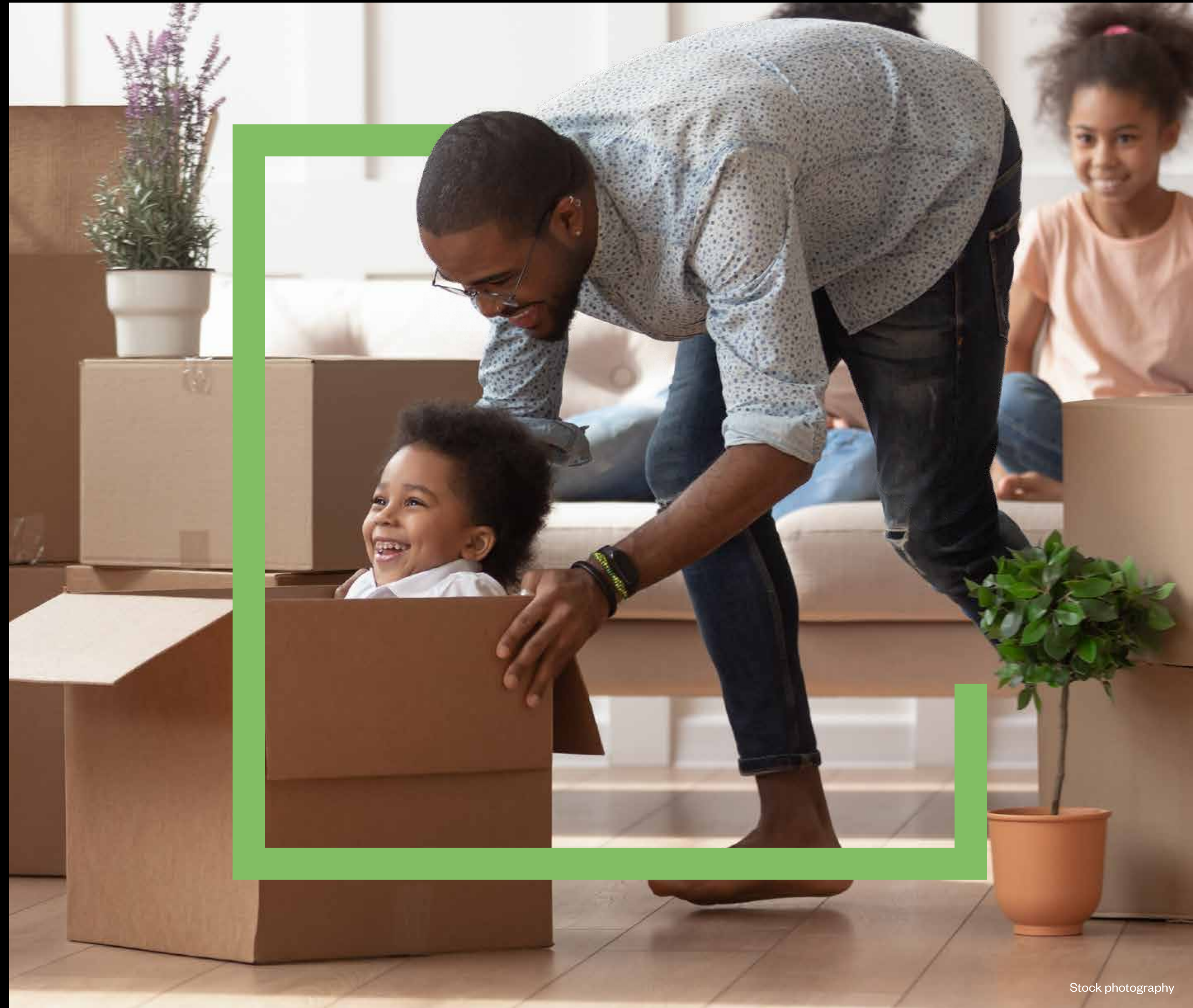




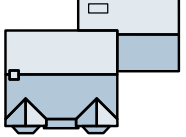
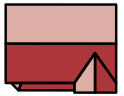
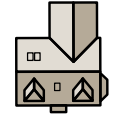
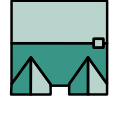

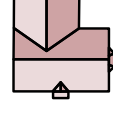
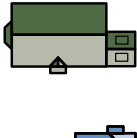

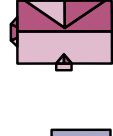
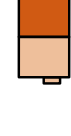

Roman Park

Tring



Roman Park,

The development

- 
The Solville
 5 bedroom detached home
- 
The Pebworth
 4 bedroom detached home
- 
The Osmore
 4 bedroom detached home
- 
The Oatvale
 4 bedroom detached home
- 
The Nessvale
 4 bedroom detached home
- 
The Natland
 4 bedroom detached home
- 
The Madeley
 4 bedroom semi-detached home
- 
The Lenham
 4 bedroom detached home
- 
The Lanhurst
 4 bedroom detached home
- 
The Kiswick
 3 bedroom detached home
- 
The Jayfield
 4 bedroom semi-detached home
- 
The Hurwick
 3 bedroom detached/end-of-terrace home
- 
The Himscot
 3 bedroom semi-detached home
- 
The Dinfield
 2 bedroom semi-detached/terraced home
- 
Housing Association & Shared Ownership
- 
 Blue dotted line denotes public footpath



The above development layout is not drawn to scale and is for general guidance only. Road layouts, pathways and external treatments may differ. LAP: Local area for play. SS: Sub station.

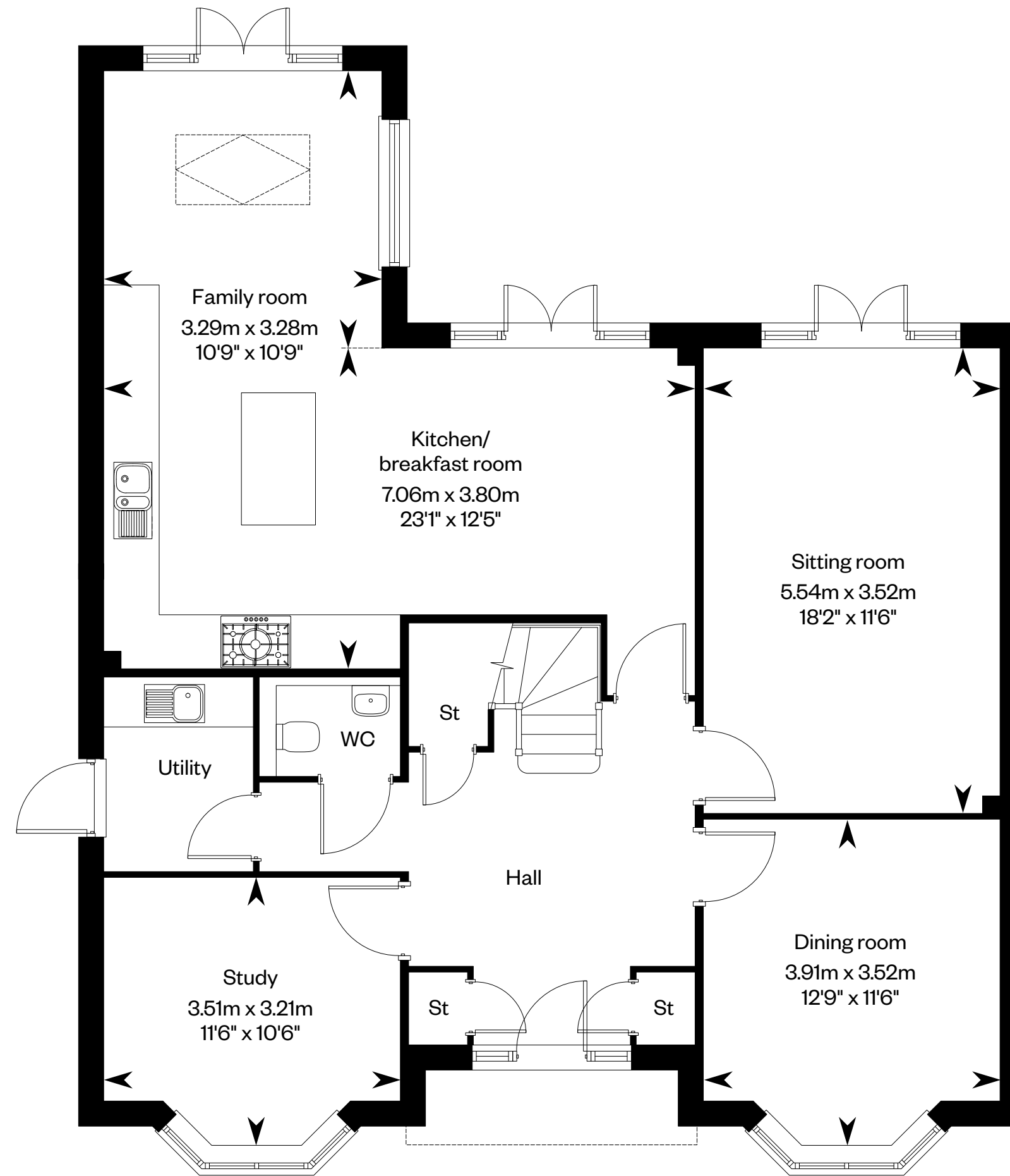
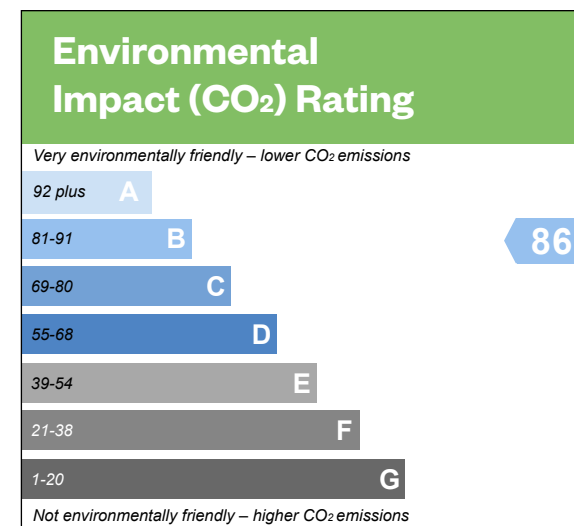
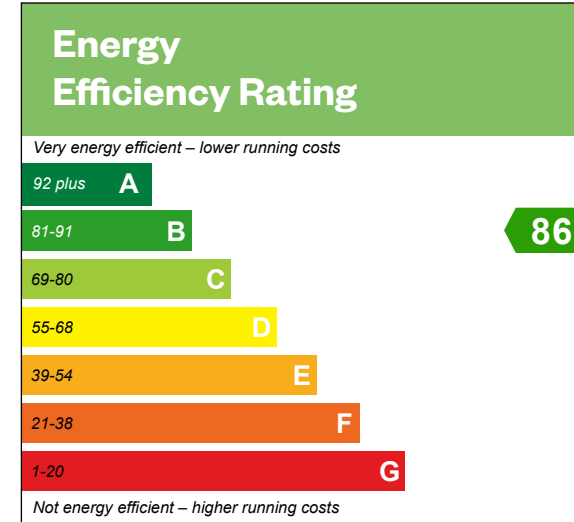
View our interactive siteplan for our latest availability 

