

ROSEWOOD  
GOFFS OAK

Country living on the edge of town



# A green haven

Bounded by mature trees with attractive planting giving year-round colour and interest, the community offers a green retreat from city life.

Beautifully designed, taking inspiration from the Arts & Crafts movement, the homes, all with step-free access, have been built with attention to detail and include arched doorways, timber porches and attractive bay windows. They are built with the future in mind and are highly insulated with provision for recycling and electric vehicle charging.



“...built with the future in mind...”



# ROSEWOOD



Rosewood is a special collection of 13 detached and semi-detached homes sitting within a parkland community on the edge of town and city, with easy access to countryside walks and views.





# Designed for modern living

At Rosewood the interiors are designed for modern living with each room thoughtfully built to enhance space, light and benefit from the best fixtures, fittings and appliances. Each home has cost saving technologies to maximise efficiency and sustainability, keeping household running costs to a minimum.

Our ROK designed kitchens are designed with quality and ease of use in mind. Cabinets are fitted with soft close doors and drawers with LED strip lighting under wall units. All come with a range of integrated appliances and work surfaces.

Our superb specification also includes highlights such as; double oven, ceramic induction hob, integrated dishwashers and fridge/freezer. White walls and ceilings are complimented by grey oak Amtico flooring in kitchen, kitchen/dining rooms and halls.





# Specification

## Internal features and finishes

- White Ladder Smooth internal doors with brushed chrome handles
- Softwood staircase with oak handrails and newel caps
- Grey oak Amtico flooring in kitchen, kitchen/dining rooms and halls
- Walls finished in pure brilliant white matt emulsion paint
- Ceilings pure brilliant white matt emulsion paint
- White downlighters to kitchen and bathroom. Pendant lights to other areas
- USB sockets to bedrooms, kitchens and lounge
- Energy efficient homes with solar panels
- Compact radiators to ground and first floors.

## Kitchen

- ROK kitchen with white worktops, stainless steel sink with chrome taps
- LED strip lighting under wall units.
- Double oven, ceramic induction hob, integrated fridge/freezer, integrated dishwasher.
- Elica Era canopy extractor
- Space for freestanding washing machine and tumble dryer.

## Bathrooms and ensuites

- Electric Chrome Towel Rail
- Fitted with Armera sanitary ware
- Armera Chrome Flush Plate and Chrome taps
- Vado Eris Multi Function shower fittings with Aquadart glass shower screens.
- Tiled walls in main bathroom and ensuite.





# Saving you money and the environment

At Lindhill we are keen in improving energy efficiency and help fight climate change through our developments. In order to do this we've fitted many energy saving features into our homes. Such as; energy efficient appliances, modern radiators, boilers, ventilation systems and solar panels.

#### **Low energy lighting**

Is used throughout the homes.

#### **Full cavity wall insulation**

Keeping the warmth inside your home.

#### **Kitchen appliances**

Where possible, all appliances are A-rated.

#### **Greener materials**

A range of materials used are from renewable, sustainable or recyclable sources.

#### **Energy rating A+**

Achieving an energy A+ rating for each house.

#### **Smart meters and boilers**

Smart meters encourage energy monitoring and help to run your home more efficiently - and boilers are especially selected to be highly efficient.

#### **PV Panels**

The solar panels have the capacity to generate free and clean electricity. This combined with effective insulation enables our homes to drastically improve energy efficiency - reducing household energy bills and carbon footprint.





# Both the city & country on offer



Situated in the Broxbourne Borough of Hertfordshire, Rosewood sits at the eastern edge of the community of Goffs Oak, which lies between Cuffley and Cheshunt.

The village is named after a local land owning family and the large fine oak tree which stood until 1950 when it was blown down in a storm.

Brilliantly located for amenities, nearby Cuffley, Cheshunt and Waltham Cross offer a great mix of shops, supermarkets, restaurants and leisure facilities. With wildlife parks, outdoor activity centres, theatres and cinemas on the doorstep there's no shortage of weekend activities. Travelling to London is very convenient and quick making the work commute or an evening out easy.

