hertfordshire countryside on the banks of the River Ash.

Living in Little Hadham



Offering a peaceful retreat from the hustle and bustle of a busy lifestyle, this lovely small village is part of the highly regarded 'Hadhams', along with its slightly larger neighbour Much Hadham, which was featured in The Times' latest 'best places to live' rankings in 2018.

Little Hadham's village hall is a busy hub for local community activities and also hosts a monthly farmers market offering fabulous fresh local produce and artisan gifts. The Nags Head pub in the village is listed in the Good Pub Guide and offers great wines, traditional ales and delicious Sunday lunches.

Nearby Much Hadham is home to The Bulls Inn and The Prince of Wales pubs. You will also find Hopleys Garden Centre and Café along with a Londis convenience store for everyday grocery needs. Just to the north of Little Hadham, at Albury, The Catherine Wheel pub restaurant offers relaxed family dining, with delightful gardens and childrens' outdoor play space.

The surrounding area is a stunning patchwork of farmland fields interspersed with pretty villages, offering acres of beautiful green open space to explore, with footpaths and bridleways for walking, running, cycling and horse riding.



View across the fields from Lime Grove



St Cecilia's Church, Little Hadham



The Catherine Wheel pub, Albury

An idyllic location for modern living, with a wide range of amenities on the doorstep.

Perfect Home Counties Lifestyle

Superb shopping

Less than 4 miles from the village, the historic market town of **Bishops Stortford** offers a fantastic choice of shops and amenities. It's ancient high street is brimming with independent boutiques, whilst the more modern Jackson Square Shopping Centre is home to many of the major retail chains and coffee shops. Supermarkets include Waitrose, Sainsbury's and Aldi in the town and a Tesco Superstore conveniently located on the western edge, just 2 miles from the development.

For entertainment, the latest films can be enjoyed at the Empire Cinema, whilst the popular Rhodes Arts Complex, a live music, theatre and contemporary arts venue hosts an exciting and varied programme of shows and events throughout the year.

Local dining

In addition to the characterful pubs in and around The Hadhams, Bishops Stortford is brimming with restaurants, cafes and bars, its charming town centre boasting an array of superb places to eat, with a wide selection of cuisines to choose from.

For special occasions, The Fox and Hounds, one of Hertfordshire's leading restaurants, is located in the nearby village of Hunsdon. Here you can enjoy a sophisticated menu from award-winning chef James Rix, served in its superb chandeliered dining room.



East Herts Golf Course



Bishops Stortford town centre



Bishops Stortford town centre

Great for golfing

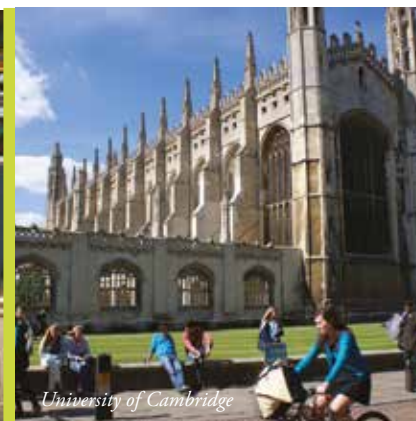
Golfers are spoilt for choice, with a fantastic range of local courses including the Ash Valley Golf Club within the village and the fabulous Great Hadham Golf and Country Club on the eastern edge of Much Hadham. Set in 240 acres of delightful rolling meadowland, this family friendly club also offers a health and fitness suite, spa and footgolf. Bishops Stortford golf club is situated on the eastern edge of the town, the beautiful East Herts Golf Club is just off the A10 at nearby Buntingford and the renowned Hanbury Manor Golf and Country Club at Ware is also within easy reach.

Sports and fitness

There's a wonderful array of sports and leisure facilities in and around The Hadhams. The Much Hadham Sports Association offers tennis, football and bowling, along with a children's playground and sports pavilion.

Bishops Stortford enjoys a superb range of sports facilities including the town's Football Club in Dunmow Road and the Rugby Club in Hadham Road, with mens, ladies, juniors and minis teams. The Cricket Club in Cricketfield Lane is a leading Hertfordshire club in a beautiful setting, with four senior sides, successful ladies teams and a thriving junior boys and girls section.

Fitness and leisure facilities in the town include a Nuffield Health and Fitness Club and the fantastic Grange Paddocks Leisure Centre with its state-of-the-art gym, fitness studios and two swimming pools.



University of Cambridge



City connections

The historic city of **Cambridge** is easily accessible from Little Hadham, just a 35 mile drive via the M11. Home to the world-renowned University of Cambridge, this vibrant city is also at the heart of the high-tech Silicon Fen, with an established group of bioscience and technology businesses based here. The architecturally stunning city centre's pedestrianised streets are home to a fantastic selection of restaurants, cafes and bars, along with a wide choice of stylish independent boutiques and the big-name retail brands.