The Solville

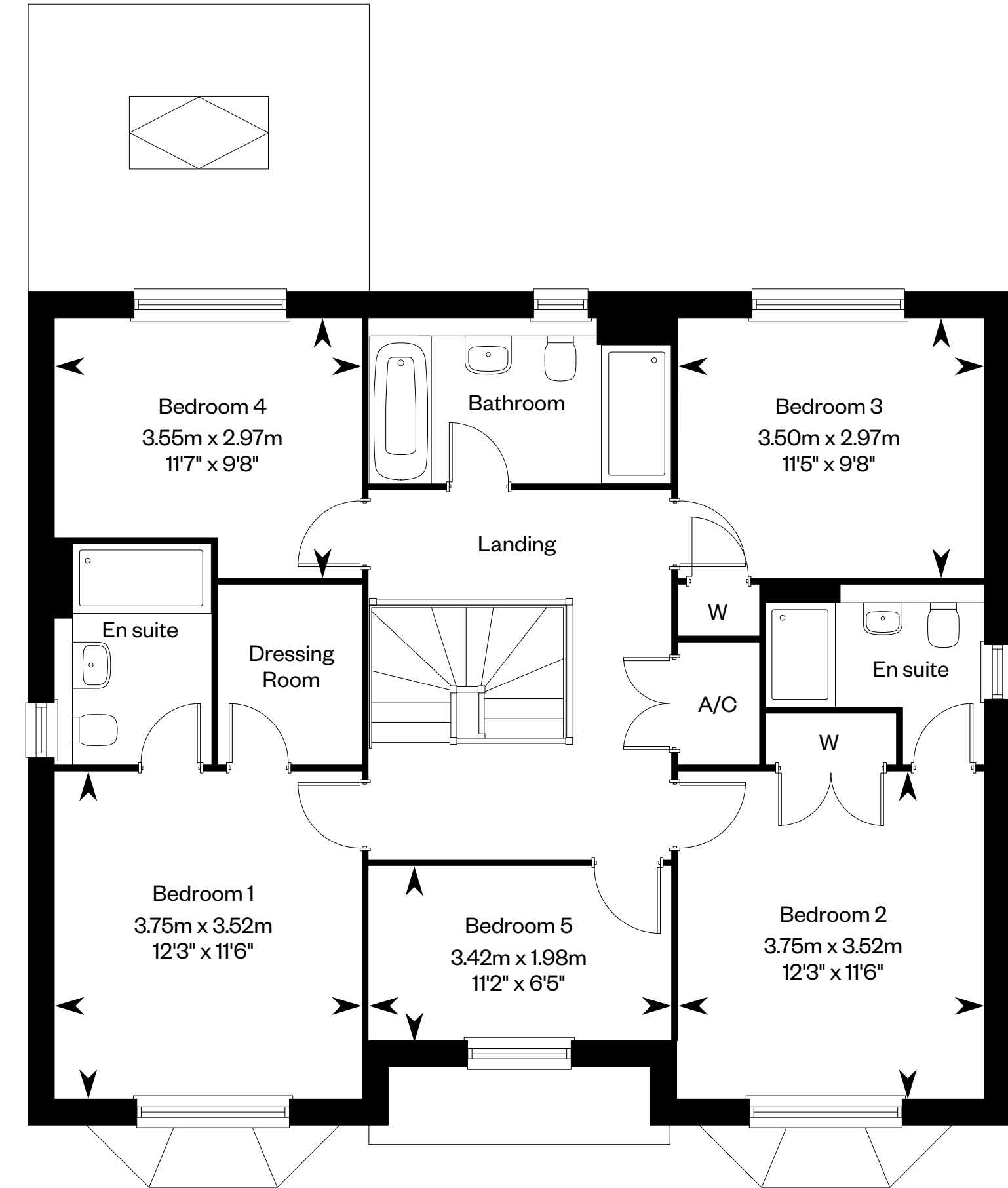
5 bedroom detached home



The Solville



Ground floor



First floor

Please ask your Sales Consultant for further details. A/C: Airing cupboard. St: Store cupboard. W: Wardrobe. Roof window.

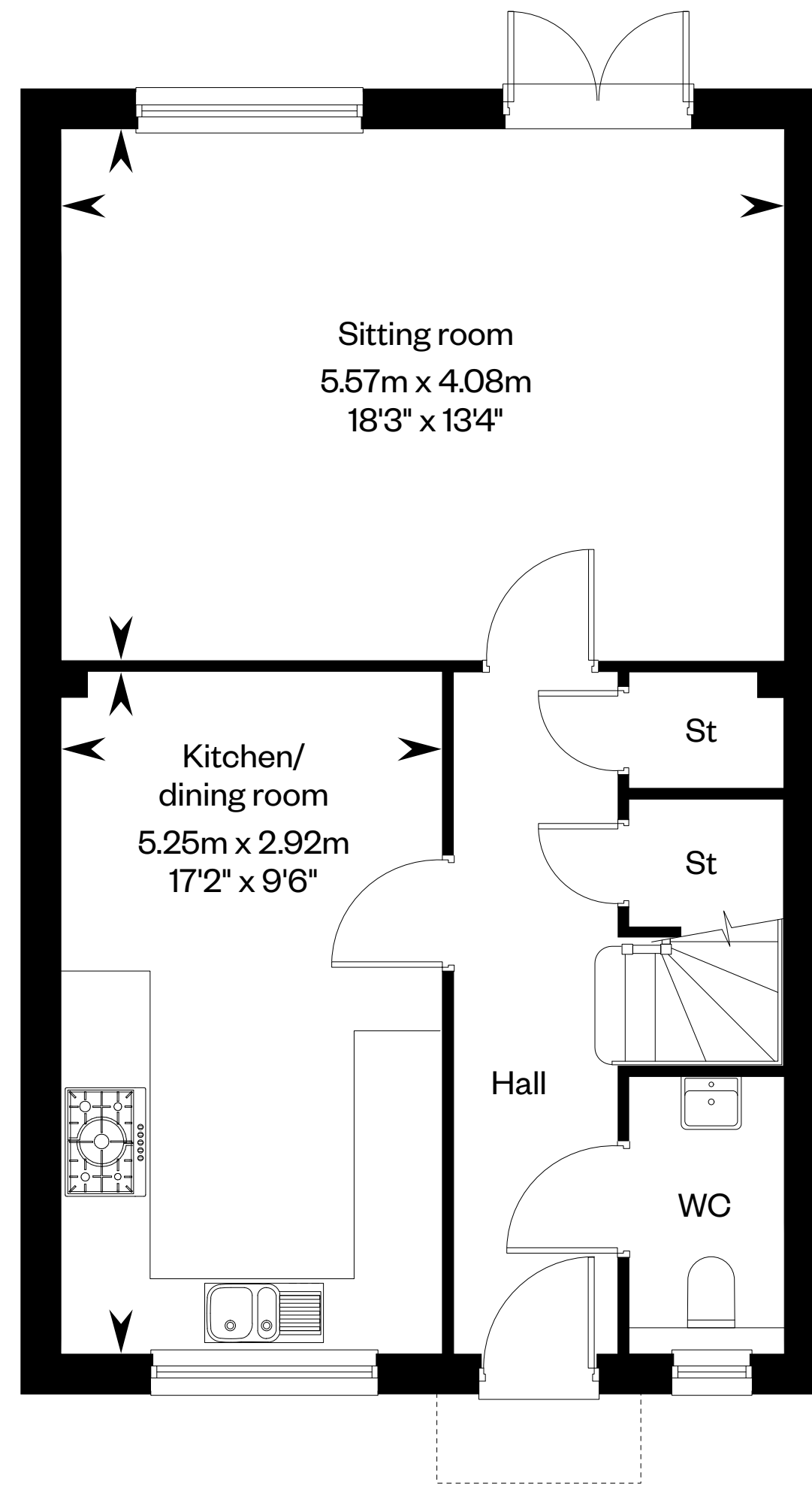
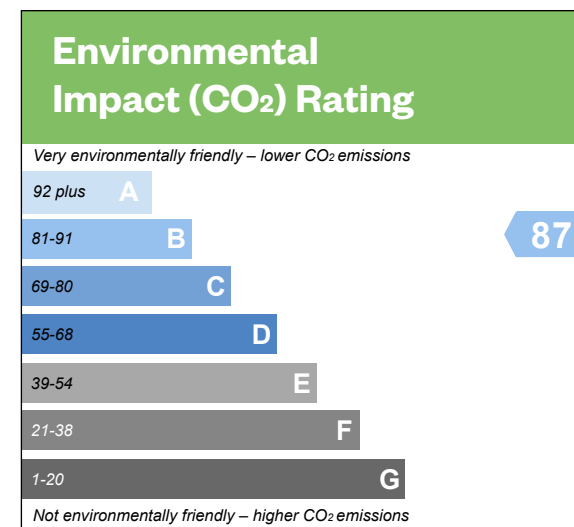
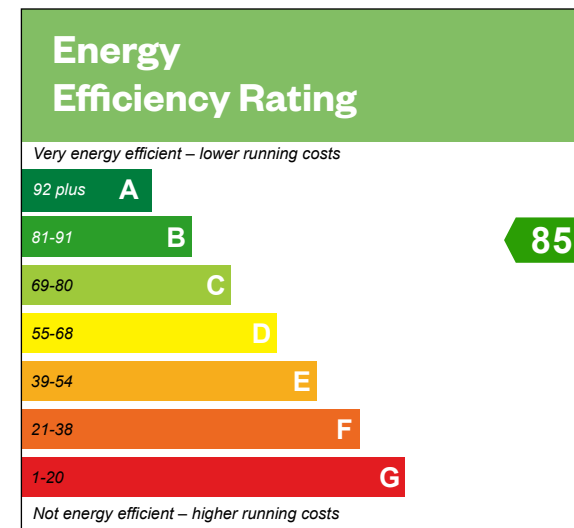
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The Jayfield