The community sits within the catchment of several excellent state primary and secondary schools. Nearby sports facilities include rugby, football, cricket, golf, and hockey clubs as well as skate and trampoline parks. There's plenty of green space to access with family and friends with nearby Cheshunt Park, Broxbourne Woods and Epping Forest all to explore. The Lea Valley offers a wonderful array of water-based activities from white water rafting, open water swimming and sailing as well as gardens and walking trails.





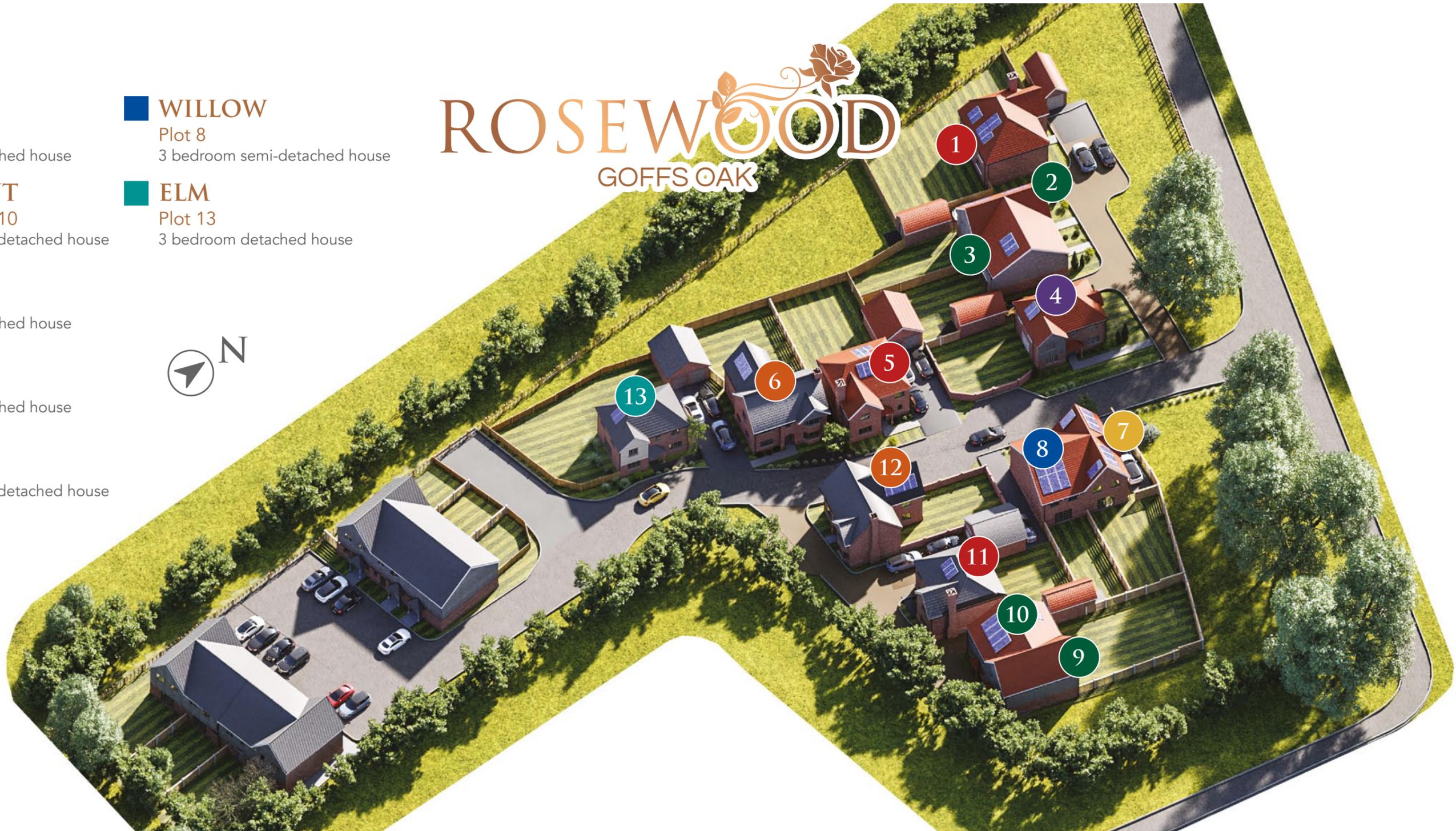
# Site plan

- OAK**  
Plots 1, 5 & 11  
4 bedroom detached house
- CHESTNUT**  
Plots 2, 3, 9 & 10  
3 bedroom semi-detached house
- ASH**  
Plot 4  
3 bedroom detached house
- ROWAN**  
Plots 6 & 12  
4 bedroom detached house
- CEDAR**  
Plot 7  
3 bedroom semi-detached house

- WILLOW**  
Plot 8  
3 bedroom semi-detached house
- ELM**  
Plot 13  
3 bedroom detached house



## ROSEWOOD GOFFS OAK





# OAK

Plots 1, 5 & 11

4 bedroom detached house



4 Bedroom

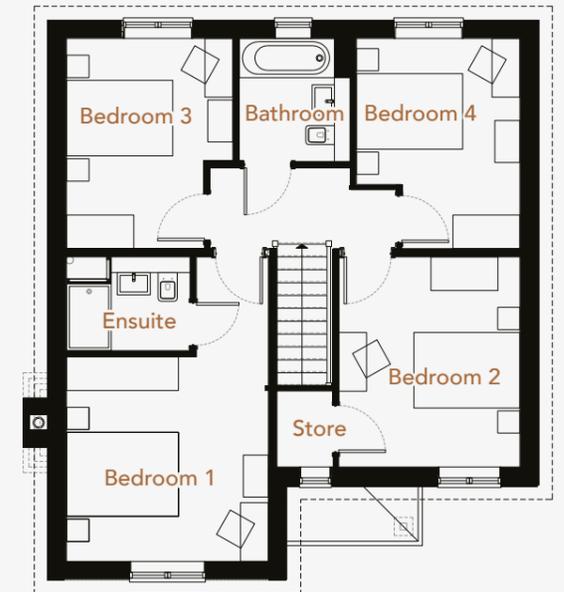


2 Bathroom