Perfect for families

An ideal location for family living, Little Hadham has a superb choice of highly regarded schools nearby. The popular Little Hadham Primary School on Stortford Road boasts a 'Good' Ofsted overall rating, with 'Outstanding' ratings for behaviour and safety.

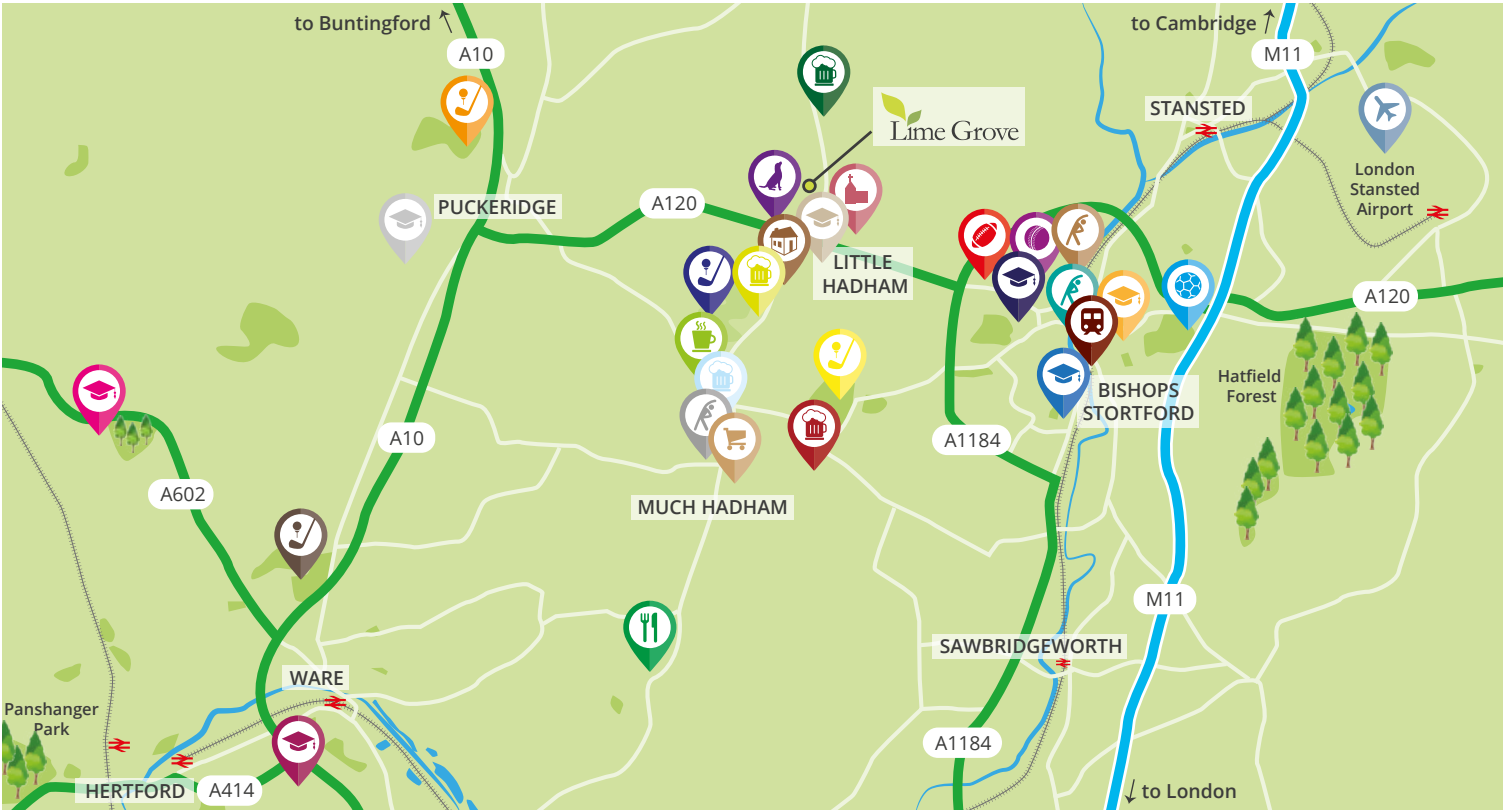
Secondary schools in Bishops Stortford include the Ofsted 'Outstanding' Hertfordshire and Essex High School and also the Bishops Stortford High School for boys, recently rated one of the UK's top 10 comprehensive schools for GCSE results. Independent schools in the area include Bishops Stortford College, St Edmunds College, Heath Mount and Haileybury College.