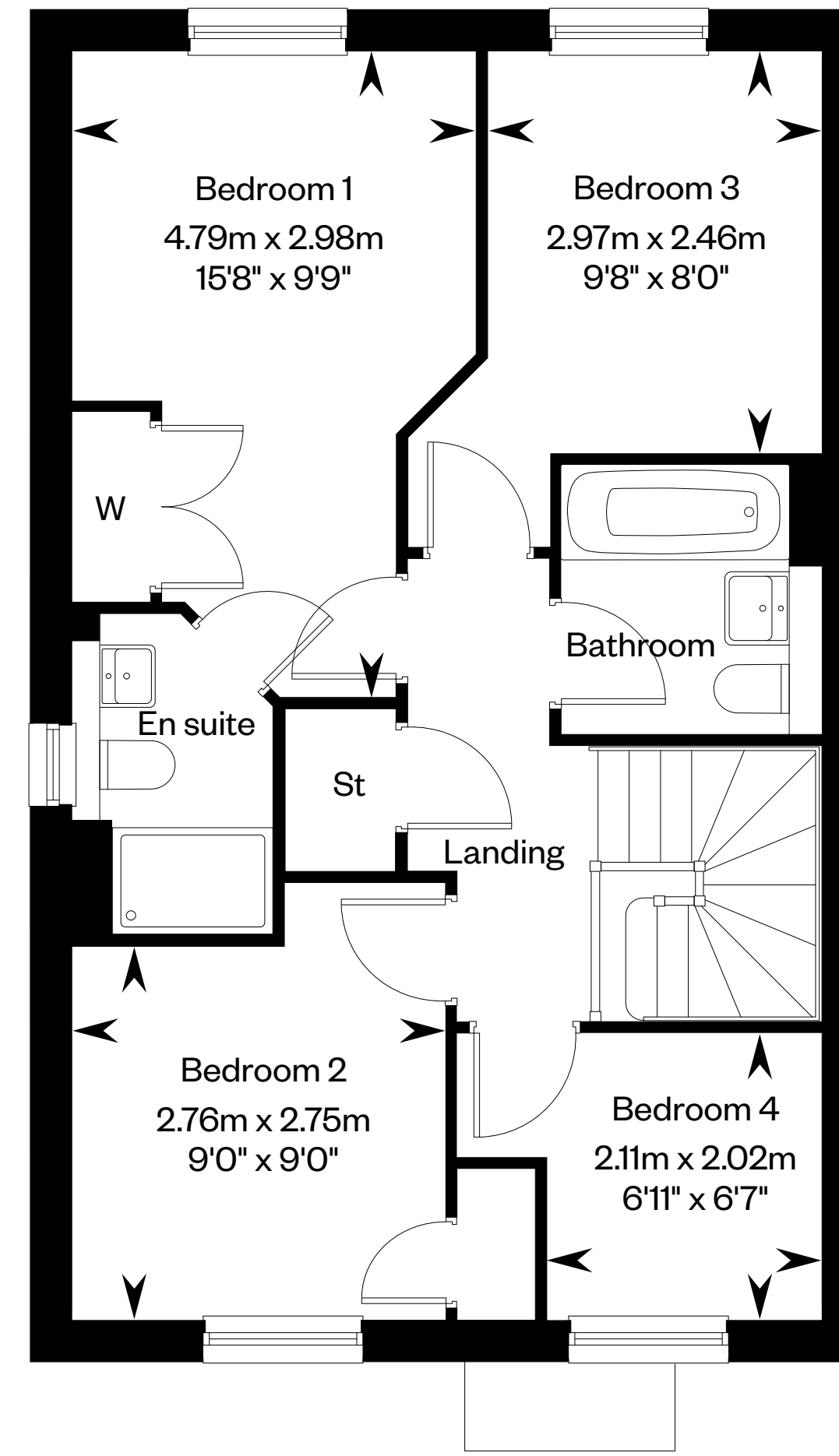
4 bedroom semi-detached home



The Jayfield



Ground floor



First floor

Please ask your Sales Consultant for further details. St: Store cupboard. W: Wardrobe.

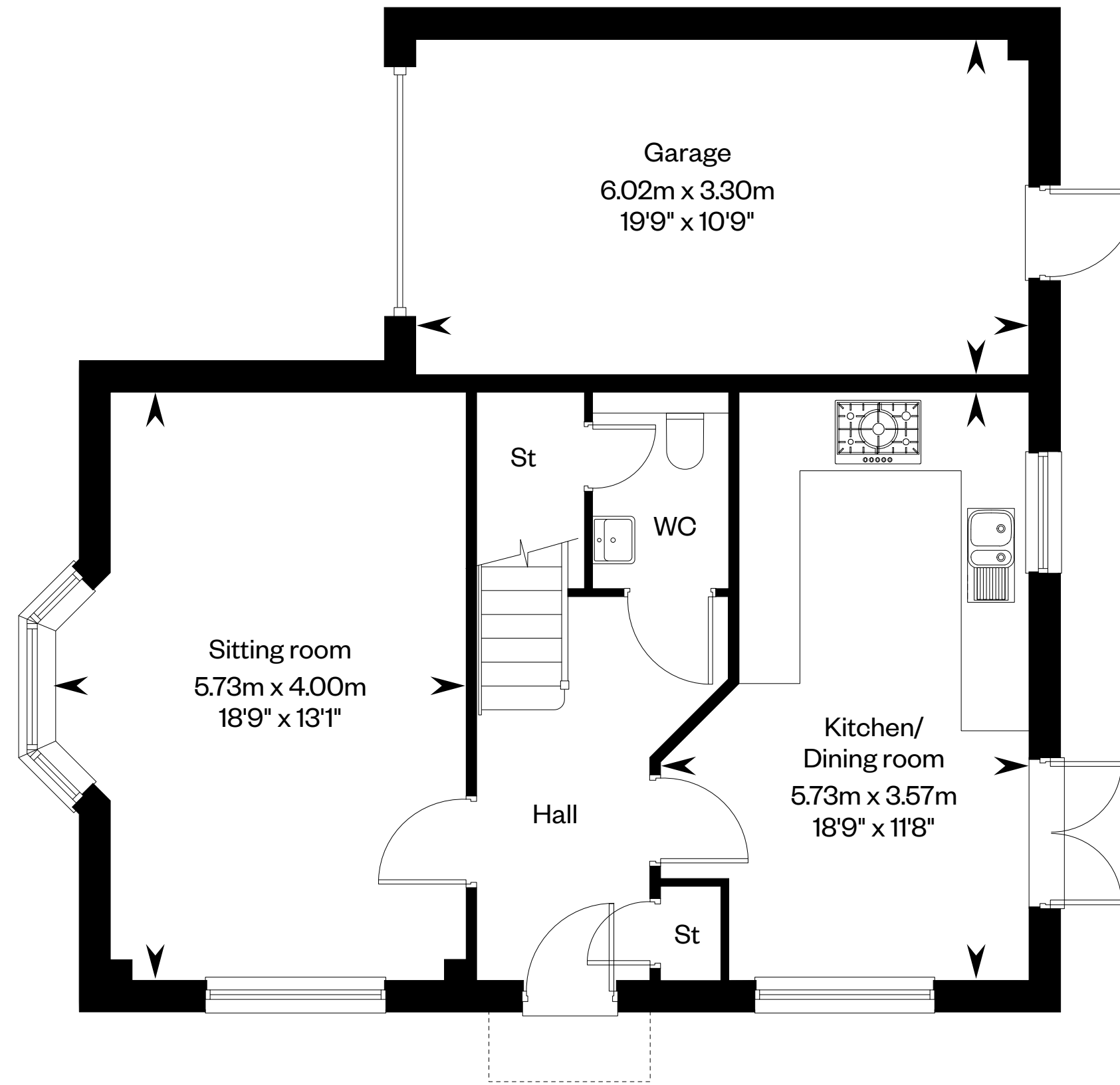
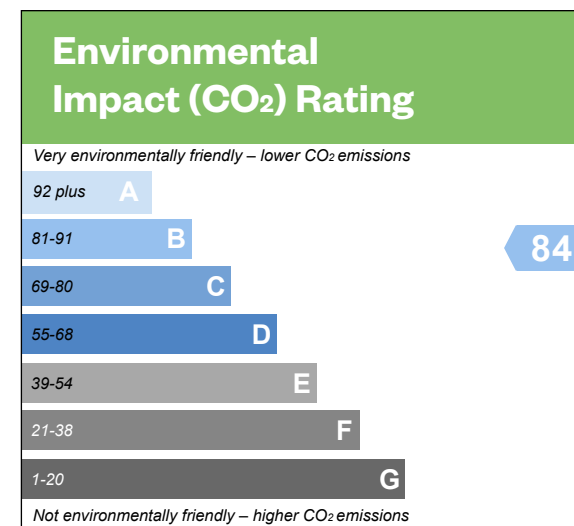
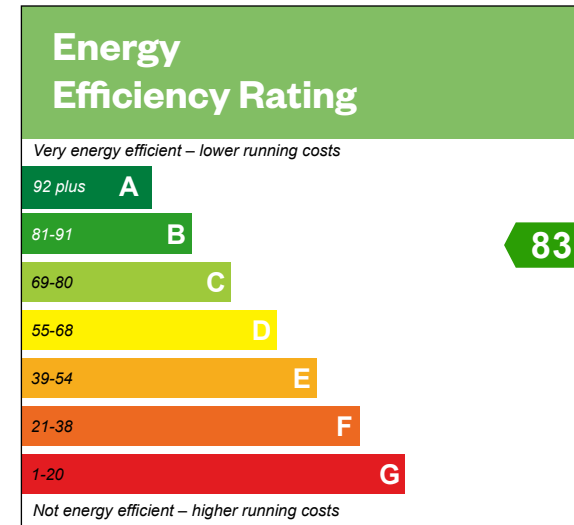
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The Lanhurst

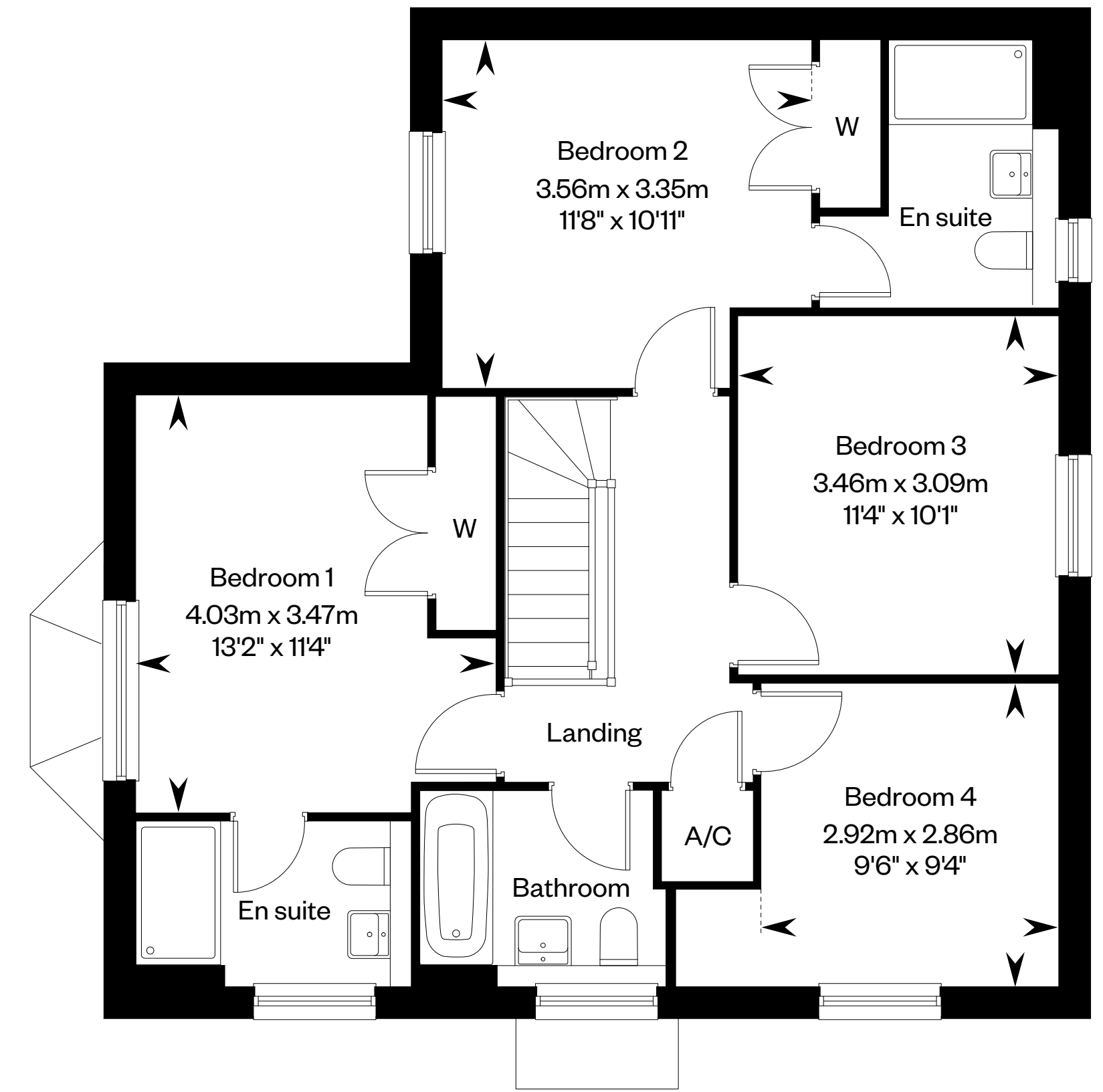
4 bedroom detached home



The Lanhurst



Ground floor



First floor

Please ask your Sales Consultant for further details. A/C: Airing cupboard. St: Store cupboard. W: Wardrobe.

