ELIVIA

HOMES

Sadler's Court

PRESTON

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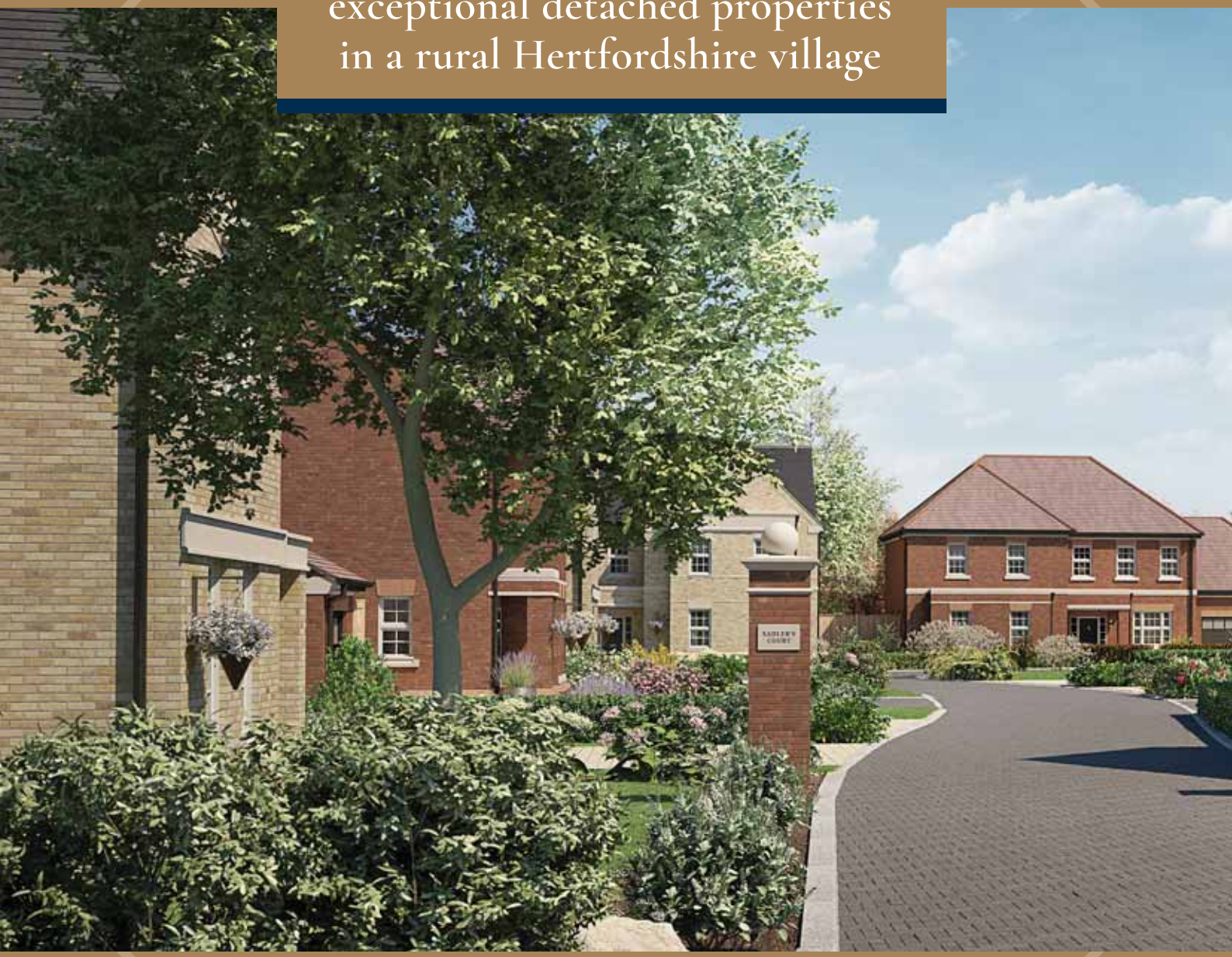
An elegant gathering of ten exceptional detached properties in a rural Hertfordshire village



COMPUTER GENERATED ARTIST'S IMPRESSION, INDICATIVE ONLY.

Sadler's Court

PRESTON

Nestled in the beautiful Hertfordshire countryside, Sadler's Court in the village of Preston is an outstanding collection of detached 2, 3, 4 and 5-bedroom homes. Located on the outskirts of this picturesque village, the leafy lanes and the development's mature tree-lined boundaries create a tranquil setting. Here you can enjoy the leisurely pace of village life and all that the beautiful countryside has to offer, whilst still being within easy reach of nearby towns and cities for all your lifestyle needs. For those heading into London for work or leisure, the capital is a commute of less than half an hour from nearby Stevenage station.

Enjoy a taste of the good life in the picturesque village of Preston

At the heart of village life is The Red Lion, located on the Green, near to the iconic Victorian well, it is the UK's first community-owned pub, serving award-wining ales, tasty meals and hosting regular events. Nearby countryside inns include The Plough and The Rusty Gun, which also runs a farm shop selling convenience goods and local produce. The popular local cricket club runs several teams in local leagues. The social life of the club extends beyond cricket; there is a successful league football side, darts team and a hiking society. The whole family can explore the beautiful countryside via a host of heritage trails, which criss-cross the county.

Preston Primary School is Ofsted rated 'Good' and the village hall runs a nursery school. The hall doubles as a function room for hire and there is an active village choir and a nine-piece local band.

The historic market town of Hitchin offers something for everyone, whilst the larger towns of Stevenage and Luton are easily accessible

Historic Hitchin is a particularly attractive market town. At the centre is beautiful St Mary's Church, viewed best from the cobbled Market Place, or from Riverside Walk, framed by Memorial Fountain.

Meet friends at one of the many cafés, pubs and highly-rated restaurants, or 'shop till you drop' at an array of boutiques, branded outlets and artisan stores - not to mention one of the regions largest outdoor markets. Waitrose & Sainsbury's are also on hand for those regular grocery needs.

Enjoy visiting local museums, galleries and theatres, and don't miss the outdoor Sundown Cinema hosted at the breath-taking Hitchin Lavender fields. The annual Arts & Music Festival showcases over one hundred events during festival month.

If being active is your pastime, Hitchin and Stevenage have it covered. There are endless opportunities to enjoy local nature reserves with extensive walking and cycling trails on the doorstep.

CONNECTING YOU TO A NEW LIFESTYLE

Sadler's Court has excellent access to road and rail connections across the county and beyond. A1M J8 is 5 miles by car, Hitchin Station 4 miles, and Stevenage Station 5.5 miles, from where you can reach London Kings Cross direct in 23 minutes - visiting the capital for work, rest or play is a breeze.

BY TRAIN	
Hitchin	5 mins
Welwyn Garden City	11 mins
London Kings Cross	23 mins
Peterborough	30 mins
Cambridge	39 mins

BY CAR	
Hitchin	10 mins
Oughtonhead Common	12 mins
Stevenage	15 mins
Luton Airport	15 mins
Knebworth Golf Club	16 mins

'BY TRAIN' SOURCE: WWW.THETRAINLINE.CO.UK. TRAIN TIMES ARE FASTEST ROUTE FROM STEVENAGE STATION. 'BY CAR' SOURCE: WWW.GOOGLE.COM/MAPS.

Meticulously designed for optimum space within a perfectly planned, tree-lined setting

Sadler's Court is nestled beautifully on the southern outskirts of the charming and peaceful village of Preston in north Hertfordshire. The leafy lane approach and pillared entrance set the tone for this select development, whilst the impressive, individually designed exteriors showcase the best of Elivia's traditional craftsmanship and attention to detail. Careful consideration has been given to the perfect placement and orientation of each of the ten, well proportioned properties. Generous settings, turfed gardens and Indian sandstone paved terraces & pathways all add to create an established feel. Each detached home has a garage and block paved private driveway. The variety of attractive stone finishing and selective planting for privacy and screening, further enhance the appeal of this prestigious development.

THE SITE PLAN IS NOT TO SCALE. ELIVIA HOMES RESERVES THE RIGHT TO CHANGE SPECIFICATION DURING THE COURSE OF CONSTRUCTION. CGI'S AND PILLAR IMAGE ARE INDICATIVE ONLY.

THE TALBOT
3/4 BEDROOM HOME
Total Internal Living Area:
209.4 sq m / 2,254 sq ft

THE LANCASTER
2 BEDROOM HOME
Total Internal Living Area:
114 sq m / 1,227 sq ft

THE BEAUCHAMP
3/4 BEDROOM HOME
Total Internal Living Area:
209.4 sq m / 2,254 sq ft

THE MONTAGUE
5 BEDROOM HOME
Total Internal Living Area:
240 sq m / 2,584 sq ft

THE STAFFORD
4 BEDROOM HOME
Total Internal Living Area:
278.8 sq m / 3,001 sq ft

THE SPENCER
4 BEDROOM HOME
Total Internal Living Area:
277.8 sq m / 2,990 sq ft

THE CHARLTON
5 BEDROOM HOME
Total Internal Living Area:
240 sq m / 2,584 sq ft

THE STOURTON
4 BEDROOM HOME
Total Internal Living Area:
277.8 sq m / 2,990 sq ft

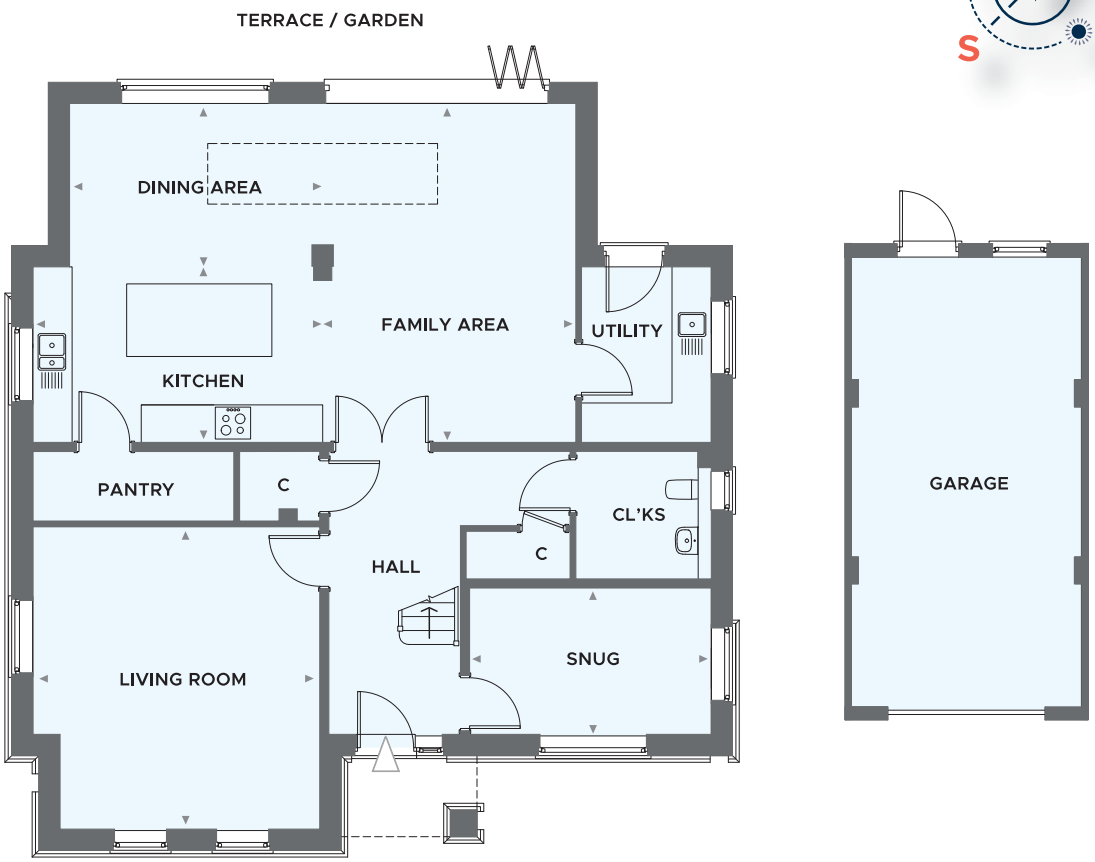
THE WOODVILLE
3 BEDROOM HOME
Total Internal Living Area:
182.6 sq m / 1,965 sq ft