Easy commuting

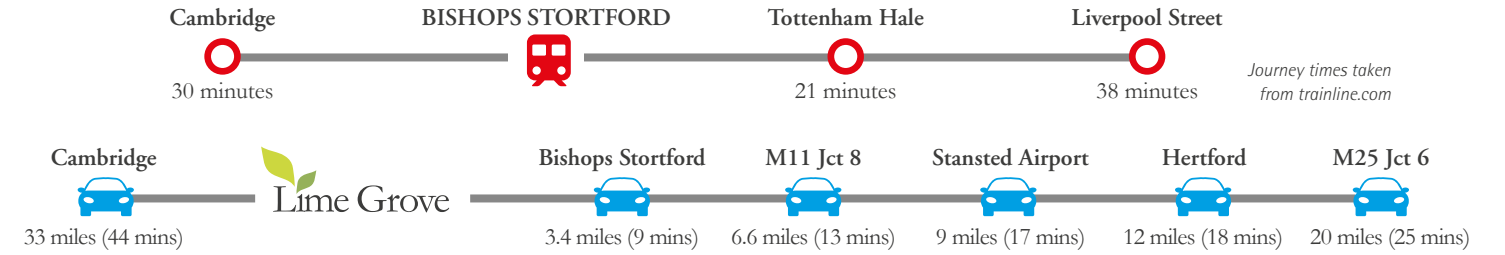
Little Hadham is a convenient base for commuting, both to London and Cambridge. Bishops Stortford railway station is just a short drive from the development, offering a fast and frequent service into London Liverpool Street in as little as 38 minutes and to Cambridge in just 30 minutes.

By road, the A10 and M11 are both within easy reach, offering convenient access to the M25 and London to the south and Cambridge to the north. The nearby towns of Ware, Hertford and Buntingford are also easily accessible via the A120. For travelling further afield, Stansted Airport is only around 17 minutes' drive.

Location Map



- Sports & Leisure**
 - Ash Valley Golf Club
 - Bishops Stortford Cricket Club
 - Bishops Stortford Football Club
 - Bishops Stortford Rugby Club
 - East Herts Golf Club
 - Great Hadham Golf & Country Club
 - Grange Paddocks Leisure Centre
 - Hanbury Manor Golf Club
 - Much Hadham Sports Association
 - Nuffield Health & Fitness
- Education**
 - Bishops Stortford College
 - Bishops Stortford High School
 - Haileybury School
 - Heathmount School
 - Hertfordshire & Essex High School
 - Little Hadham Primary School
 - St Edmund's College
- Dining Out**
 - The Bull Inn
 - The Catherine Wheel Pub & Restaurant
 - The Fox & Hounds Restaurant
 - Hopley's Café
 - The Nags Head Pub & Restaurant
 - The Prince of Wales Pub
- Other**
 - Medivet Veterinary Centre
 - Village Hall
 - Londis convenience store
 - St Cecilia's Church
- Travel**
 - Bishops Stortford Station
 - Stansted Airport



Development Plan

In a secluded setting just off Albury Road, these beautifully built family homes combine contemporary design with meticulous attention to detail, capturing the essence of modern village living.

- Pear Tree House
- The Foxgloves
- Primrose House
- The Braeburns
- Jasmine House
- The Lavender
- Wisteria House



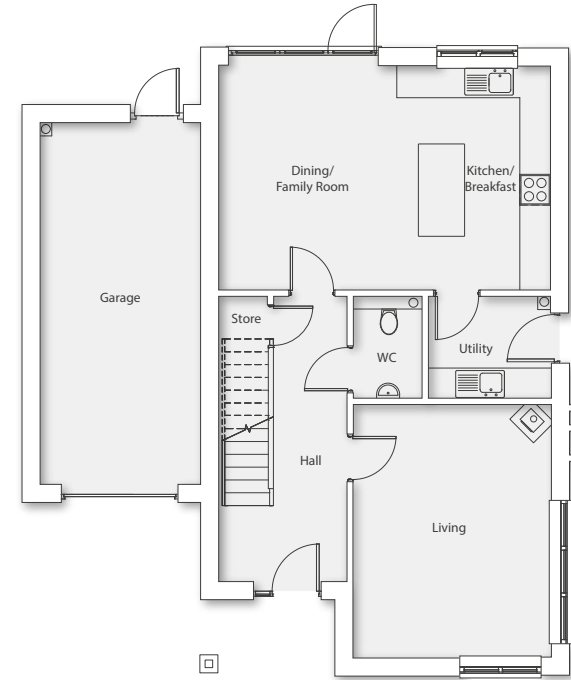
The development layout is for illustrative purposes only and is not intended to be scaled or used to indicate specific boundaries. Landscaping is indicative only and may vary.

Pear Tree House

1,822 sq ft



A substantial 4 bedroom detached family home with integrated garage and parking for three cars. Pear Tree House offers sweeping views across Hertfordshire countryside.