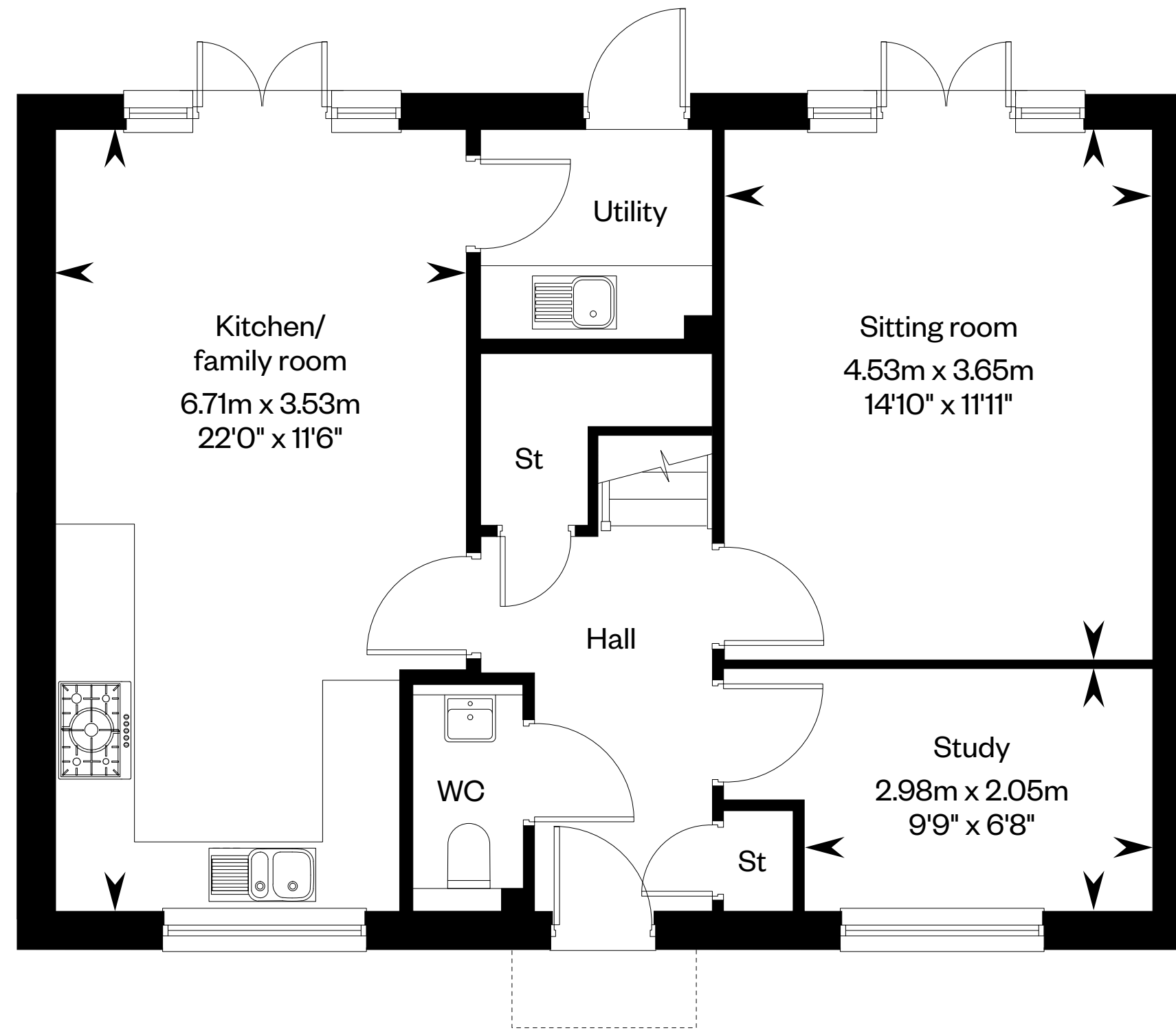
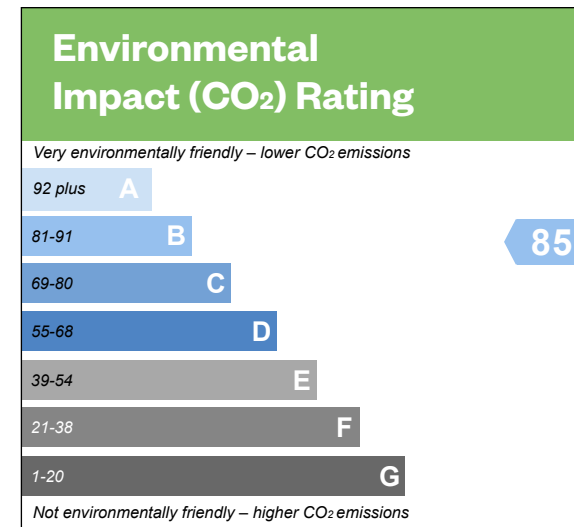
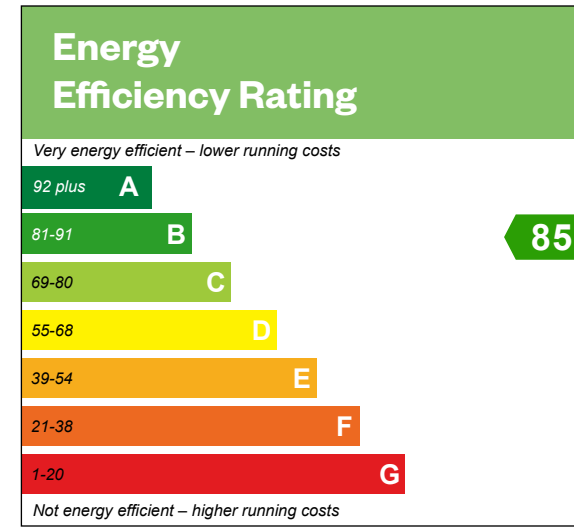
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The Lenham

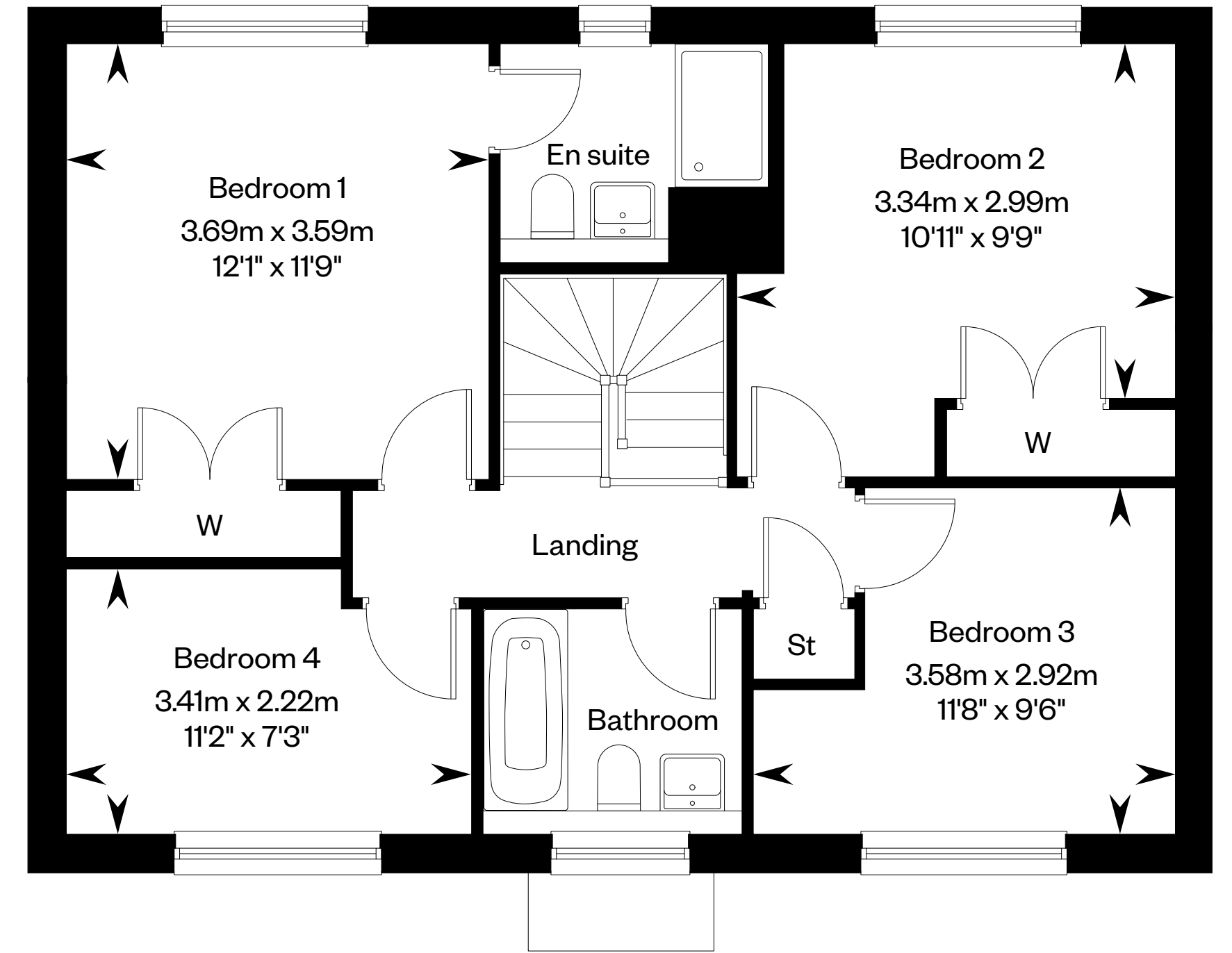
4 bedroom detached home



The Lenham



Ground floor



First floor

Please ask your Sales Consultant for further details. St: Store cupboard. W: Wardrobe.