THE BEAUMONT
3/4 BEDROOM HOME
Total Internal Living Area:
209.4 sq m / 2,254 sq ft

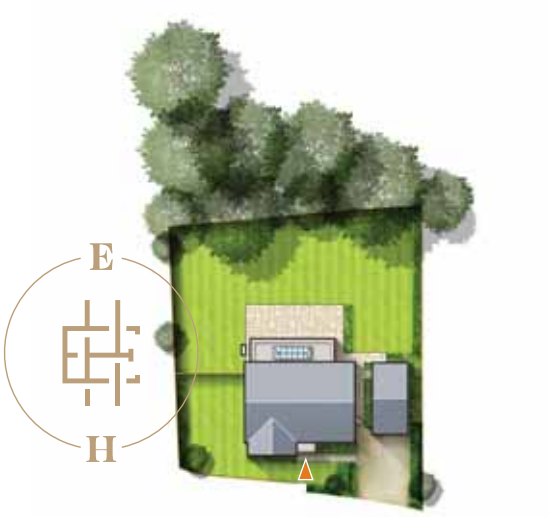
The Talbot

COMPUTER GENERATED ARTIST'S IMPRESSION AND INDICATIVE ONLY.

A three / four bedroom home with a detached garage



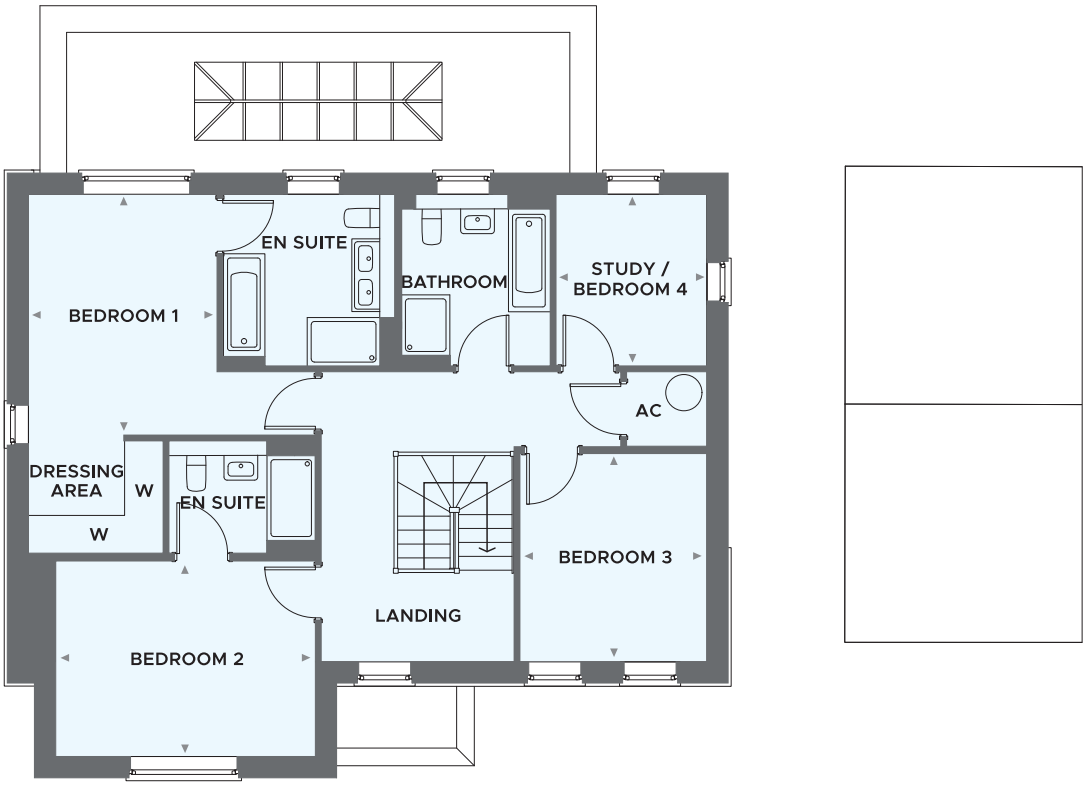
GROUND FLOOR



The Talbot

SADLER'S COURT

With an impressive, bright and spacious open-plan kitchen/dining/family room, three/four bedrooms, two with en suite, separate downstairs snug, utility and pantry, this stylish yet practical home has enormous family appeal. The Talbot sits within an enviable corner setting with a generous garden to three sides, ample private driveway and detached garage.



FIRST FLOOR

Total Internal Living Area: 209.4 sq m / 2,254 sq ft

Not including garage

Kitchen	4.79m x 2.90m	15’9” x 9’6”	Bedroom 1	3.98m x 3.12m	13’1” x 10’3”
Dining Area	4.19m x 2.70m	13’9” x 8’10”	Bedroom 2	4.29m x 3.24m	14’1” x 10’8”
Family Area	5.60m x 4.18m	18’5” x 13’9”	Bedroom 3	3.44m x 3.09m	11’4” x 10’2”
Living Room	5.00m x 4.74m	16’5” x 15’7”	Study / Bedroom 4	2.83m x 2.50m	9’3” x 8’2”
Snug	4.00m x 2.42m	13’1” x 7’11”			

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The Lancaster

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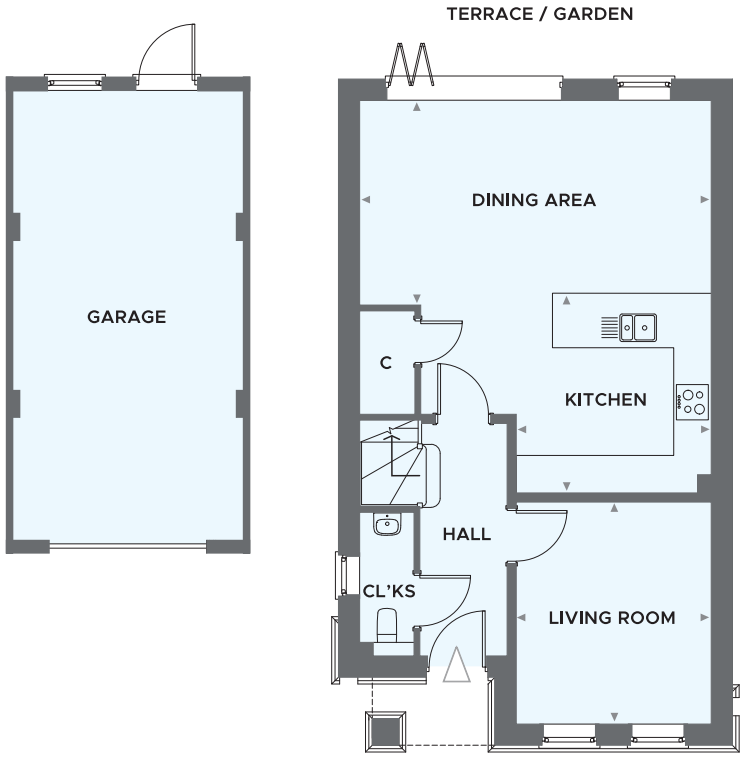
A two bedroom home with a detached garage



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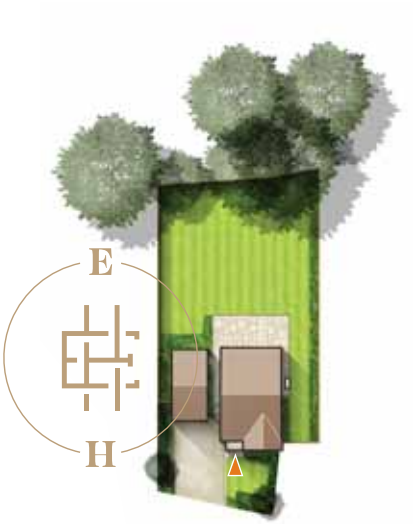
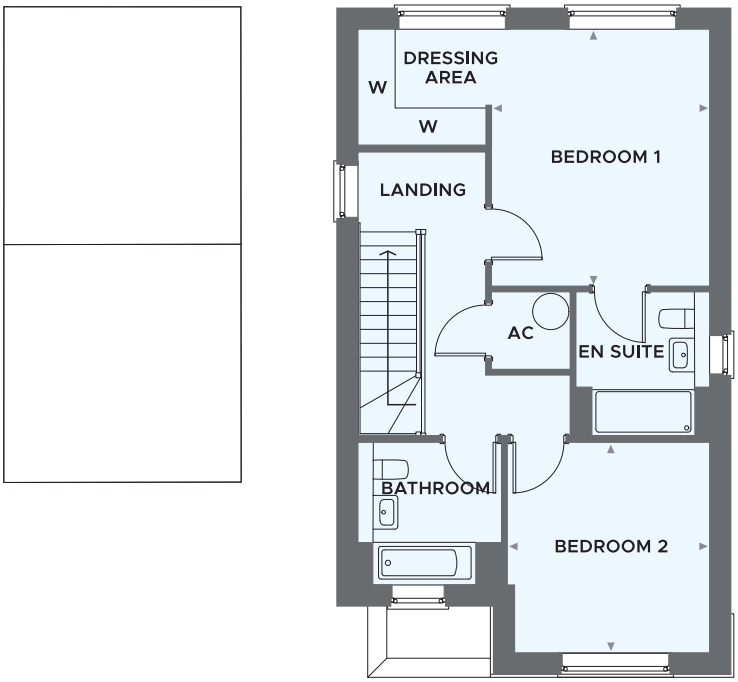


The Lancaster

SADLER'S COURT

A stylish home for professionals, a young family or downsizers, the Lancaster has two bedrooms, the principal with en suite and stylish dressing area, including built-in wardrobes. A beautifully spacious, open-plan kitchen/dining room with bi-fold doors overlooks the terrace and garden. Additional practical spaces include detached garage and private driveway.