## FLOORPLAN

Total internal area 135m<sup>2</sup> / 1451ft<sup>2</sup>



Kitchen/Dining	3.75m x 8.11m	12'3" x 26'7"
Living Room	3.61m x 5.44m	11'10" x 17'10"
Utility	1.82m x 2.18m	5'11" x 7'1"
Bedroom 1	3.61m x 3.66m	11'10" x 12'0"
Ensuite	1.67m x 2.21m	5'5" x 7'3"
Bedroom 2	3.25m x 3.75m	10'7" x 12'3"
Bedroom 3	2.47m x 3.75m	8'1" x 12'3"
Bedroom 4	2.93m x 3.75m	9'7" x 12'3"
Bathroom	2.20m x 2.49m	7'2" x 8'2"

House designs and layouts are representative only and may change. Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only. All dimensions indicated are approximate and furniture layout is for illustrative purposes only. Computer generated images are indicative only.

# CHESTNUT

Plots 2\*, 3, 9\* & 10

3 bedroom semi-detached house

 3 Bedroom

 2 Bathroom

\*Handed



# FLOORPLAN

Total internal area 102m<sup>2</sup> / 1100ft<sup>2</sup>



Kitchen/Dining	4.08m x 5.81m	13'4" x 19'0"
Living Room	3.75m x 5.35m	12'3" x 17'6"
Bedroom 1	3.00m x 4.29m	9'10" x 14'0"
Ensuite	1.20m x 2.29m	3'11" x 7'6"
Bedroom 2	3.00m x 3.86m	9'10" x 12'7"
Bedroom 3	2.26m x 3.81m	7'4" x 12'6"
Bathroom	2.00m x 2.25m	6'6" x 7'4"