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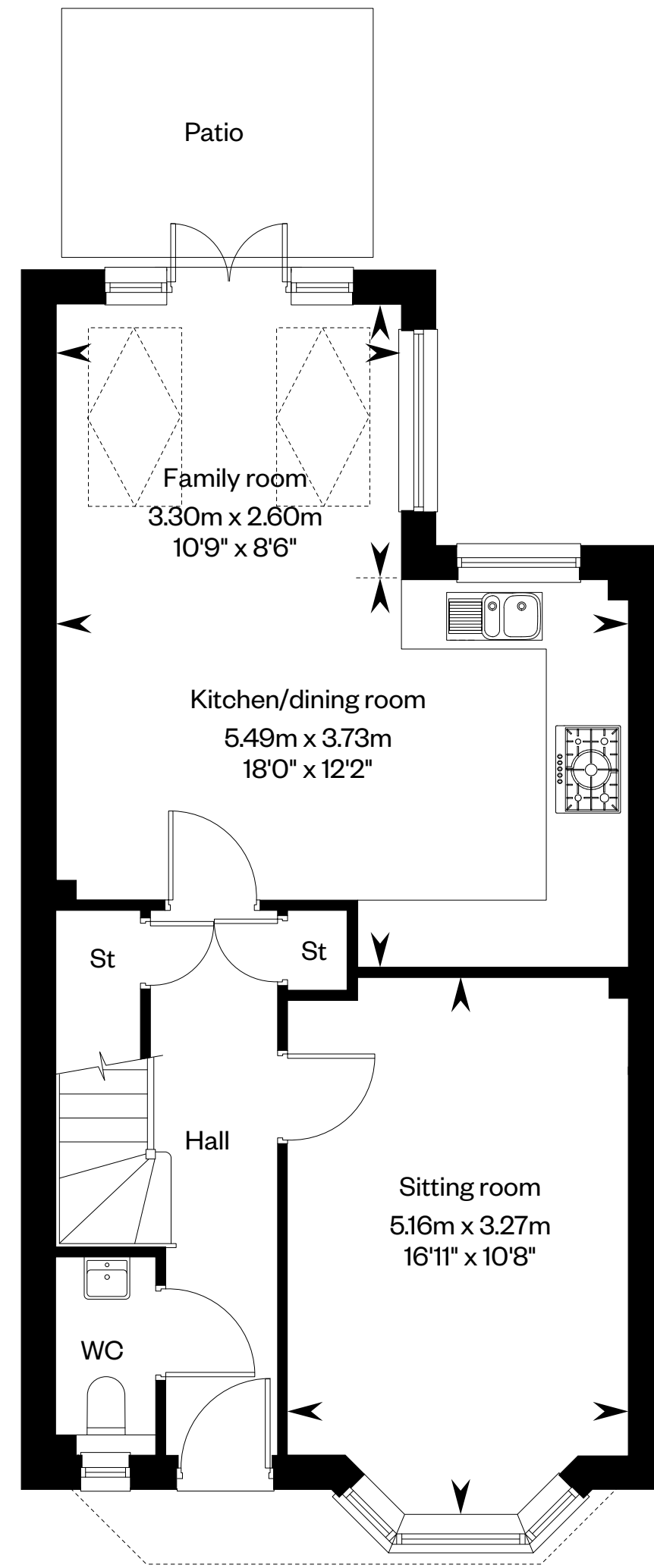
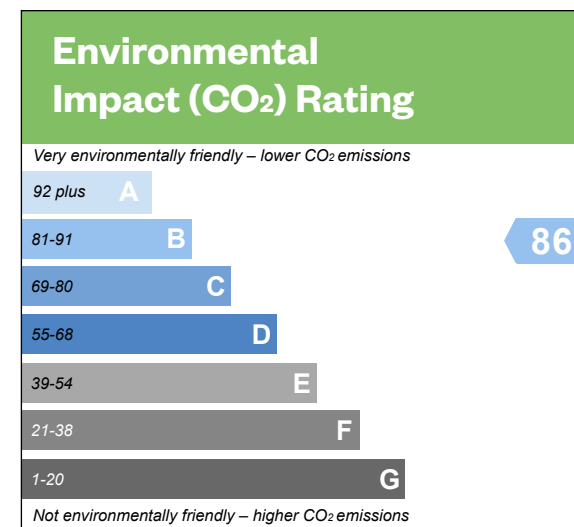
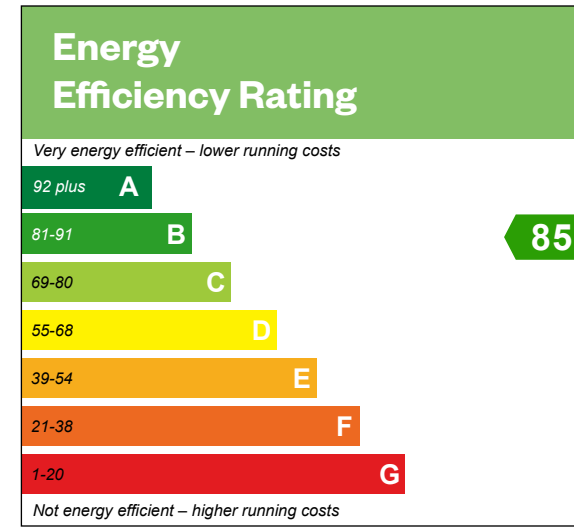
The Madeley

5 bedroom detached home

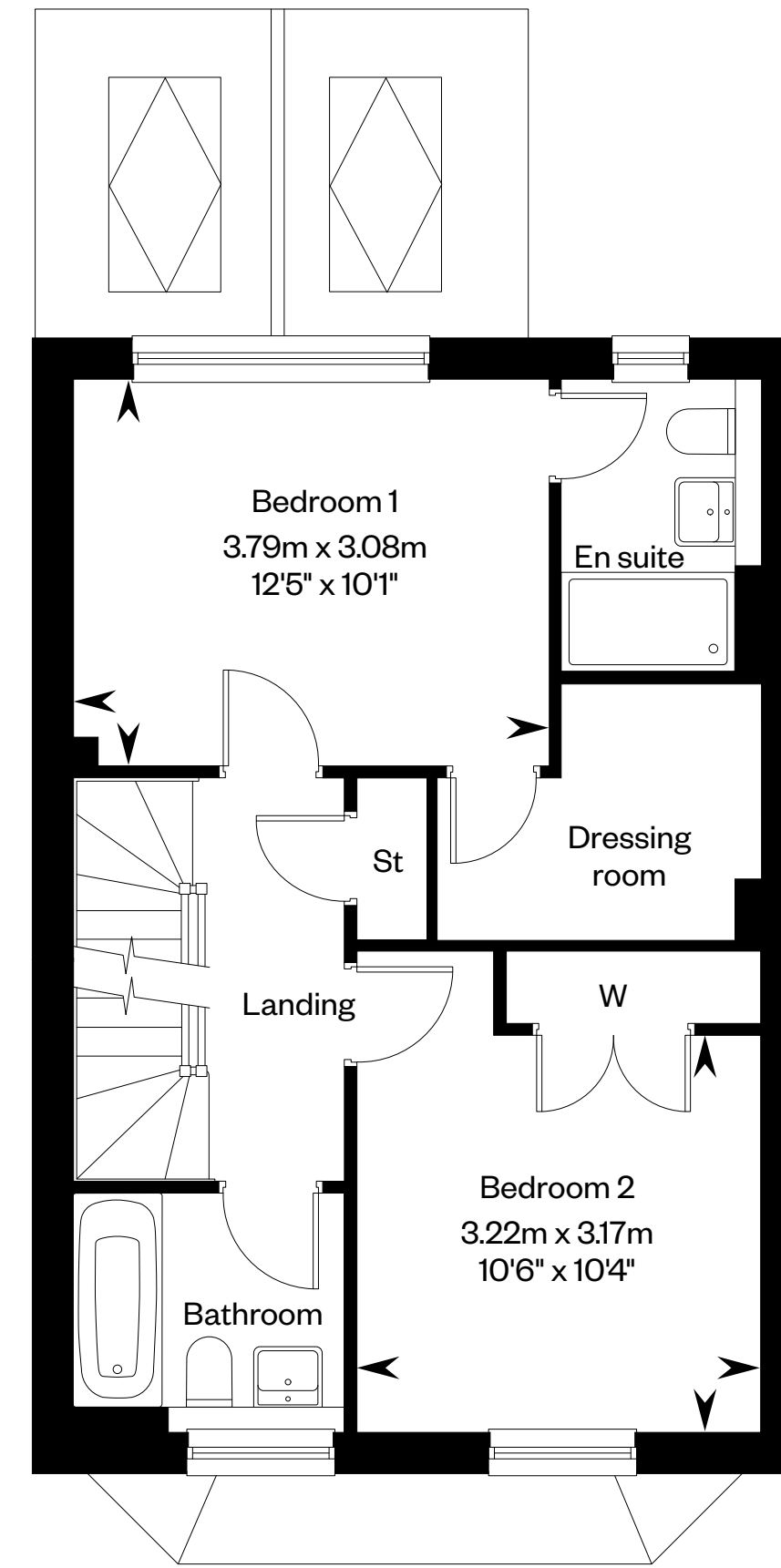


Computer generated image - The Madeley

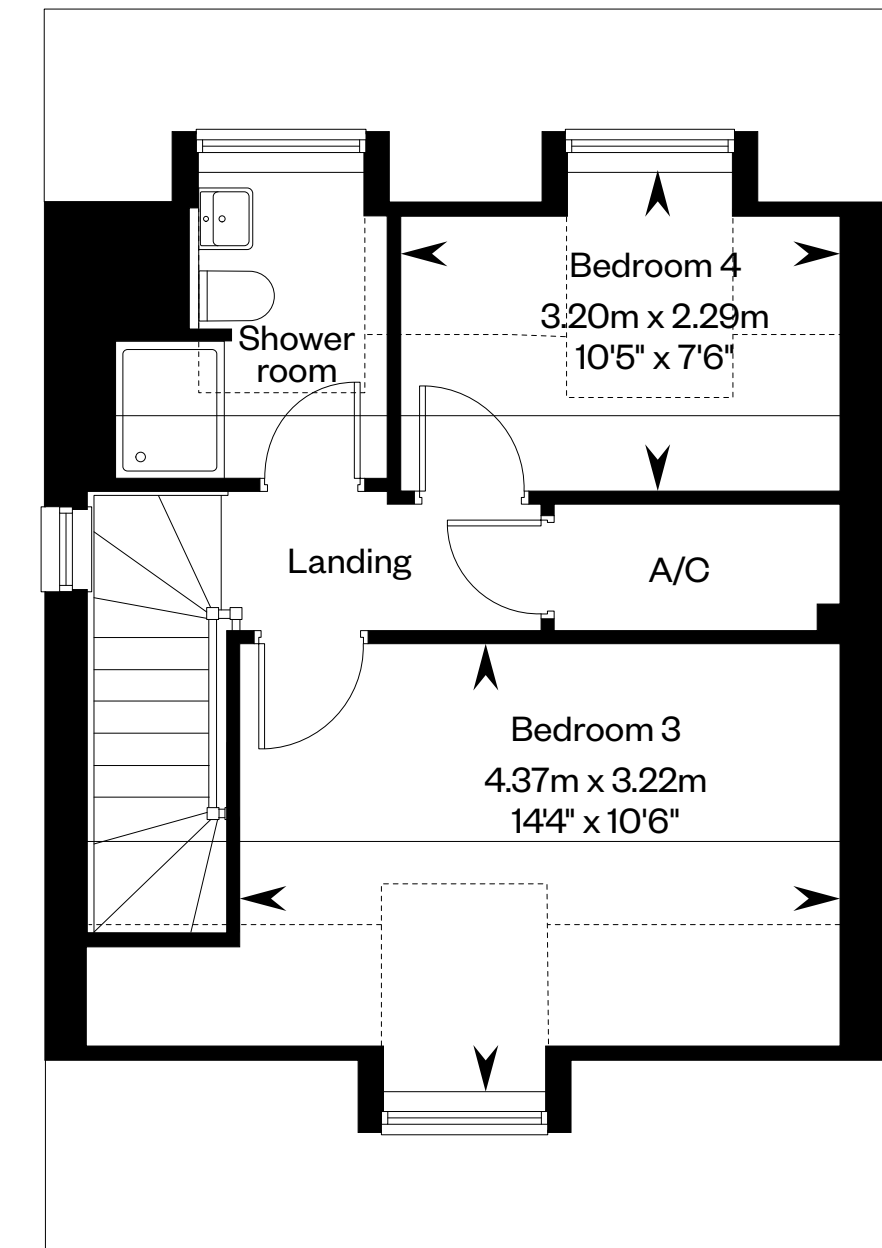
The Madeley



Ground floor



First floor



Second floor

Please ask your Sales Consultant for further details. St: Store cupboard. W: Wardrobe. Roof window. Dotted lines denote reduced head height or structure above. Solid thin line denotes full head height. Please ask your Sales Consultant for further details.