FIRST FLOOR

Total Internal Living Area: 114 sq m / 1,227 sq ft

Not including garage

Kitchen	3.30m x 3.22m	10’10” x 10’7”	Bedroom 1	4.24m x 3.61m	13’11” x 11’10”
Dining Area	5.81m x 3.39m	19’0” x 11’1”	Bedroom 2	3.48m x 3.34m	11’5” x 11’0”
Living Room	3.67m x 3.22m	12’0” x 10’7”			

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The Beauchamp

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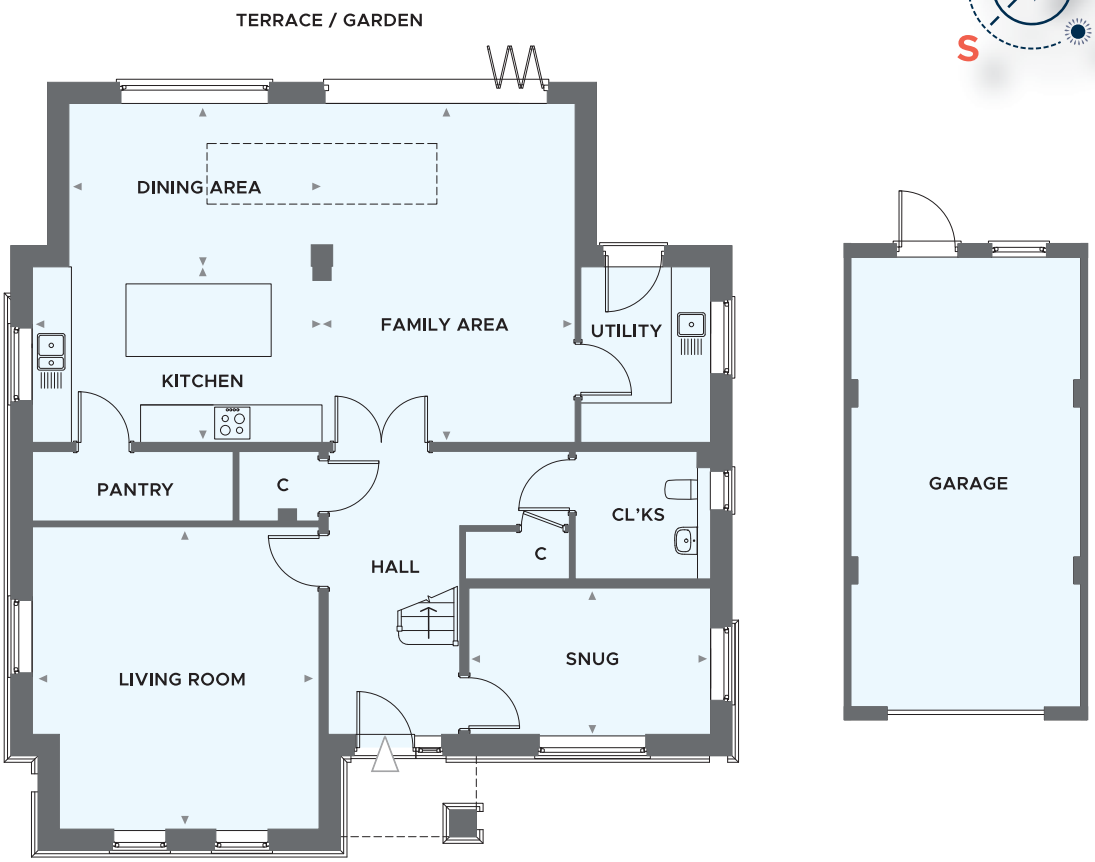
A three / four bedroom home with a detached garage



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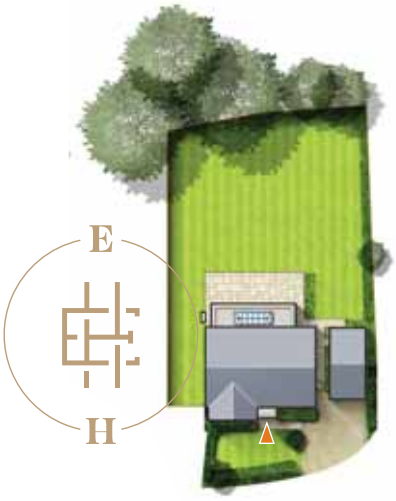
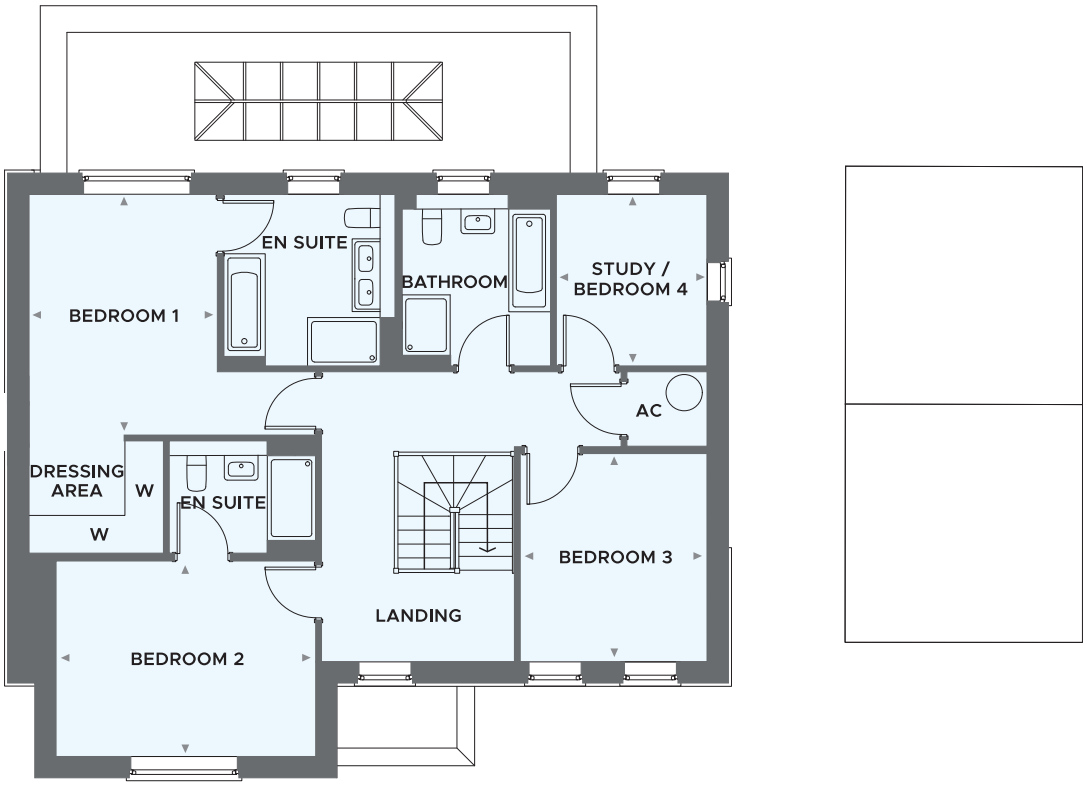


The Beauchamp

SADLER'S COURT

A wonderful three/four-bedroom home with the impressive open-plan kitchen/dining/family room provides the wow-factor. A separate snug offers further flexibility. Upstairs there are three large bedrooms, two with en suite and a fourth option as a study. Garden to three sides, ample private driveway and a detached garage complete this spacious family home.



FIRST FLOOR

Total Internal Living Area: 209.4 sq m / 2,254 sq ft

Not including garage

Kitchen	4.79m x 2.90m	15’9” x 9’6”	Bedroom 1	3.98m x 3.12m	13’1” x 10’3”
Dining Area	4.19m x 2.70m	13’9” x 8’10”	Bedroom 2	4.29m x 3.24m	14’1” x 10’8”
Family Area	5.60m x 4.18m	18’5” x 13’9”	Bedroom 3	3.44m x 3.09m	11’4” x 10’2”
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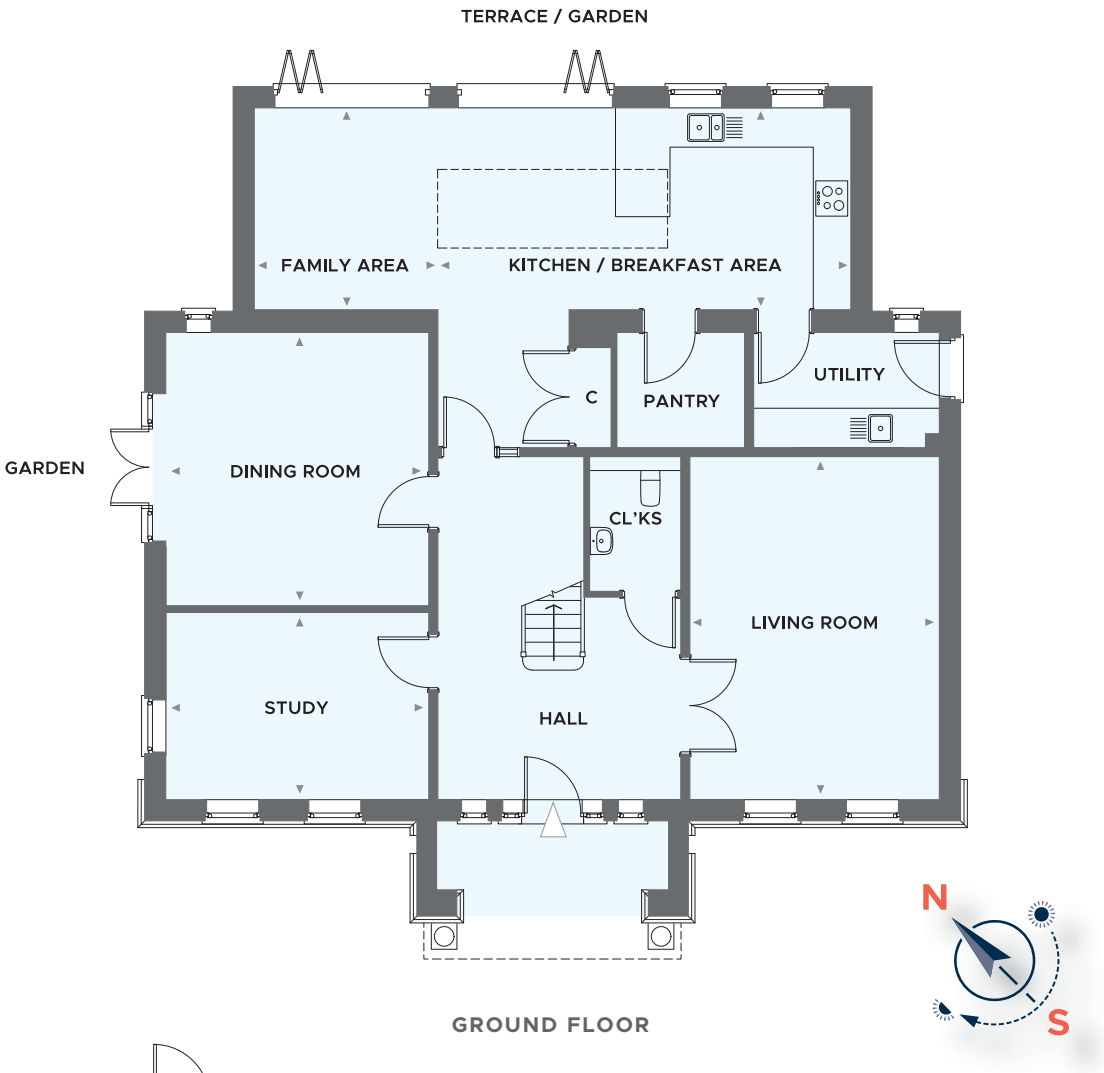
The Montague

COMPUTER GENERATED ARTIST'S IMPRESSION AND INDICATIVE ONLY.