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# ASH

Plot 4

3 bedroom detached house



3 Bedroom

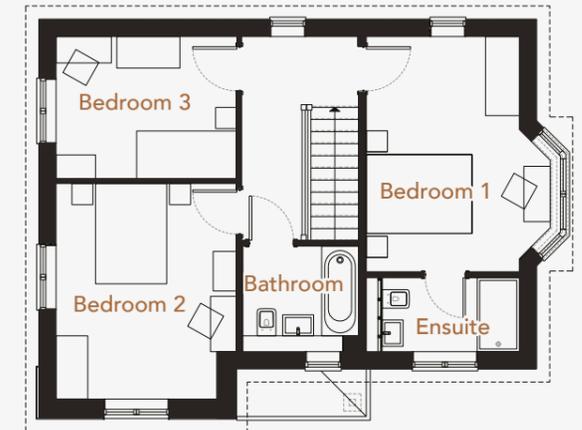


2 Bathroom



# FLOORPLAN

Total internal area 110m<sup>2</sup> / 1188ft<sup>2</sup>



<b>Kitchen/Dining</b>	3.15m x 6.87m	10'4" x 22'6"
<b>Living Room</b>	2.90m x 5.97m	9'6" x 19'7"
	*width of living room including bay window 3.48m / 11'5"	
<b>Bedroom 1</b>	2.90m x 4.25m	9'6" x 13'11"
	*width of Bedroom 1 including bay window 3.48m / 11'5"	
<b>Ensuite</b>	1.61m x 2.14m	5'3" x 7'0"
<b>Bedroom 2</b>	3.43m x 4.08m	11'3" x 13'4"
<b>Bedroom 3</b>	2.70m x 3.43m	8'10" x 11'3"
<b>Bathroom</b>	2.00m x 2.97m	6'6" x 9'8"