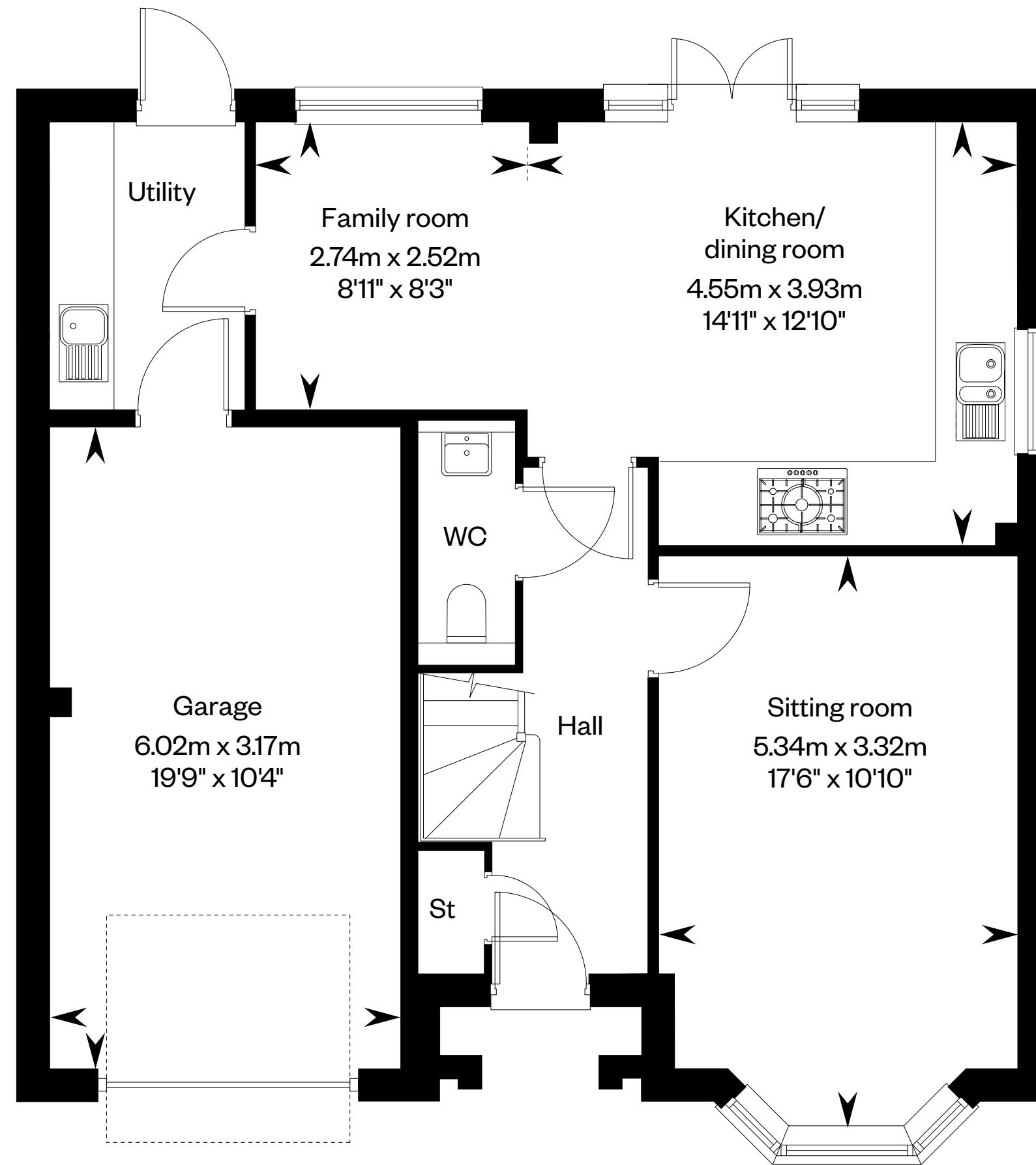
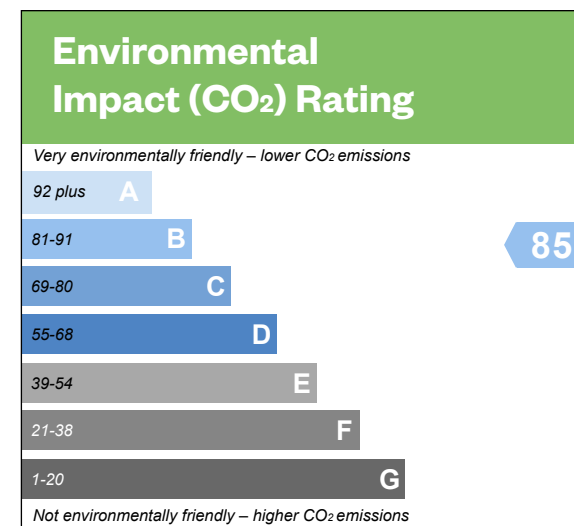
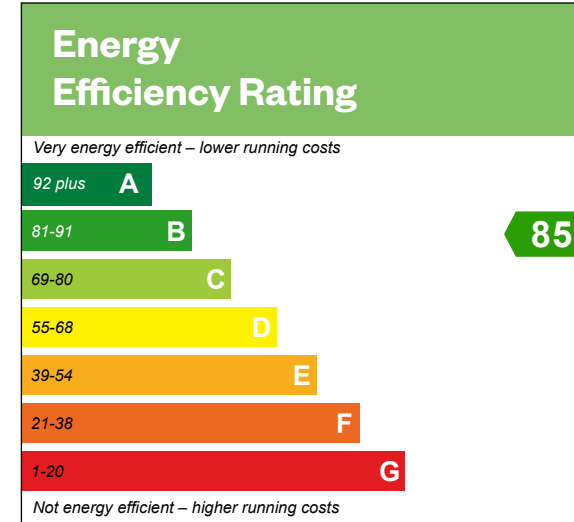
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The Natland

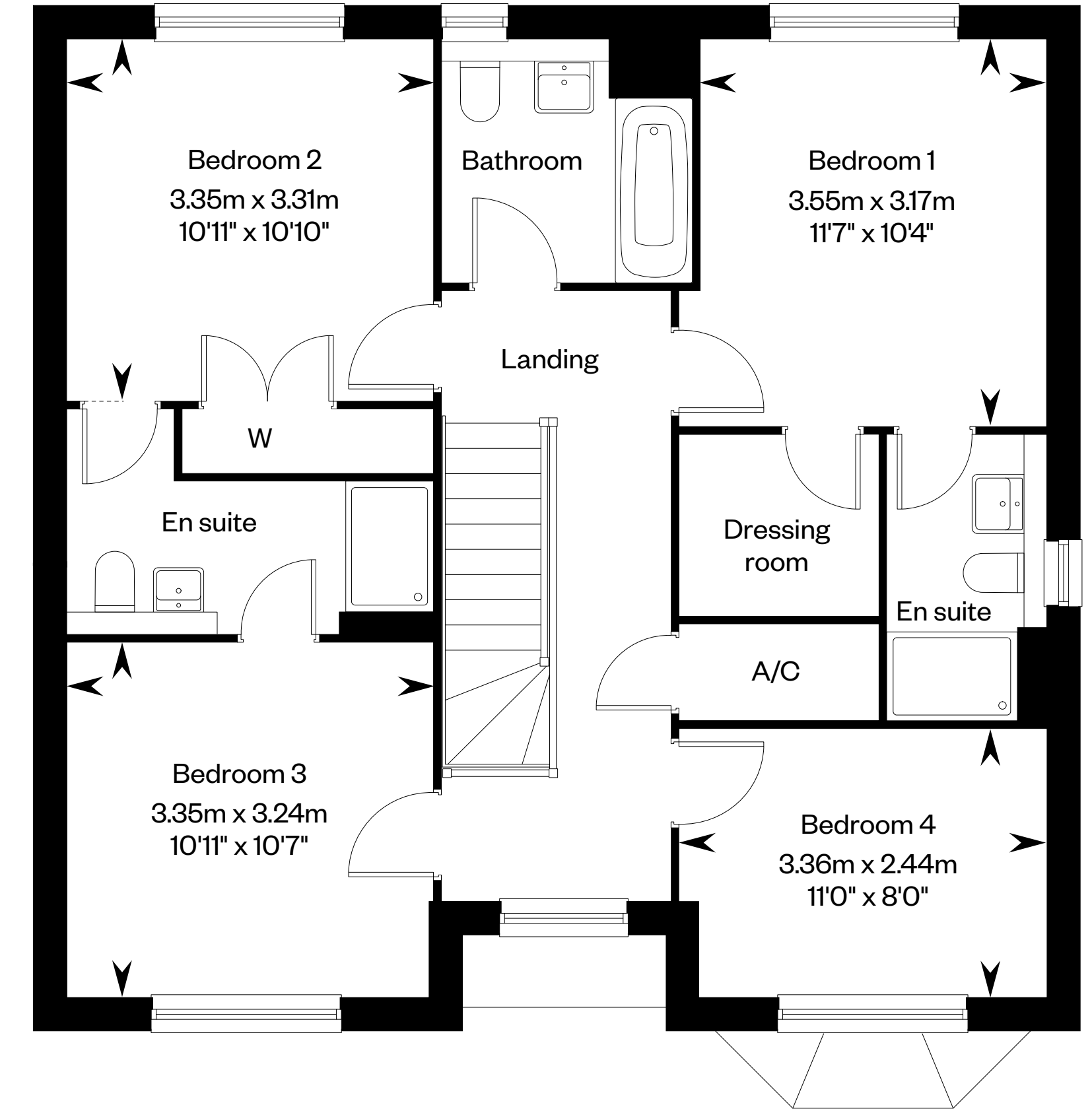
4 bedroom detached home



The Natland



Ground floor



First floor

Please ask your Sales Consultant for further details. A/C: Airing cupboard. St: Store cupboard. W: Wardrobe.