Ground Floor

	Metric	Imperial
Living Room	4.92 x 3.85	16' 1" x 12' 7"
Kitchen/Breakfast	4.54 x 3.32	14' 10" x 10' 10"
Dining/Family Room	4.54 x 3.13	14' 10" x 10' 3"
Utility	2.39 x 1.99	7' 10" x 6' 6"
Cloaks	1.99 x 1.34	6' 6" x 4' 4"
Garage	7.05 x 3.13	23' 1" x 10' 3"

First Floor

Master Bedroom	4.35 x 3.60	14' 3" x 11' 9"
Dressing	2.48 x 1.59	8' 1" x 5' 2"
En-Suite	2.48 x 1.90	8' 1" x 6' 2"
Bedroom 2	4.44 x 3.60	14' 7" x 11' 9"
Bedroom 3	3.66 x 3.33	12' 0" x 10' 11"
Bedroom 4	3.17 x 2.75	10' 5" x 9' 0"
Study	2.85 x 2.75	9' 4" x 9' 0"
Bathroom	3.33 x 2.04	10' 11" x 6' 8"

Garage and large driveway with parking for several cars

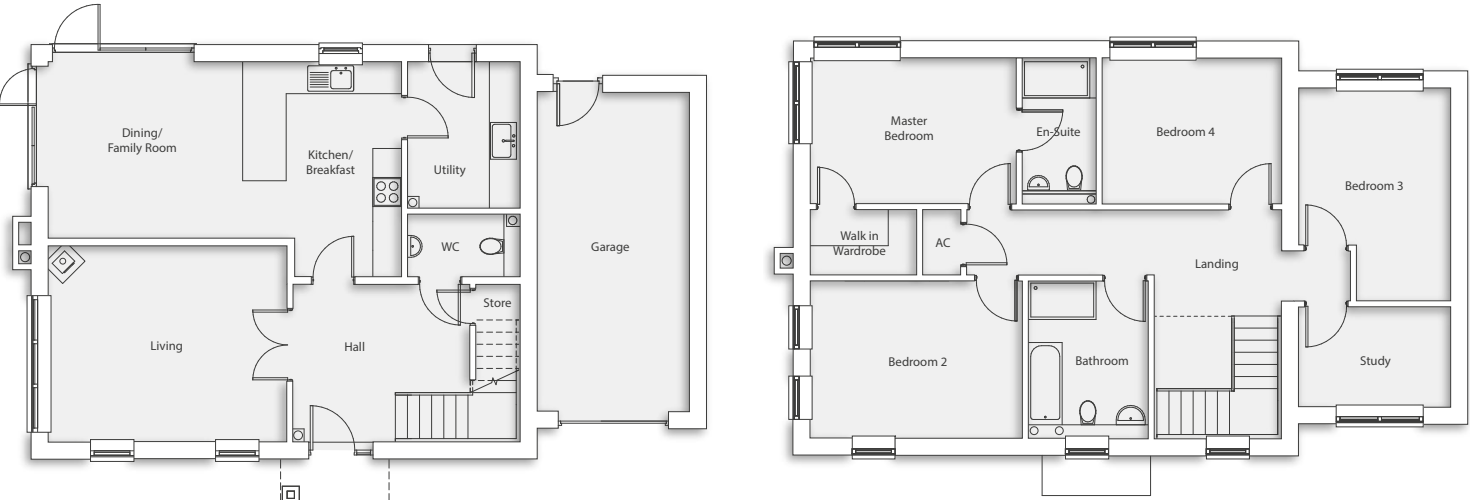
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The Foxgloves

1,877 sq ft



A stunning broad fronted 4 bedroom executive home, The Foxgloves offers a spectacular open plan living space with 2 bi-folding doors onto the garden terrace and a separate lounge accessed by glazed double doors.



		Metric	Imperial
Ground Floor	Living Room	4.91 x 4.02	16' 1" x 13' 2"
	Kitchen/Breakfast	4.41 max x 3.29 max	14' 5" max x 10' 9" max
	Dining/Family Room	3.99 x 3.62	13' 1" x 11' 10"
	Utility	3.00 x 2.29	9' 10" x 7' 6"
	Cloaks	2.29 x 1.29	7' 6" x 4' 3"
	Garage	6.60 x 3.14	21' 7" x 10' 3"
First Floor	Master Bedroom	4.25 x 2.99	13' 11" x 9' 9"
	Dressing	2.18 x 1.36	7' 2" x 4' 5"
	En-Suite	2.99 x 1.52	9' 9" x 5' 0"
	Bedroom 2	4.38 x 3.23	14' 4" x 10' 7"
	Bedroom 3	4.37 max x 3.09 max	14' 4" max x 10' 1" max
	Bedroom 4	3.69 x 3.00	12' 1" x 9' 10"
	Study	3.09 x 2.07	10' 1" x 6' 9"
	Bathroom	3.22 x 2.49	10' 7" x 8' 2"

Garage and large driveway with parking for several cars

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Primrose House

1,822 sq ft



Primrose House offers 4 bedrooms and a study on the first floor, while the ground floor features contemporary designed floor to ceiling windows in the living room to maximise natural light.