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# ROWAN

Plots 6 & 12

4 bedroom detached house



4 Bedroom

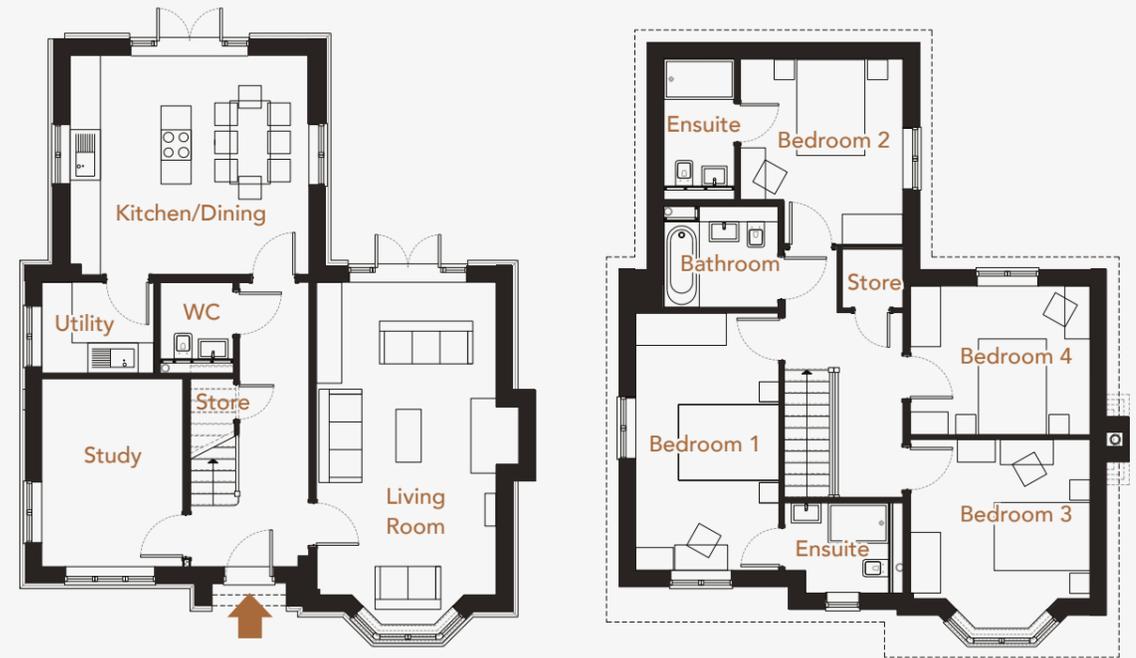


3 Bathroom



## FLOORPLAN

Total internal area 148m<sup>2</sup> / 1600ft<sup>2</sup>



Kitchen/Dining	4.35m x 4.73m	14'3" x 15'6"
Living Room	3.56m x 6.19m	11'8" x 20'3"
*length of Living Room including bay window 6.78m / 22'9"		
Utility	1.80m x 2.22m	5'10" x 7'3"
Study	2.79m x 3.04m	9'1" x 9'11"
Bedroom 1	2.85m x 5.10m	9'4" x 16'8"
Ensuite	1.78m x 2.35m	5'10" x 7'8"
Bedroom 2	3.32m x 3.67m	10'10" x 12'0"
Ensuite	1.30m x 2.79m	10'4" x 9'1"
Bedroom 3	3.15m x 3.56m	10'4" x 11'8"
*width of Bedroom 3 including bay window 3.74m / 12'3"		
Bedroom 4	2.95m x 3.56m	9'8" x 11'8"
Bathroom	2.00m x 2.27m	6'6" x 7'5"

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# CEDAR

Plot 7

3 bedroom semi-detached house



3 Bedroom



2 Bathroom



## FLOORPLAN

Total internal area 103m<sup>2</sup> / 1108ft<sup>2</sup>



Living Room	3.39m x 5.35m	11'1" x 17'6"
Kitchen/Dining	3.16m x 5.35m	10'4" x 17'6"
*width including bay window 3.74m / 12'3"		
Bedroom 1	3.84m (3.16m) x 3.66m	12'7" (10'4") x 12'0"
Dressing Area	1.53m x 1.60m	5'0" x 5'3"
Ensuite	1.58m x 2.20m	5'3" x 7'2"
Bedroom 2	2.93m x 3.16m	9'7" x 10'4"
Bedroom 3	2.33m x 3.45m	7'7" x 11'3"
Bathroom	2.00m x 2.20m	6'6" x 7'2"

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# WILLOW

Plot 8

3 bedroom semi-detached house

 3 Bedroom

 2 Bathroom



## FLOORPLAN

Total internal area 103m<sup>2</sup> / 1108ft<sup>2</sup>



Living Area	3.75m x 5.35m	12'3" x 17'6"
Kitchen/Dining	4.08m x 5.81m	13'4" x 19'0"
Bedroom 1	3.01m x 4.31m	9'10" x 14'1"
Ensuite	1.20m x 2.29m	3'11" x 7'6"
Bedroom 2	3.04m x 3.84m	9'11" x 12'7"
Bedroom 3	2.25m x 3.81m	7'4" x 12'6"
Bathroom	2.00m x 2.20m	6'6" x 7'2"

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# ELM

Plot 13

3 bedroom detached house

 3 Bedroom

 2 Bathroom



# FLOORPLAN

Total internal area 109m<sup>2</sup> / 1173ft<sup>2</sup>



Kitchen/Dining	3.15m x 6.87m	10'4" x 22'6"
Living Room	2.90m x 5.97m	9'6" x 19'7"
Bedroom 1	2.90m x 4.25m	9'6" x 13'11"
Ensuite	1.61m x 2.14m	5'3" x 7'0"
Bedroom 2	3.43m x 4.08m	11'3" x 13'4"
Bedroom 3	2.70m x 3.43m	8'10" x 11'3"
Bathroom	2.00m x 2.97m	6'6" x 9'8"

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# Well connected

## Primary Schools

Goffs Oak Pre-School	1 mile
Goffs Oak Primary School	1.2 miles
Woodside Primary School	1.4 miles
Cuffley Community Centre Pre-School	1.9 miles

## Secondary Schools

Goff's Academy	0.9 miles
Cuffley School	2.4 mile
St Johns Senior School	6 miles
The Broxbourne School	4.2 miles
Queenswood Girls School	5.6 miles

## Golf Clubs

Milbrook Golf Course	3 miles
Cheshunt Golf Club	1.5 miles
Crews Hill Golf Club	4.2 miles
The Hertfordshire Golf & Country Club	4.3 miles
Brookmans Park Golf Club	6.8 miles