A five bedroom home with a detached double garage



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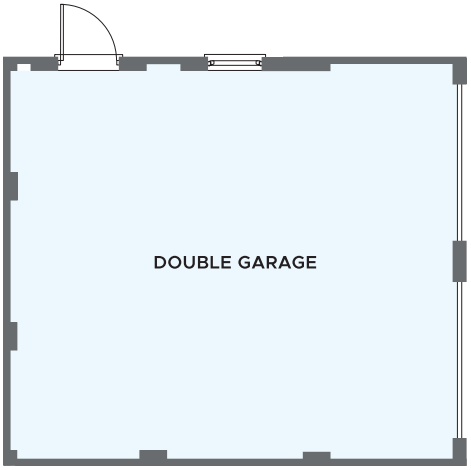
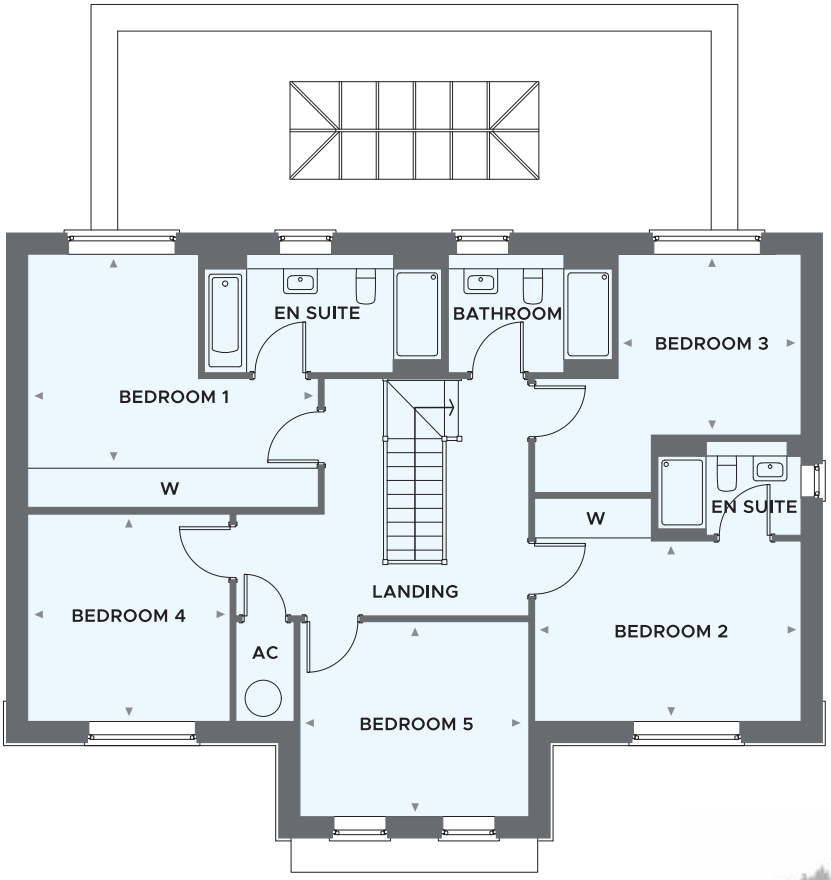


The Montague

SADLER'S COURT

Occupying a large corner setting, with private driveway and detached double garage, the impressive entrance welcomes you into this majestic five-bedroomed home with everything you could wish for. A stunning open-plan kitchen and family room with double bi-fold doors lets light flood in. Along with utility and pantry, versatile living spaces include a separate dining room, study and two en suites.



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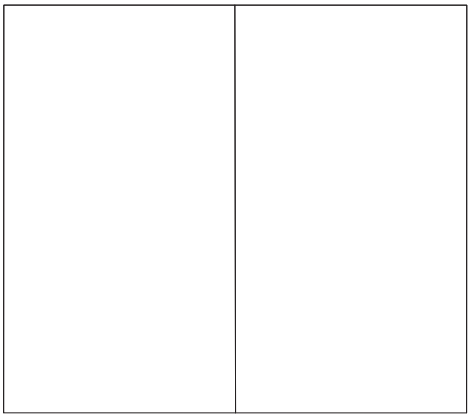

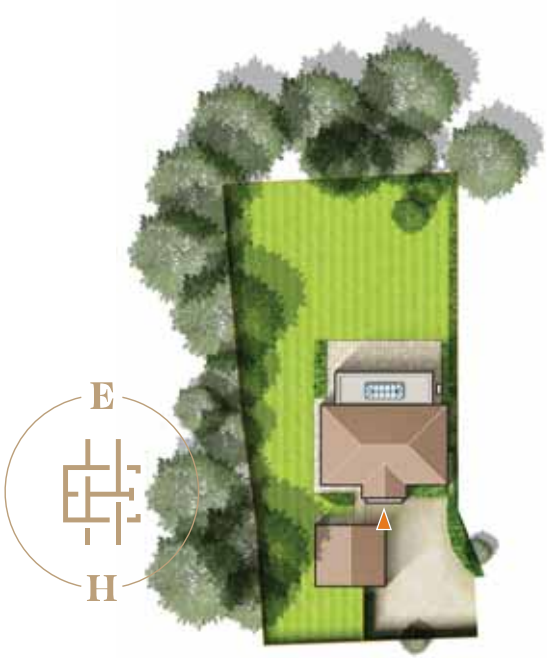

Total Internal Living Area: 240 sq m / 2,584 sq ft

Not including garage

Kitchen / Breakfast	6.83m x 3.34m	22’5” x 10’11”	Bedroom 1	4.81m x 3.52m	15’9” x 11’7”
Family Area	3.34m x 3.03m	10’11” x 9’11”	Bedroom 2	4.41m x 2.98m	14’5” x 9’9”
Dining Room	4.52m x 4.35m	14’10” x 14’3”	Bedroom 3	3.02m x 2.99m	9’11” x 9’10”
Living Room	5.67m x 4.12m	18’7” x 13’6”	Bedroom 4	3.43m x 3.35m	11’3” x 11’0”
Study	4.35m x 3.09m	14’3” x 10’2”	Bedroom 5	3.78m x 3.22m	12’5” x 10’7”

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The Stafford

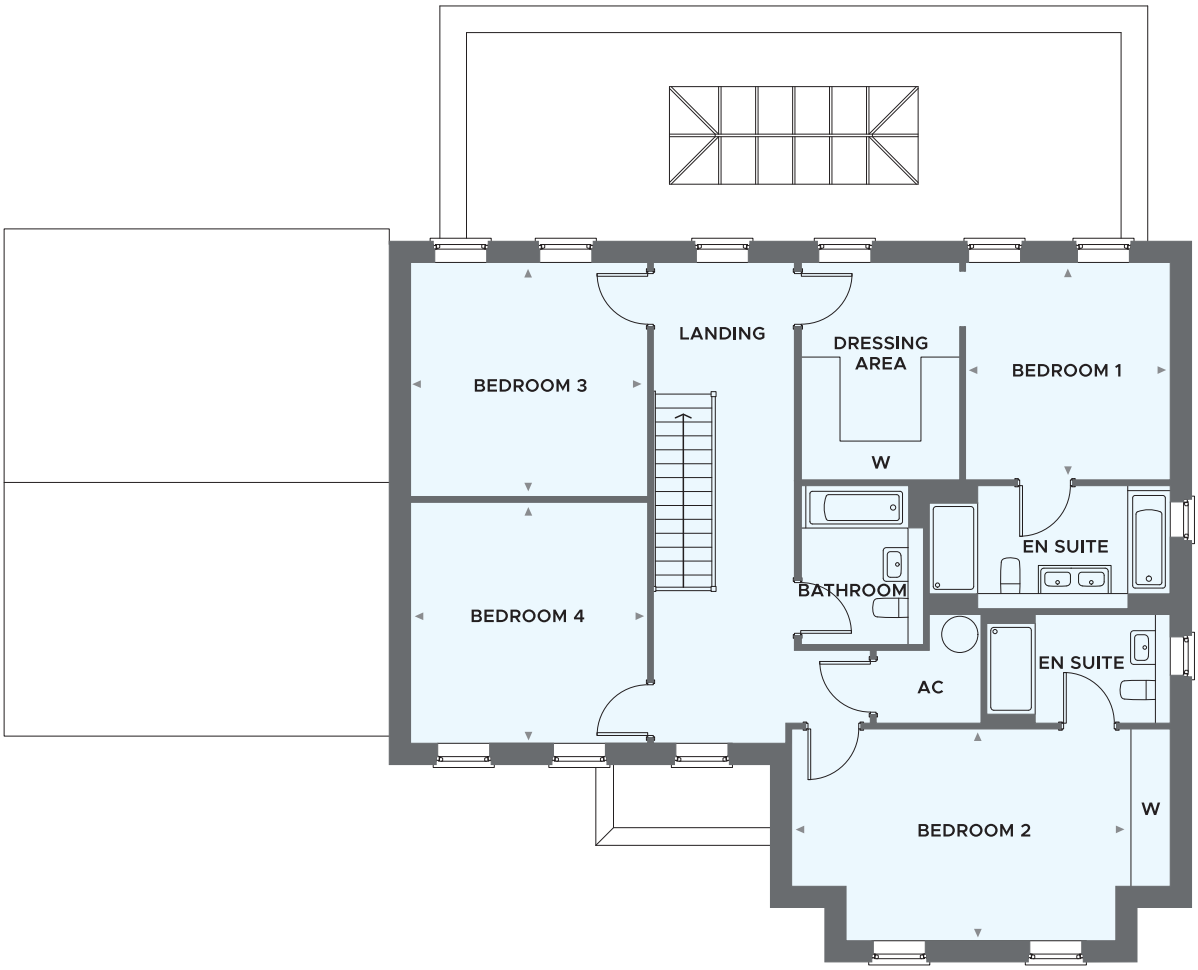
COMPUTER GENERATED ARTIST'S IMPRESSION AND INDICATIVE ONLY.