Ground Floor

	Metric	Imperial
Living Room	4.91 x 3.85	16' 1" x 12' 7"
Kitchen/Breakfast	4.35 x 3.26	14' 3" x 10' 8"
Dining/Family Room	4.35 x 3.19	14' 3" x 10' 5"
Utility	2.39 x 1.98	7' 10" x 6' 6"
Cloaks	1.98 x 1.34	6' 6" x 4' 4"
Garage	7.05 x 3.13	23' 1" x 10' 3"

First Floor

Master Bedroom	4.44 x 3.60	14' 7" x 11' 9"
Dressing	2.48 x 1.59	8' 1" x 5' 2"
En-Suite	2.48 x 1.90	8' 1" x 6' 2"
Bedroom 2	4.35 x 3.60	14' 3" x 11' 9"
Bedroom 3	3.66 x 3.33	12' 0" x 10' 11"
Bedroom 4	3.17 x 2.75	10' 5" x 9' 0"
Study	2.85 x 2.75	9' 4" x 9' 0"
Bathroom	3.33 x 2.05	10' 11" x 6' 8"

Garage and large driveway with parking for several cars

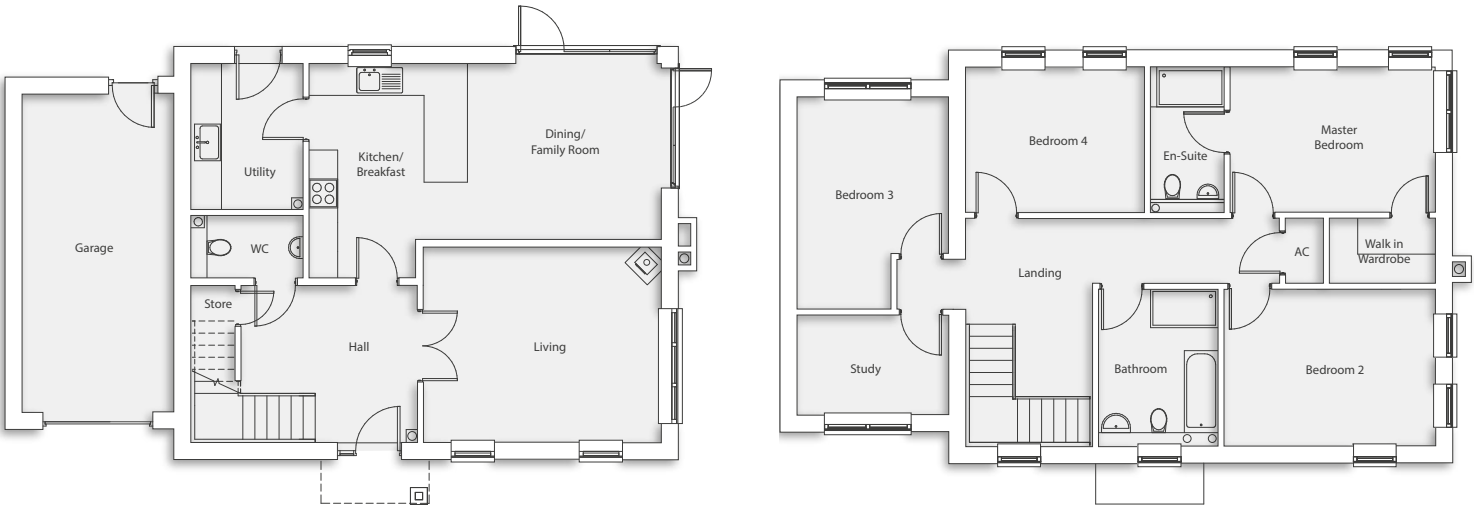
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The Braeburns

1,877 sq ft



An substantial 4 bedroom family home with separate study, The Braeburns enjoys a contemporary family living space flooded with light. The open plan kitchen/breakfast and family/dining area has two bi-folding doors drawing the outside space into everyday living.



Ground Floor

	Metric	Imperial
Living Room	4.91 x 4.05	16' 1" x 13' 3"
Kitchen/Breakfast	4.41 max x 3.30 max	14' 5" max x 10' 9" max
Dining/Family Room	3.98 x 3.62	13' 0" x 11' 10"
Utility	3.00 x 2.29	9' 10" x 7' 6"
Cloaks	2.29 x 1.30	7' 6" x 4' 3"
Garage	6.60 x 3.14	21' 7" x 10' 3"

First Floor

Master Bedroom	4.25 x 2.99	13' 11" x 9' 9"
Dressing	2.18 x 1.36	7' 2" x 4' 5"
En-Suite	2.99 x 1.52	9' 9" x 5' 0"
Bedroom 2	4.38 x 3.23	14' 4" x 10' 7"
Bedroom 3	4.37 max x 3.09 max	14' 4" max x 10' 1" max
Bedroom 4	3.69 x 3.00	12' 1" x 9' 10"
Study	3.09 x 2.07	10' 1" x 6' 9"
Bathroom	3.22 x 2.49	10' 7" x 8' 2"

Garage and large driveway with parking for several cars

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Jasmine House

1,822 sq ft



Nestled into a secluded corner, Jasmine House enjoys a slightly elevated position. This delightful 4 bedroom family home has a sweeping driveway providing parking for several cars.