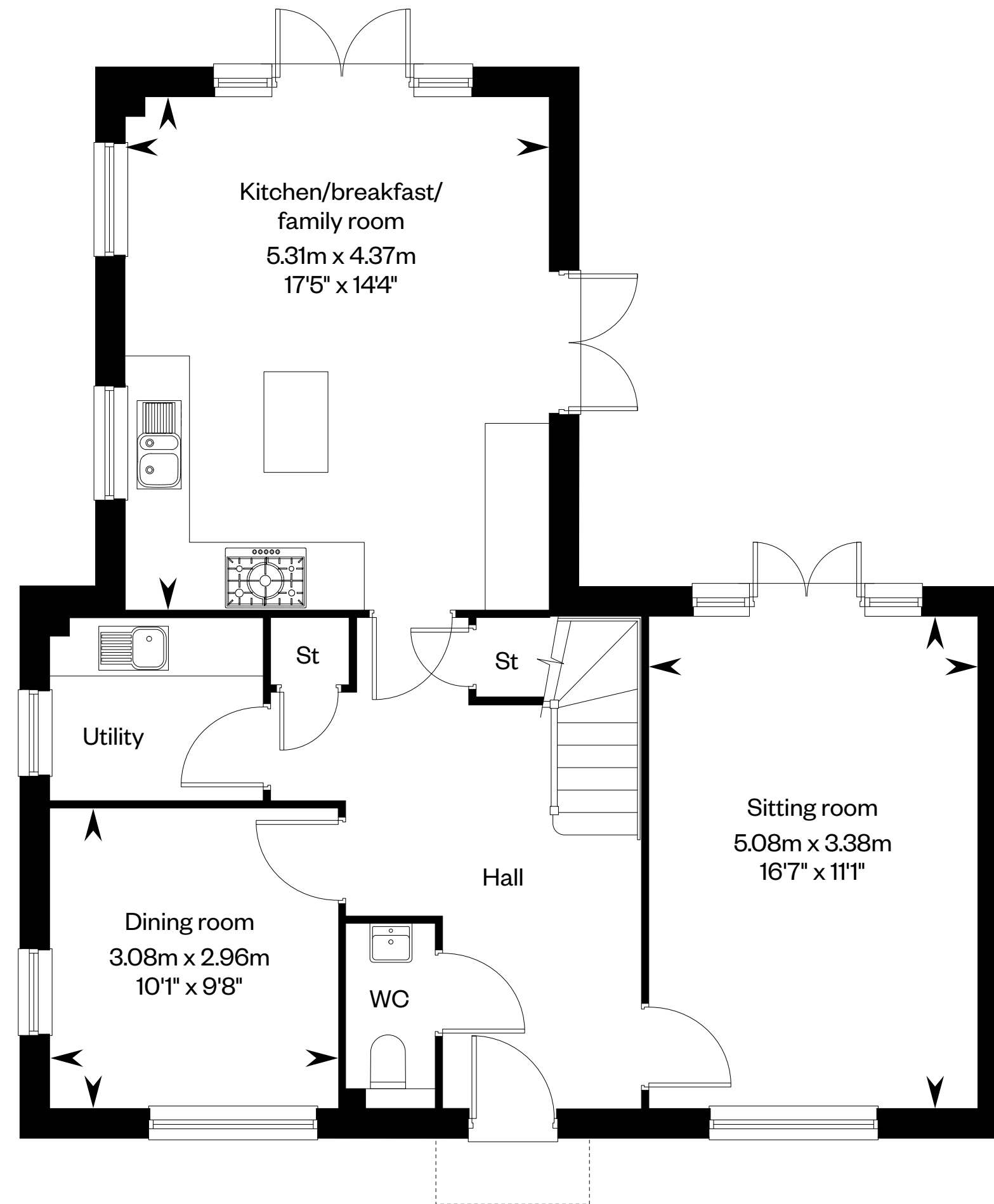
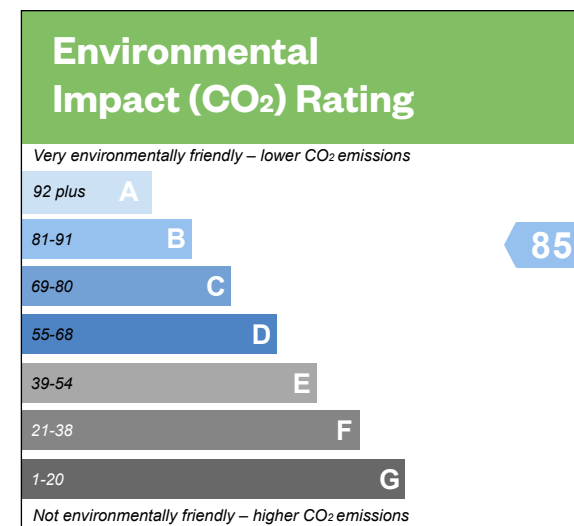
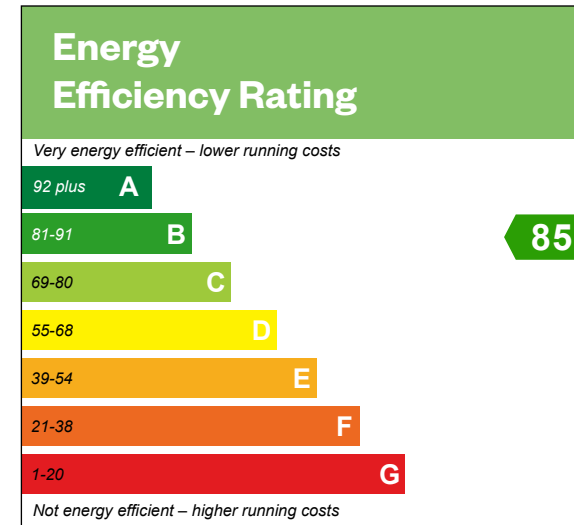
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The Nessvale

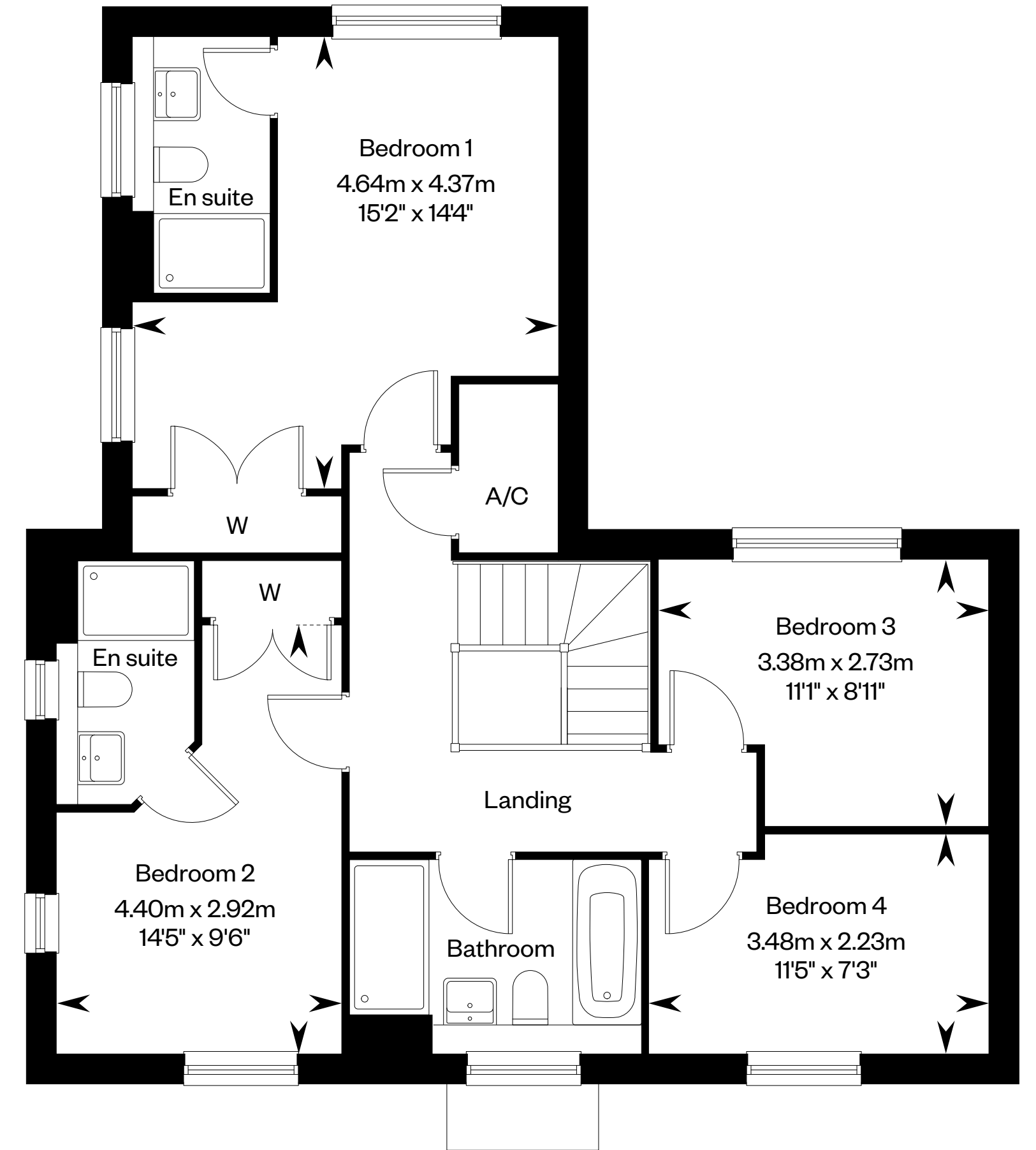
4 bedroom detached home



The Nessvale



Ground floor



First floor

Please ask your Sales Consultant for further details. A/C: Airing cupboard. St: Store cupboard. W: Wardrobe.