A four bedroom home with an integral double garage

The Stafford

SADLER'S COURT

A stylish and imposing four-bedroom home. Bi-folding doors overlook the terrace and garden to flood the fabulous kitchen/dining/family room with light. There's space for everyone downstairs with both a library room and snug/study. Upstairs, two bedrooms have en suites, whilst the principal suite includes a spacious dressing area. A wealth of facilities include utility, pantry, private driveway and integral double garage.



FIRST FLOOR

Total Internal Living Area: 278.8 sq m / 3,001 sq ft

Not including garage

Kitchen	5.83m x 3.82m	19’2” x 12’6”	Bedroom 1	3.59m x 3.38m	11’9” x 11’1”
Dining Area	5.83m x 3.94m	19’2” x 12’11”	Bedroom 2	5.61m x 3.50m	18’5” x 11’6”
Family Area	3.45m x 3.12m	11’4” x 10’3”	Bedroom 3	3.92m x 3.86m	12’10” x 12’8”
Living Room	6.26m x 5.64m	20’6” x 18’6”	Bedroom 4	3.97m x 3.92m	13’0” x 12’10”
Library	3.96m x 3.26m	13’0” x 10’8”			
Snug / Study	5.79m x 3.87m	19’0” x 12’8”			

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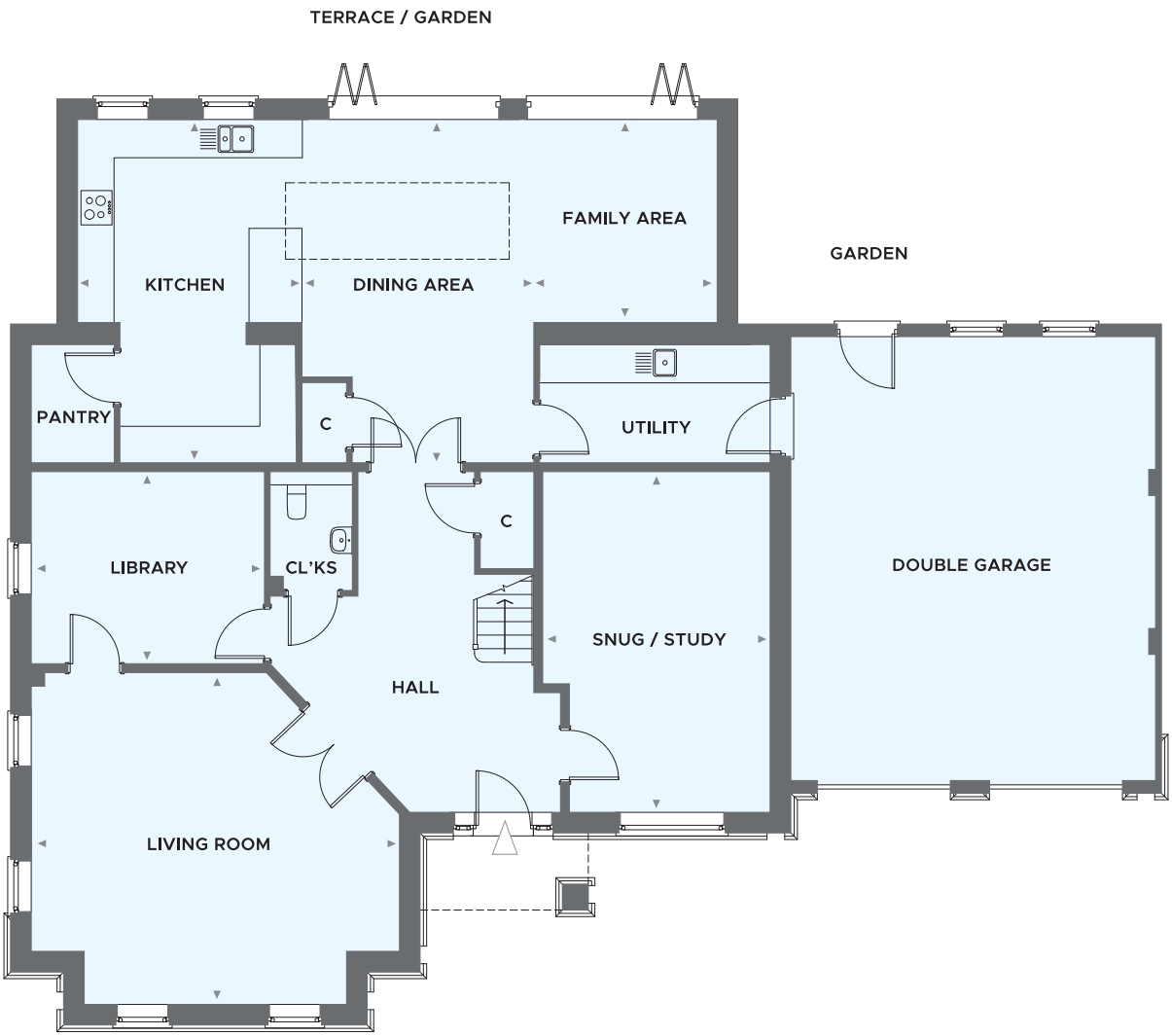
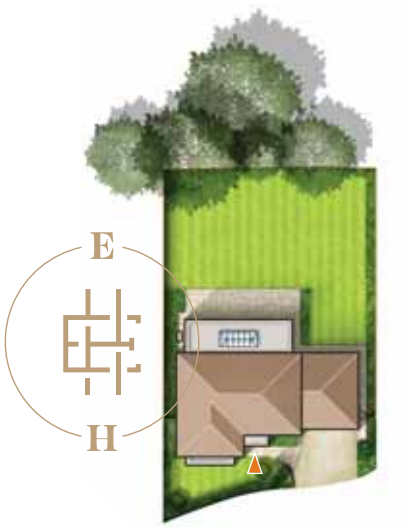
The Spencer

COMPUTER GENERATED ARTIST'S IMPRESSION AND INDICATIVE ONLY.

A four bedroom home with an integral double garage



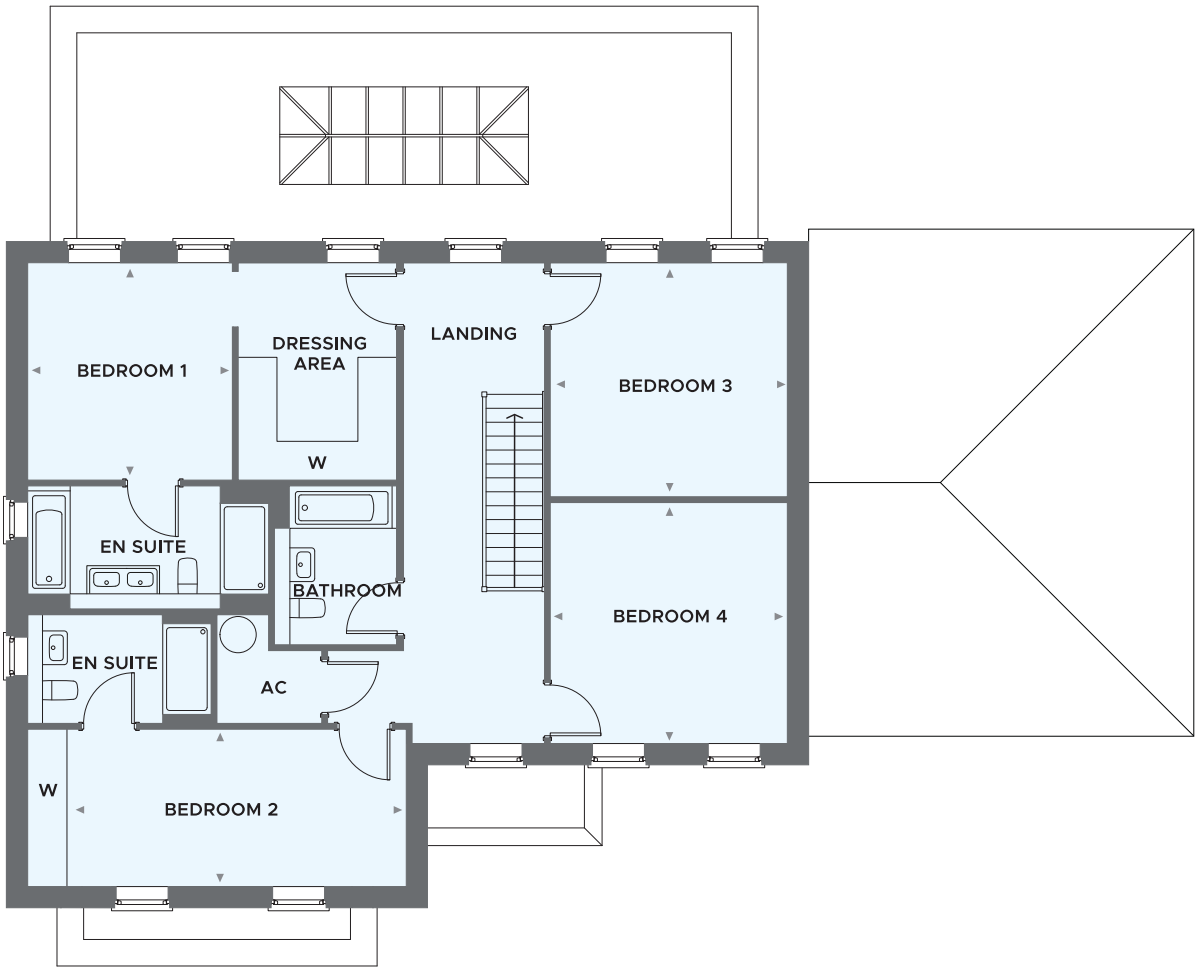
GROUND FLOOR



The Spencer

SADLER'S COURT

A beautifully spacious four-bedroom home. Downstairs offers a versatile study/snug room and library, and a fabulous open-plan kitchen/dining/family room opens onto the delightful terrace and garden. Four generous bedrooms include the principal suite with dressing area and luxurious en suite, whilst bedroom two also has an en suite. Practical spaces include utility, pantry, private driveway and double integral garage.