Ground Floor

	Metric	Imperial
Living Room	4.92 x 3.85	16' 1" x 12' 7"
Kitchen/Breakfast	4.35 x 3.28	14' 3" x 10' 9"
Dining/Family Room	4.35 x 3.17	14' 3" x 10' 5"
Utility	2.39 x 1.99	7' 10" x 6' 6"
Cloaks	1.99 x 1.34	6' 6" x 4' 4"
Garage	7.05 x 3.13	23' 1" x 10' 3"

First Floor

Master Bedroom	4.44 x 3.60	14' 7" x 11' 9"
Dressing	2.48 x 1.57	8' 1" x 5' 2"
En-Suite	2.48 x 1.92	8' 1" x 6' 3"
Bedroom 2	4.35 x 3.60	14' 3" x 11' 9"
Bedroom 3	3.66 x 3.33	12' 0" x 10' 11"
Bedroom 4	3.17 x 2.75	10' 5" x 9' 0"
Study	2.85 x 2.75	9' 4" x 9' 0"
Bathroom	3.33 x 2.05	10' 11" x 6' 8"

Garage and large driveway with parking for several cars

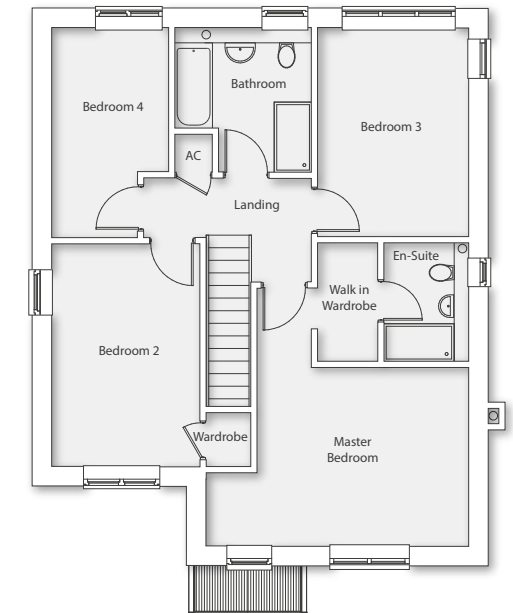
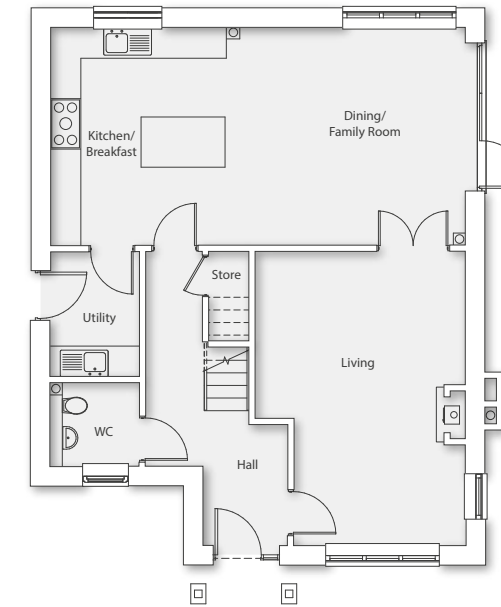
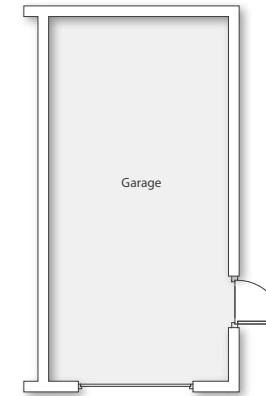
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The Lavender

1,722 sq ft



A spacious 4 bedroom home thoughtfully arranged to offer generous family living space to suit modern lifestyles. The Lavender also has a garage and private driveway parking.



Ground Floor

	Metric	Imperial
Living Room	5.82 max x 4.19 max	19' 1" max x 13' 9" max
Kitchen/Breakfast	4.29 x 3.78	14' 1" x 12' 4"
Dining/Family Room	4.46 x 4.29	14' 7" x 14' 11"
Utility	2.48 x 1.76	8' 1" x 5' 9"
Cloaks	1.76 x 1.64	5' 9" x 5' 4"
Garage	7.22 x 3.55	23' 8" x 11' 8"

First Floor

Master Bedroom	5.20 max x 5.13 max	17' 0" max x 16' 10" max
Dressing	2.35 x 1.21	7' 8" x 3' 11"
En-Suite	2.35 x 1.67	7' 8" x 5' 5"
Bedroom 2	4.44 x 2.93	14' 6" x 9' 7"
Bedroom 3	4.14 x 2.99	13' 7" x 9' 9"
Bedroom 4	4.15 max x 2.31 max	13' 7" max x 7' 7" max
Bathroom	2.84 max x 2.71 max	9' 4" max x 8' 10" max