## Road Links

M25 - Junction 25	3 miles
St Albans	15 miles
Bishops Stortford	23 miles
Stansted Airport	28 miles
Cambridge	40 miles

## Health & Leisure

Laura Trott Leisure Centre	2.2 miles
Lee Valley White Water Centre	4 miles
Waltham Abbey Leisure Centre	5.6 miles
Furzefield Leisure Centre	7.6 miles
Lee Valley Leisure Centre	7.7 miles

## Rail Links

Cuffley Station	5 minutes
Cheshunt	5 minutes
Stevenage	23 minutes
London Kings Cross	40 minutes
Moorgate	46 minutes
Cambridge	72 minutes



# Getting around

## Rail

There are two stations within a ten minute drive.

The quickest route to the capital is to board a Greater Anglia train which run to London Liverpool Street in 20 minutes from Cheshunt station. They also run north to Cambridge North. At Cheshunt station you can also pick up the London Overground to London Liverpool Street or go north to Hertford East.

At Cuffley station to the east, you can board a Great Northern train and travel south to Moorgate in less than an hour or travel north to Stevenage in 20 minutes.

## Road

Driving east less than two miles takes you to the A10 which runs south to London and the M25 or north to Cambridge.

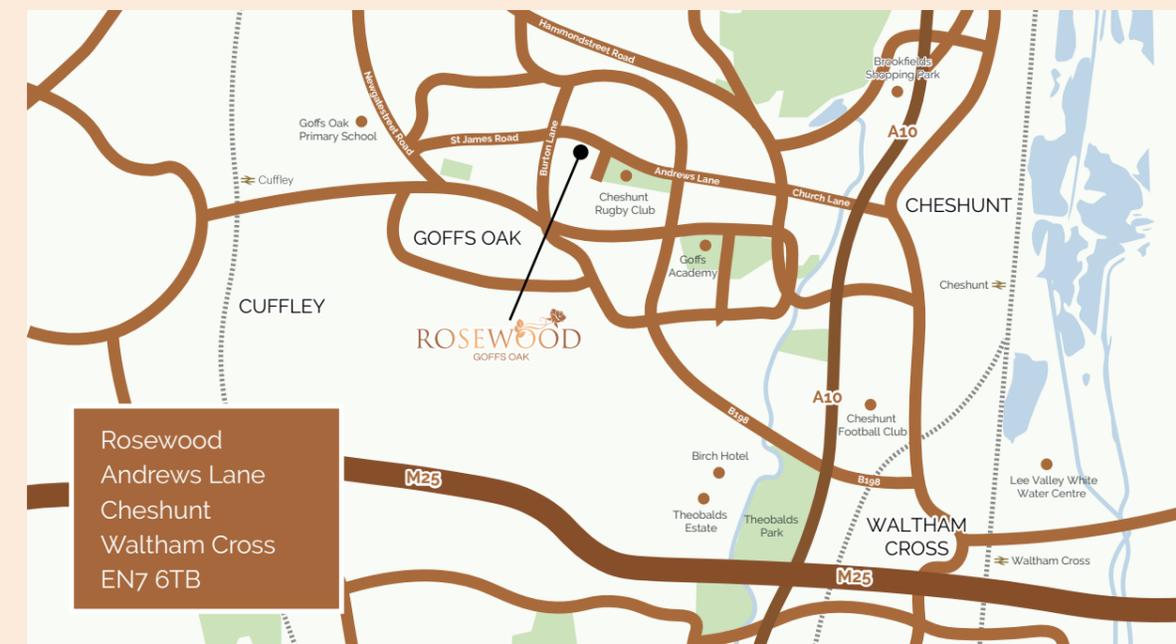
## Air

Stanstead, Luton and Heathrow airports can be reached in less than an hour by car with London Gatwick taking just over an hour.

## Bus

The handy 242 Intalink bus can be boarded around the corner and runs through Goffs Oak from Waltham Cross to Potter's Bar.

# Location



# For sale details contact:



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