FIRST FLOOR

Total Internal Living Area: 277.8 sq m / 2,990 sq ft

Not including garage

Kitchen	5.83m x 4.10m	19’2” x 13’5”	Bedroom 1	3.59m x 3.38m	11’9” x 11’1”
Dining Area	5.83m x 3.66m	19’2” x 12’0”	Bedroom 2	5.61m x 3.50m	18’5” x 11’6”
Family Area	3.45m x 3.12m	11’4” x 10’3”	Bedroom 3	3.92m x 3.86m	12’10” x 12’8”
Living Room	6.26m x 5.64m	20’6” x 18’6”	Bedroom 4	3.97m x 3.92m	13’0” x 12’10”
Library	3.96m x 3.26m	13’0” x 10’8”			
Snug / Study	5.79m x 3.87m	19’0” x 12’8”			

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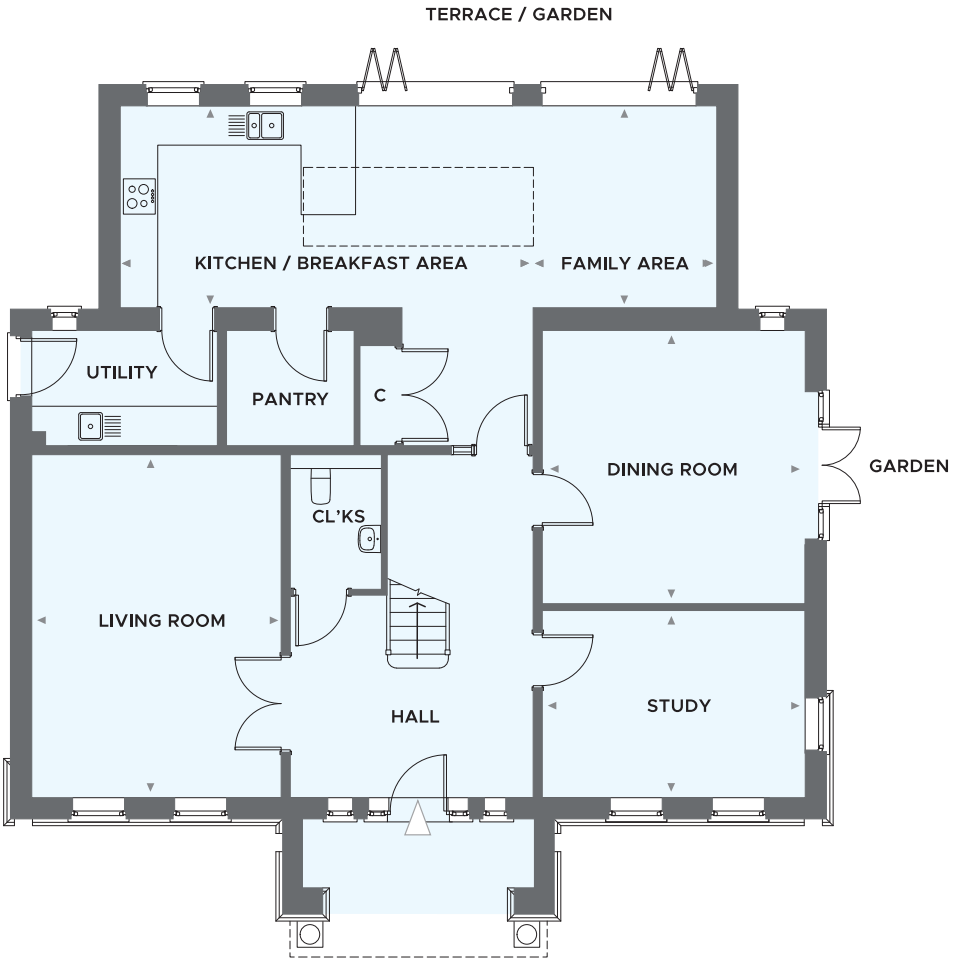
The Charlton

COMPUTER GENERATED ARTIST'S IMPRESSION AND INDICATIVE ONLY.

A five bedroom home with a detached double garage



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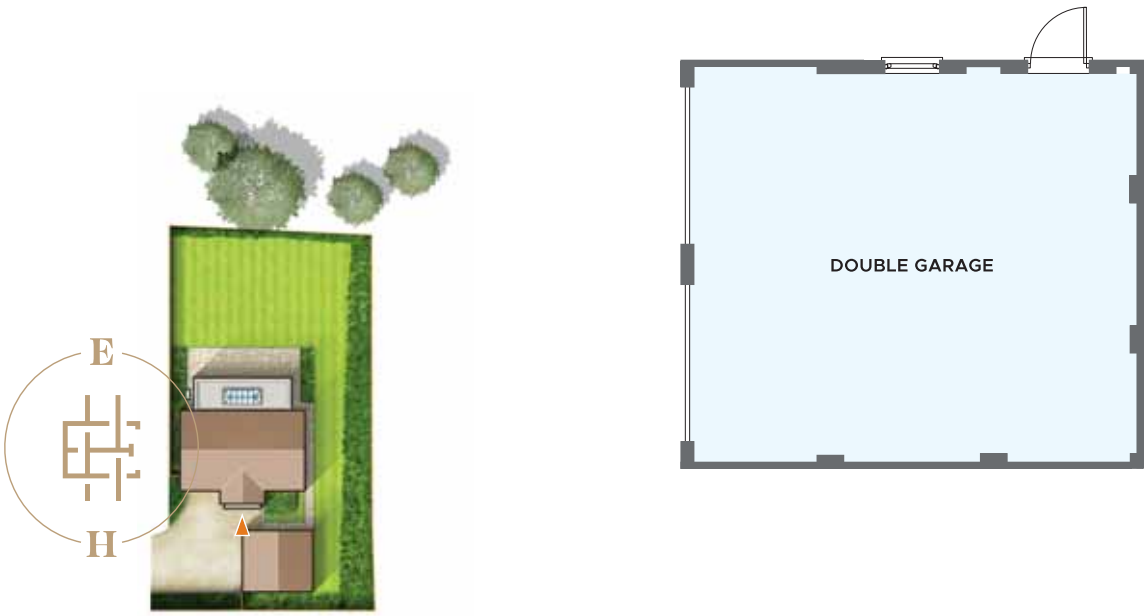
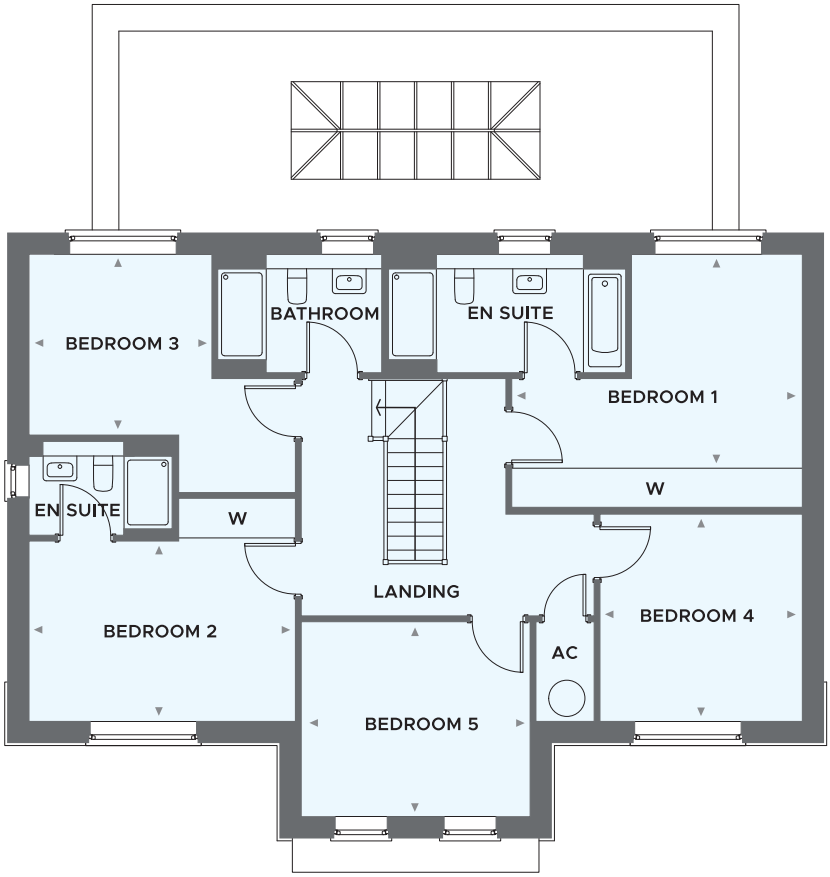


The Charlton

SADLER'S COURT

A luxurious five-bedroom family home within a corner setting with detached double garage. Bi-fold doors open onto the terrace and garden from the super stylish kitchen/breakfast/family room, with adjoining utility and pantry. A separate dining room, living room, study and spacious hallway offer flexibility. With five generous bedrooms, both one and two have a luxurious en suite and built-in wardrobes.



FIRST FLOOR

Total Internal Living Area: 240 sq m / 2,584 sq ft

Not including garage

Kitchen / Breakfast	6.83m x 3.34m	22’5” x 10’11”	Bedroom 1	4.81m x 3.53m	15’9” x 11’7”
Family Area	3.34m x 3.03m	10’11” x 9’11”	Bedroom 2	4.41m x 2.98m	14’5” x 9’9”
Dining Room	4.52m x 4.35m	14’10” x 14’3”	Bedroom 3	3.02m x 2.99m	9’11” x 9’10”
Living Room	5.67m x 4.12m	18’7” x 13’6”	Bedroom 4	3.43m x 3.35m	11’3” x 11’0”
Study	4.35m x 3.09m	14’3” x 10’2”	Bedroom 5	3.78m x 3.22m	12’5” x 10’7”

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The Stourton

COMPUTER GENERATED ARTIST'S IMPRESSION AND INDICATIVE ONLY.