Garage and two parking spaces on private driveway

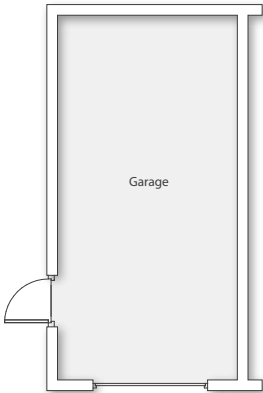
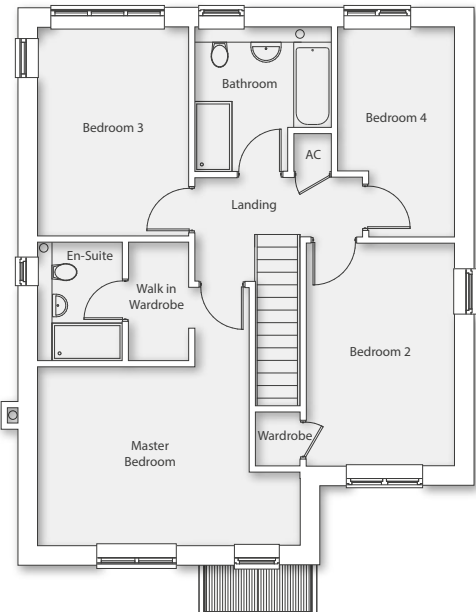
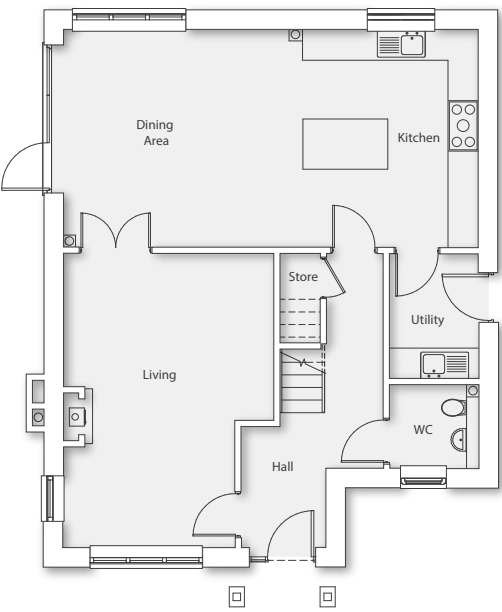
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Wisteria House

1,722 sq ft



Wisteria House is a beautifully designed 4 bedroom home, with a superb internal layout offering versatile living space, a garage and parking for two cars.



		Metric	Imperial
Ground Floor	Living Room	5.82 max x 4.19 max	19' 1" max x 13' 9" max
	Kitchen/Breakfast	4.29 x 3.78	14' 1" x 12' 4"
	Dining/Family Room	4.46 x 4.29	14' 7" x 14' 1"
	Utility	2.48 x 1.76	8' 1" x 5' 9"
	Cloaks	1.76 x 1.64	5' 9" x 5' 4"
	Garage	7.22 x 3.55	23' 8" x 11' 8"
First Floor	Master Bedroom	5.20 max x 5.13 max	17' 0" max x 16' 10" max
	Dressing	2.35 x 1.21	7' 8" x 3' 11"
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	Bathroom	2.84 max x 2.71 max	9' 4" max x 8' 10" max

Garage and two parking spaces on private driveway

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Superior Specification



The superior build quality of the houses at Lime Grove is matched by a superb internal specification, with each home finished to an unrivalled standard, providing the epitome of luxury country living.

External features

- High performance double glazed anthracite PVCU windows with chrome ironmongery
- Contemporary bi-folding aluminium doors with level threshold leading to garden terrace in feature sandstone slabs
- Rear gardens laid to lawn with fencing to boundaries
- High quality wall mounted exterior lights
- Block paved parking bays
- Conveniently located external tap and double power socket to rear garden

Internal features

- Karndean Design flooring in a choice of colours* to hallway, kitchen/dining/family room and WC
- Luxury hand-picked porcelain floor tiles to en-suites and bathrooms
- High quality carpet to lounge, stairs, landing and all bedrooms, available in a choice of colours*
- "Suffolk" style oak internal doors with contemporary chrome ironmongery
- Walls beautifully finished in Dulux "Timeless" emulsion, complemented with white satin gloss woodwork
- Fully fitted walk in wardrobes to master bedrooms
- Oak handrail to staircases
- Feature fireplace with log burning stove, granite hearth and oak beam over

Kitchens and utility rooms

- Designer fitted kitchen with luxurious stone worktop, upstands and window cill
- Stone breakfast bar/island
- Fully integrated eye-level Bosch energy efficient oven and combination microwave
- Bosch 5 ring induction hob and 'box' extractor hood
- Stylish Franke under mounted stainless steel sinks with satin finish

- German made Grohe single lever mixer taps
- Integrated energy efficient Bosch dishwasher, washing machine, and fridge freezer
- Recessed LED downlights in stylish chrome finish
- Wine cooler and wine shelves

Bathrooms and en-suites

- Contemporary high quality white sanitaryware by Duravit
- Sleek wall mounted vanity units to en-suites
- Stylish Hansgrohe chrome taps
- Demisting mirrors conveniently fitted with shaver sockets
- Hansgrohe rainfall showers to en-suites with sleek low profile shower trays
- Heated chrome towel rails
- High quality hand-picked porcelain floor tiles and ceramic wall tiles by Techtile London
- Recessed chrome LED downlights

Electrical

- Contemporary brushed chrome electrical sockets and switches
- TV points conveniently located to living area, kitchen, master bedroom and bedrooms 2/3
- Fully wired for digital and satellite TV
- USB power sockets in kitchen and bedrooms for device charging
- State-of-the-art Hormann automated sectional garage doors with remote control
- Garages with power and light

Plumbing and heating

- Mains gas fired central heating and hot water system
- Underfloor zoned heating to ground floor
- Thermostatically controlled radiators to upper floor

* Choices depending on stage of construction.