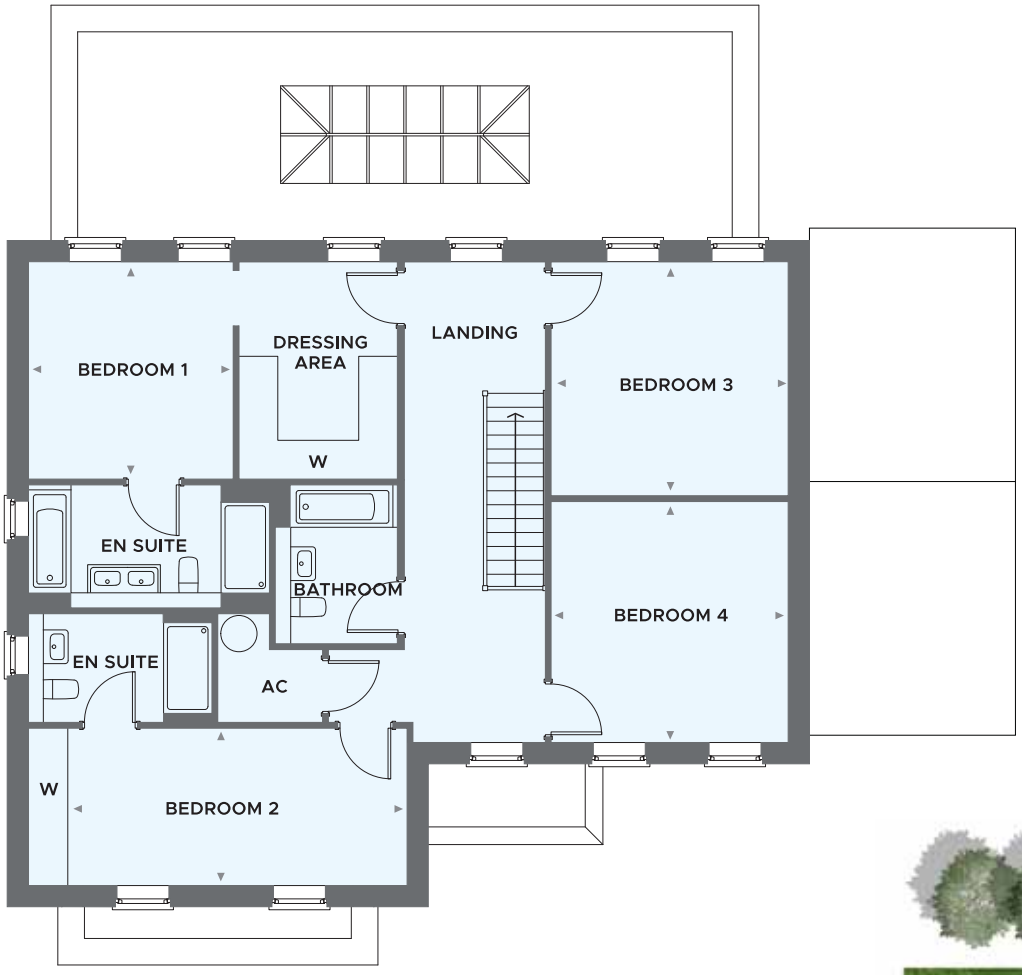
A four bedroom home with an integral garage

GROUND FLOOR

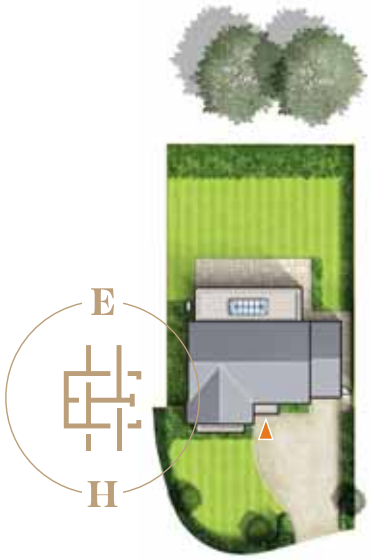
The Stourton

SADLER'S COURT

A stylish, versatile four-bedroom home with a superb open-plan kitchen/dining/family room plus utility and pantry. Flexible living space downstairs includes both a snug/study and library. Upstairs there are four generous bedrooms, two with fitted wardrobes and an en suite, whilst the principal bedroom includes an additional dressing area. Practical spaces include integral garage and private driveway.



FIRST FLOOR



Total Internal Living Area: 277.8 sq m / 2,990 sq ft

Not including garage

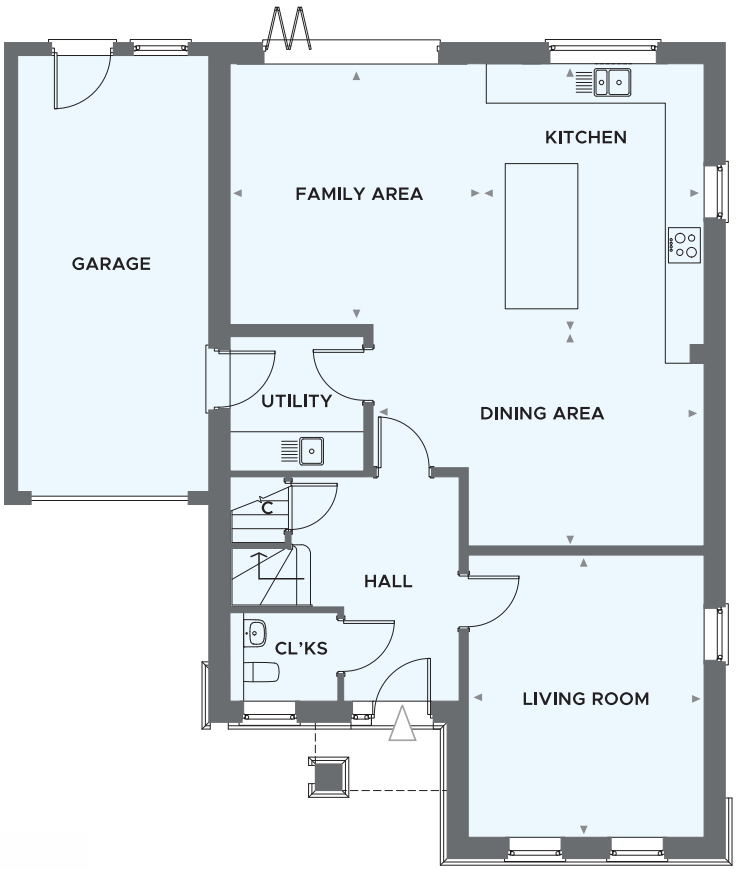
Kitchen	5.83m x 4.10m	19’2” x 13’5”	Bedroom 1	3.59m x 3.38m	11’9” x 11’1”
Dining Area	5.83m x 3.66m	19’2” x 12’0”	Bedroom 2	5.61m x 2.60m	18’5” x 8’6”
Family Area	3.45m x 3.12m	11’4” x 10’3”	Bedroom 3	3.92m x 3.86m	12’10” x 12’8”
Living Room	6.26m x 5.64m	20’6” x 18’6”	Bedroom 4	3.97m x 3.92m	13’0” x 12’10”
Library	3.96m x 3.27m	13’0” x 10’9”			
Snug / Study	5.79m x 3.87m	19’0” x 12’8”			

PLANS ARE NOT TO SCALE. LANDSCAPING AND SURFACES ARE INDICATIVE ONLY.
MEASUREMENTS ARE FOR GUIDANCE ONLY AND COINCIDE WITH THE ARROW POSITIONS WITHIN ROOMS.
MEASUREMENTS ARE SHOWN TO THE NEAREST 1CM. ELIVIA HOMES RESERVE THE RIGHT TO CHANGE SPECIFICATION DURING THE COURSE OF CONSTRUCTION.

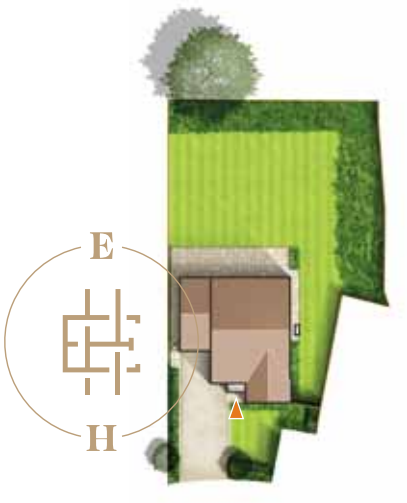
The Woodville

COMPUTER GENERATED ARTIST'S IMPRESSION AND INDICATIVE ONLY.

A three bedroom home with an integral garage



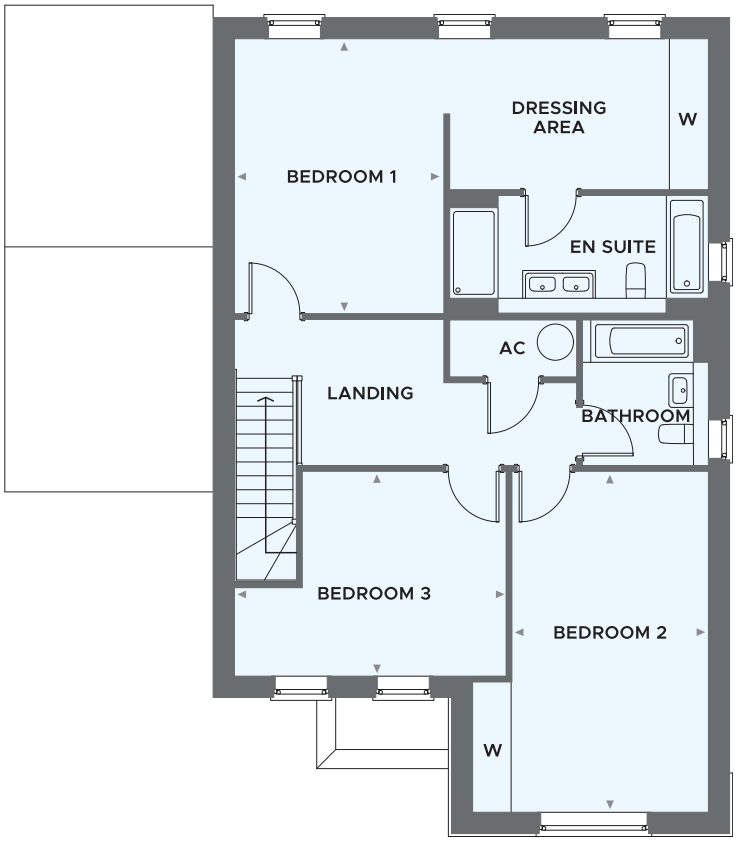
GROUND FLOOR



The Woodville

SADLER'S COURT

A stylish three-bedroom home with an extensive principal bedroom. The luxurious en suite includes a twin sink vanity unit, shower and bath, a large dressing area with fitted wardrobes completes the suite. The superb open-plan kitchen/dining/family room overlooks the terrace and particularly generous garden, which extends around the home. Practical spaces include utility, integral garage and private driveway.



FIRST FLOOR

Total Internal Living Area: 182.6 sq m / 1,965 sq ft

Not including garage

Kitchen	5.47m x 3.62m	19’2” x 13’5”	Bedroom 1	4.54m x 3.46m	14’11” x 11’4”
Dining Area	5.47m x 3.55m	17’11” x 11’8”	Bedroom 2	5.64m x 3.25m	18’6” x 10’8”
Family Area	4.31m x 4.21m	14’2” x 13’10”	Bedroom 3	4.49m x 3.39m	14’9” x 11’1”
Living Room	4.67m x 3.90m	15’4” x 12’9”			

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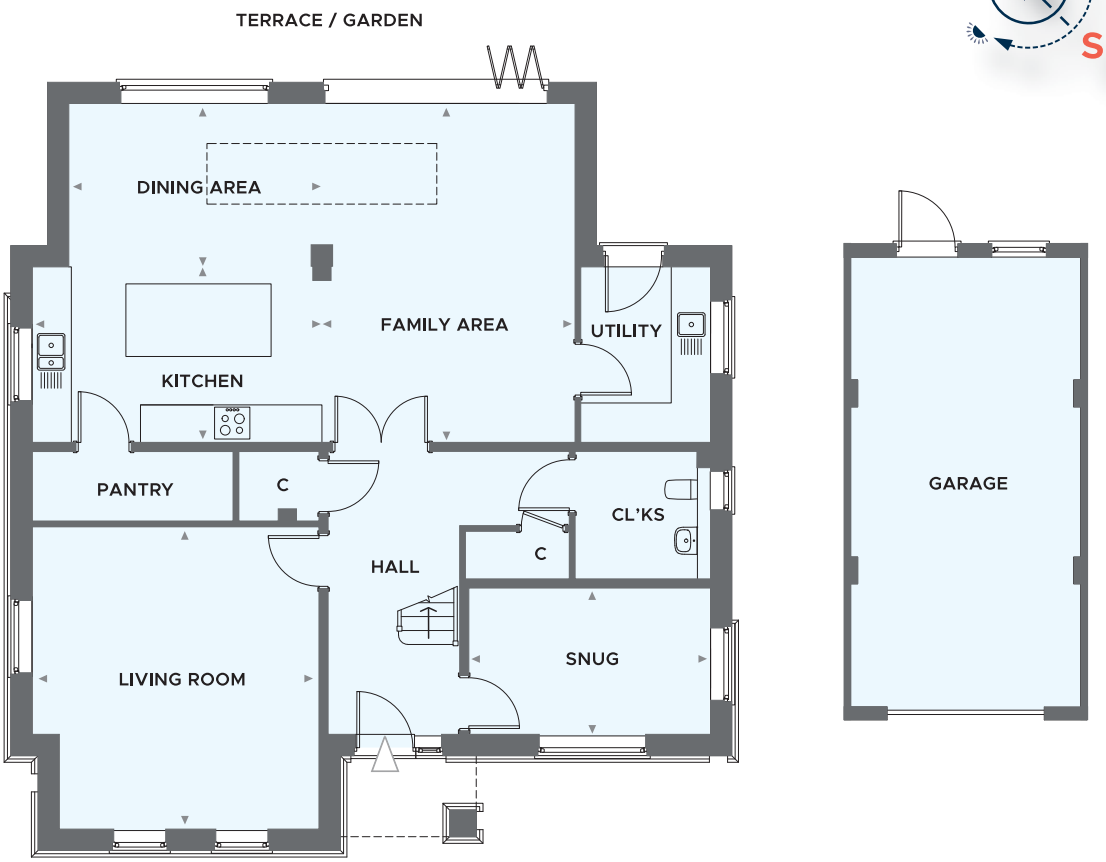
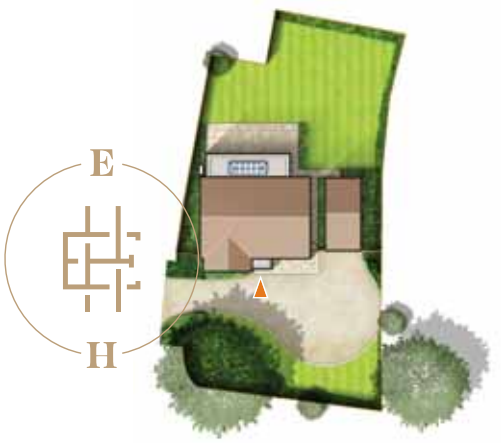
The Beaumont

COMPUTER GENERATED ARTIST'S IMPRESSION AND INDICATIVE ONLY.

A three / four bedroom home with a detached garage



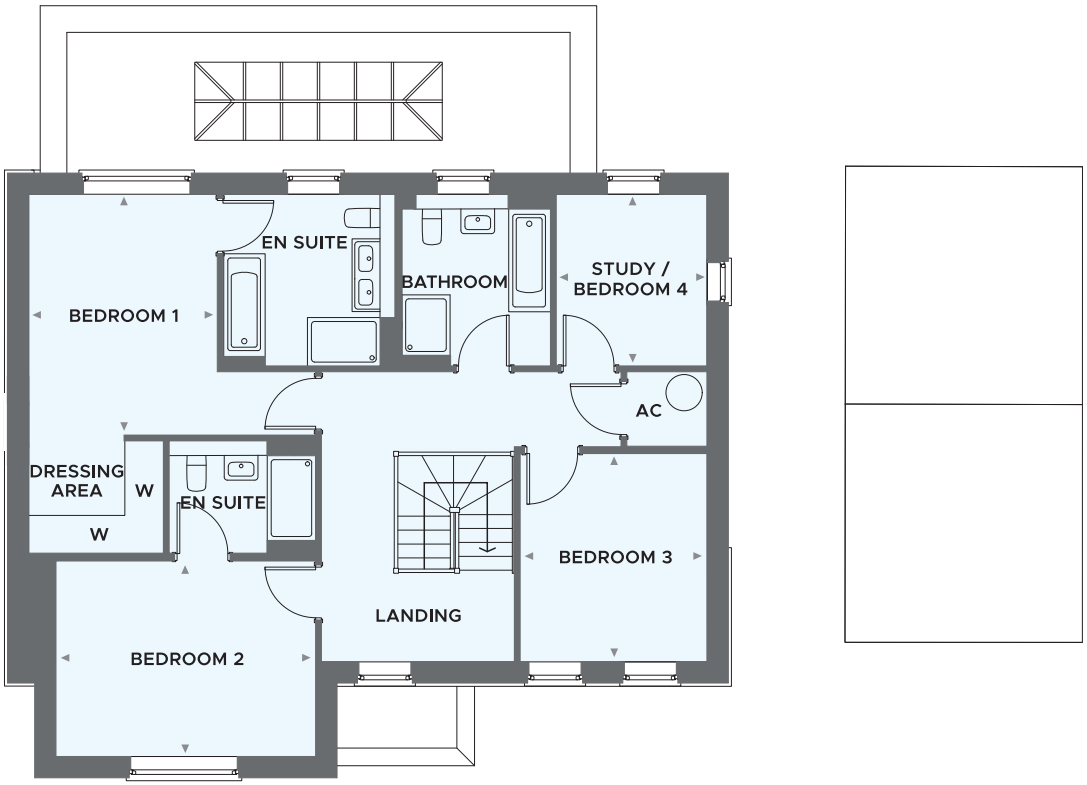
GROUND FLOOR



The Beaumont

SADLER'S COURT

The Beaumont occupies a corner setting with a large sweeping private driveway and detached garage. The impressive, spacious open-plan kitchen/dining/family room provides the hub of the home. Three/four bedrooms include the principal suite with dressing area and luxurious en suite, whilst the second bedroom also has an en suite. With a downstairs snug for work or play, utility and pantry, this is a stylish yet practical home.



FIRST FLOOR

Total Internal Living Area: 209.4 sq m / 2,254 sq ft

Not including garage

Kitchen	4.79m x 2.90m	15’9” x 9’6”	Bedroom 1	3.98m x 3.12m	13’1” x 10’3”
Dining Area	4.19m x 2.70m	13’9” x 8’10”	Bedroom 2	4.29m x 3.24m	14’1” x 10’8”
Family Area	5.60m x 4.18m	18’5” x 13’9”	Bedroom 3	3.44m x 3.09m	11’4” x 10’2”
Living Room	5.00m x 4.74m	16’5” x 15’7”	Study / Bedroom 4	2.83m x 2.50m	9’3” x 8’2”
Snug	4.00m x 2.42m	13’1” x 7’11”			

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The impressive interiors include every contemporary design feature and function on your wish list - spacious layouts and versatile room options, underfloor heating, beautiful oak staircases, space-saving and energy efficient Quooker taps, practical and stylish storage, integrated highly specified appliances, luxury bathrooms...the list is endless. The benefit of energy efficient Air Source Heat pumps and EV charging points further enhance the development's green credentials.

Beautifully designed and finished down to every last detail

Throughout your home at Sadler's Court, you will find an exemplary, luxurious specification and finish. This reflects the Elivia ethos of selecting only trusted and high-performing brands, using trusted specialists and highly skilled craftsmen to complete your home. This means the home will not only be beautifully built, but will perform perfectly for generations to come.

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SADLER'S COURT - PRESTON

The Specification

KITCHEN

- Shaker style kitchens incorporating Quartz worktops and splash backs
- Quartz waterfall worktops to kitchen islands and breakfast bars
- Electric, double, stainless steel, oven* with 5 burner induction hob and extractor cooker hood
- Integrated fridge/freezer
- Integrated dishwasher
- Stainless steel 1 ½ bowl sink
- Quooker, 3 way tap for boiling, warm and cold water
- Integrated wine fridge
- Karndean flooring

UTILITY

- Installed washer and drying machines
- Stainless steel bowl sink with lever tap
- Quartz worktops and splash backs
- Karndean flooring

BATHROOM & EN SUITE

- Modern styled bathrooms and en suites with chrome fixings and Roca sanitary ware
- Semi pedestal basins with chrome mixer taps
- Vanity units
- Concealed toilets with soft-close seats
- Chrome shower head with slide rail
- Clear glass sliding door shower screen and glass bath shower screen
- Heated chrome towel rails (size dependent on layout)
- Ceramic wall tiles on selected areas, edges trimmed with flat chrome
- Shaver socket

MEDIA & CONNECTIVITY

- Prewired for Sky Q service
- TV points in all bedrooms and studies
- Telephone points in living room and master bedroom
- USB charger points incorporated in sockets within kitchen, living room, study and master bedroom as applicable

* Two electric 'side by side' single, stainless steel, ovens to The Stafford, The Spencer, and The Stourton.

FINISHING DETAILS

- Modern style painted internal doors with chrome finish door furniture
- Closed-tread oak staircase with oak hand rail and spindles
- Staircase to include carpet runner and rods
- Painted, three stepped architrave and skirting boards
- Full height wardrobe with sliding frosted glass door or shelf/rail in the dressing room area
- Bi-folding doors onto rear garden
- Roof lantern over kitchen / family area (where applicable)

HEATING, ELECTRICAL & LIGHTING

- Energy efficient Air Source Heat Pump system with mains pressure hot water system and central programmer
- Underfloor heating to ground floor
- Radiators to first floor
- LED down lights in kitchen, utility, all bathrooms, en suites and cloakrooms
- Pendant lighting in all other rooms
- External lights for all external doors
- External, weatherproof power socket
- Facility for future wireless alarm system

EXTERNAL

- Electrical vehicle charging point
- Landscaped front
- Turf in the back garden
- Close board fencing around gardens
- External water tap

GARAGE

- Electric garage door
- Double power sockets and strip lighting

WARRANTY

- Q Assured Build 10 year warranty

Elivia Homes: building better as standard since 2004

From the calibre of design and build standards to the care of our dedicated customer service team, our aim is to ensure finding, choosing, and buying your perfect home is the best experience it can be. What is more, you have the reassurance that Elivia Homes is a leading, independent house builder with a respected and established reputation for quality across the Home Counties.

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SURREY PROPERTY
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Sadler's Court

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