This specification is for guidance only and may be subject to change during construction. Peter David Homes reserves the right to change or substitute alternative items of the same quality. We recommend that you inspect the full specification prior to reservation and confirm all details at point of purchase. Photographs show previous Peter David Homes developments. Neither the agents nor any person in their employ has any authority to make or give representation warranty or guarantee (whether written or oral) in respect of or in relation to the development (or any parts thereof).

About Peter David Homes



Modern living, timeless quality

Peter David Homes is a reputable local developer of superior quality bespoke new homes in carefully selected and highly desirable locations throughout the Northern Home Counties. With beautifully built properties that are an investment in quality design and expert construction, Peter David Homes create outstanding new homes for comfortable modern living.

A local focus

Peter David Homes is a privately owned company founded by Mike Holliday and Glen Eaton. Having lived and worked in and around Hertfordshire throughout their careers and with 40 years combined experience in housebuilding and construction, both directors bring to the company a strong local focus and a truly personal approach to customer service.

Attention to detail

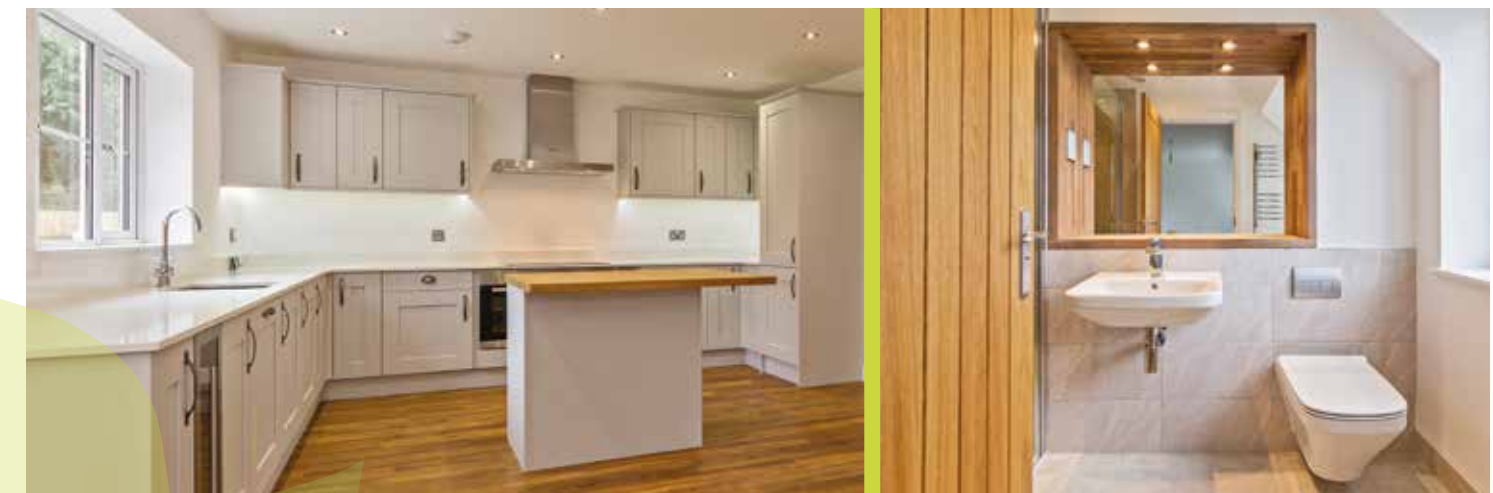
Placing a high emphasis on exemplary design, traditional construction methods and meticulous attention to detail, each exclusive new Peter David home is designed with your comfort and convenience in mind, creating individual homes built with care and finished to a superior specification. Every home also comes with a 10 year Buildzone warranty.

Core values

With core values of putting customers first, pursuing excellence and always acting with integrity, you can rest assured that Peter David Homes will support you through every stage of your home buying experience and provide peace of mind once you have moved in to your beautiful new home.

Making a difference

With a strong commitment to sustainable construction, Peter David Homes takes its social responsibility very seriously, always aiming to create a positive long-term impact on the communities and environments in which it operates. As an NHBC registered developer, Peter David Homes adheres to the Consumer Code for Home Builders.





A development by



www.peterdavidhomes.com

Contact selling agent



0845 652 2723

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