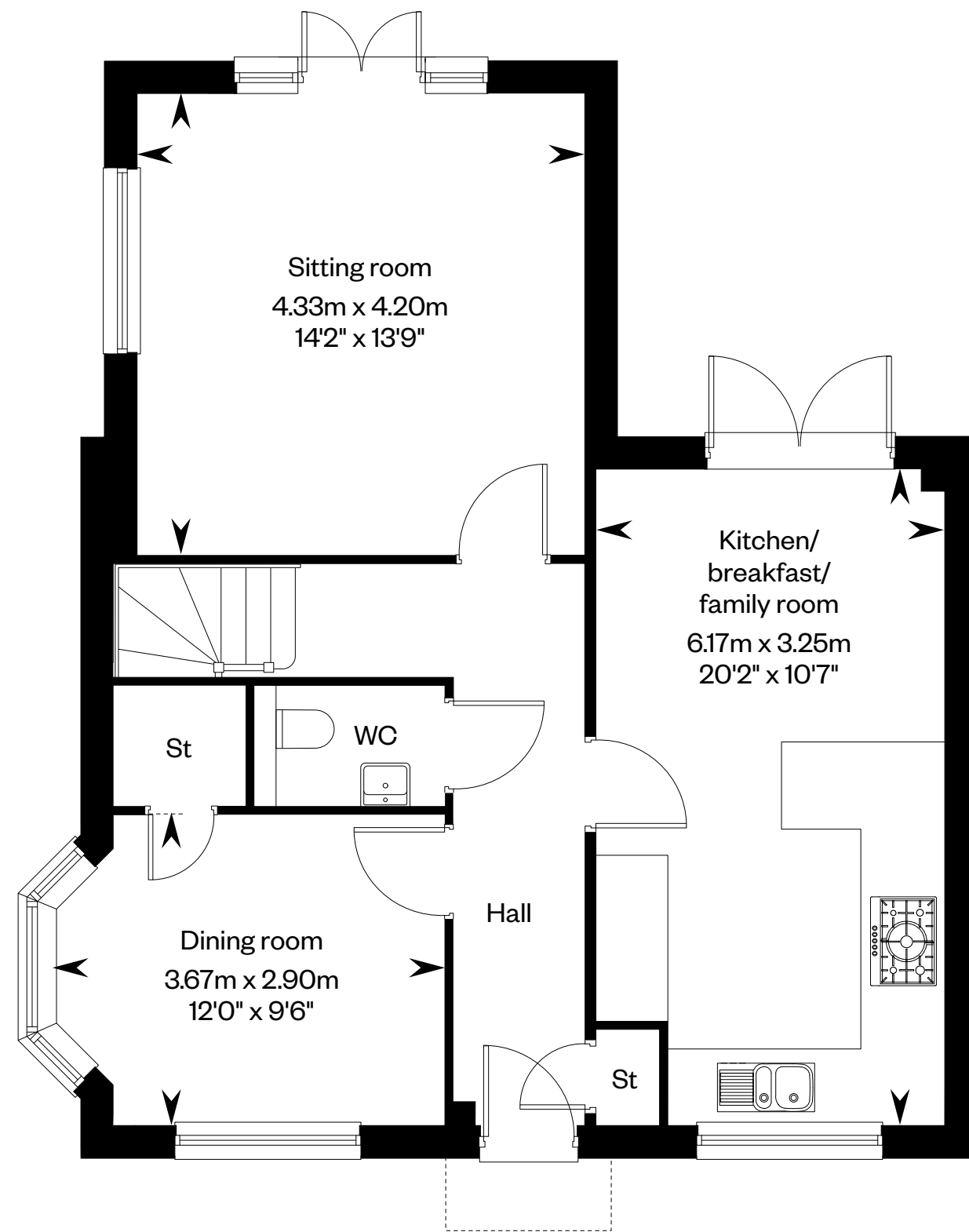
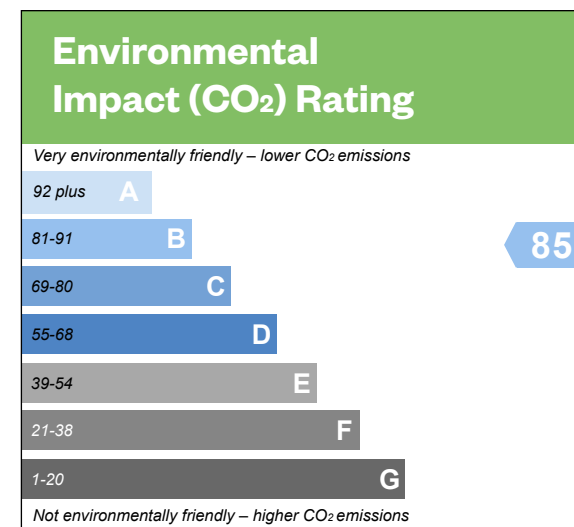
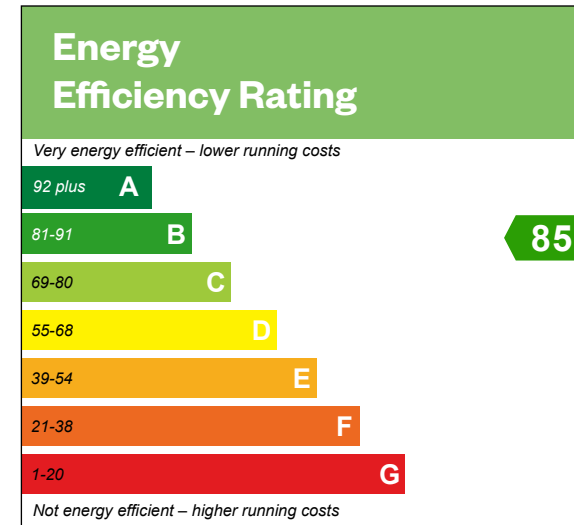
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The Oatvale

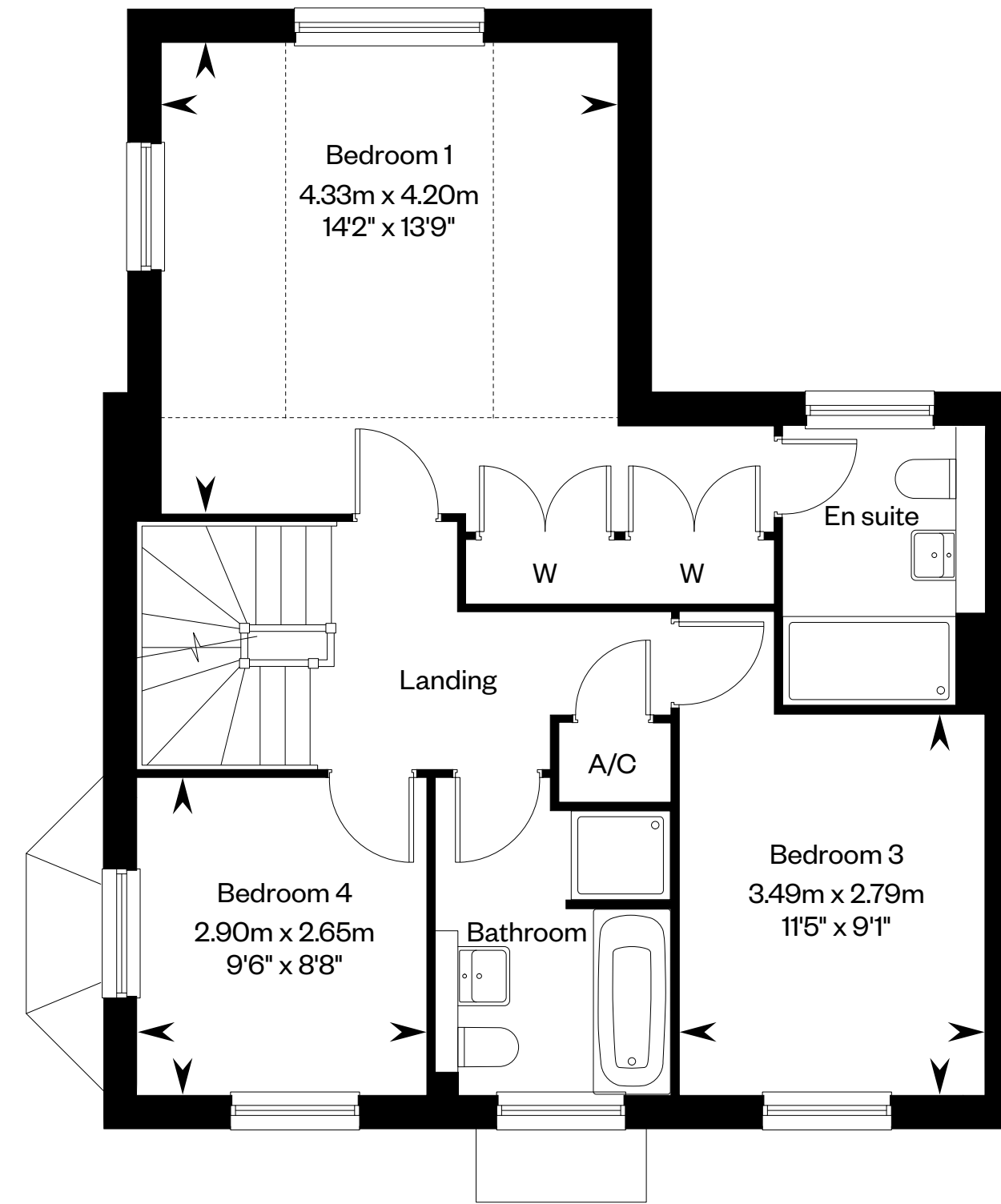
4 bedroom detached home



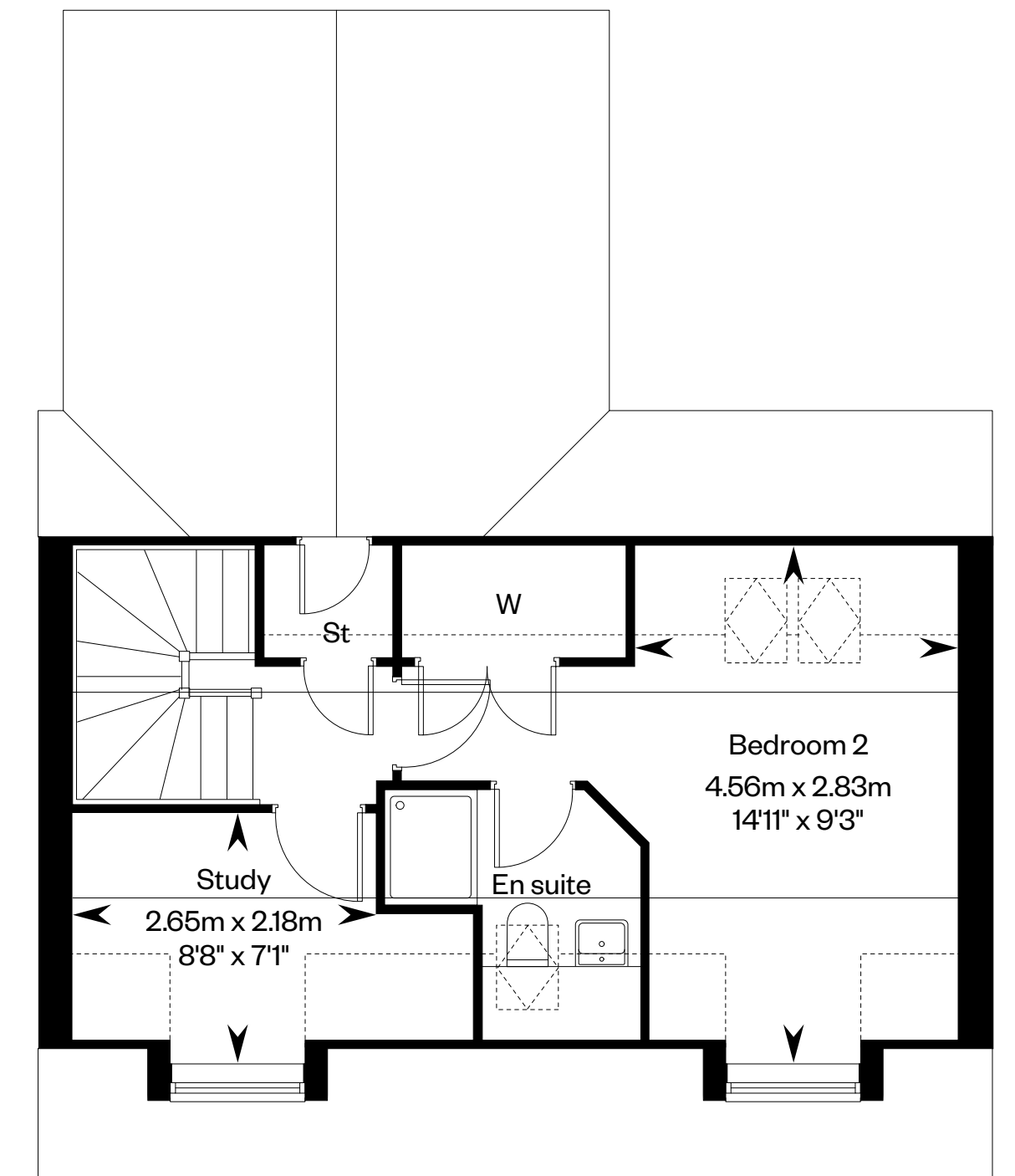
The Oatvale



Ground floor



First floor



Second floor

Please ask your Sales Consultant for further details. A/C: Airing cupboard. St: Store cupboard. W: Wardrobe. Roof window. Dotted lines denote reduced head height or structure above. Solid thin line denotes full head height. Please ask your Sales Consultant for further details.

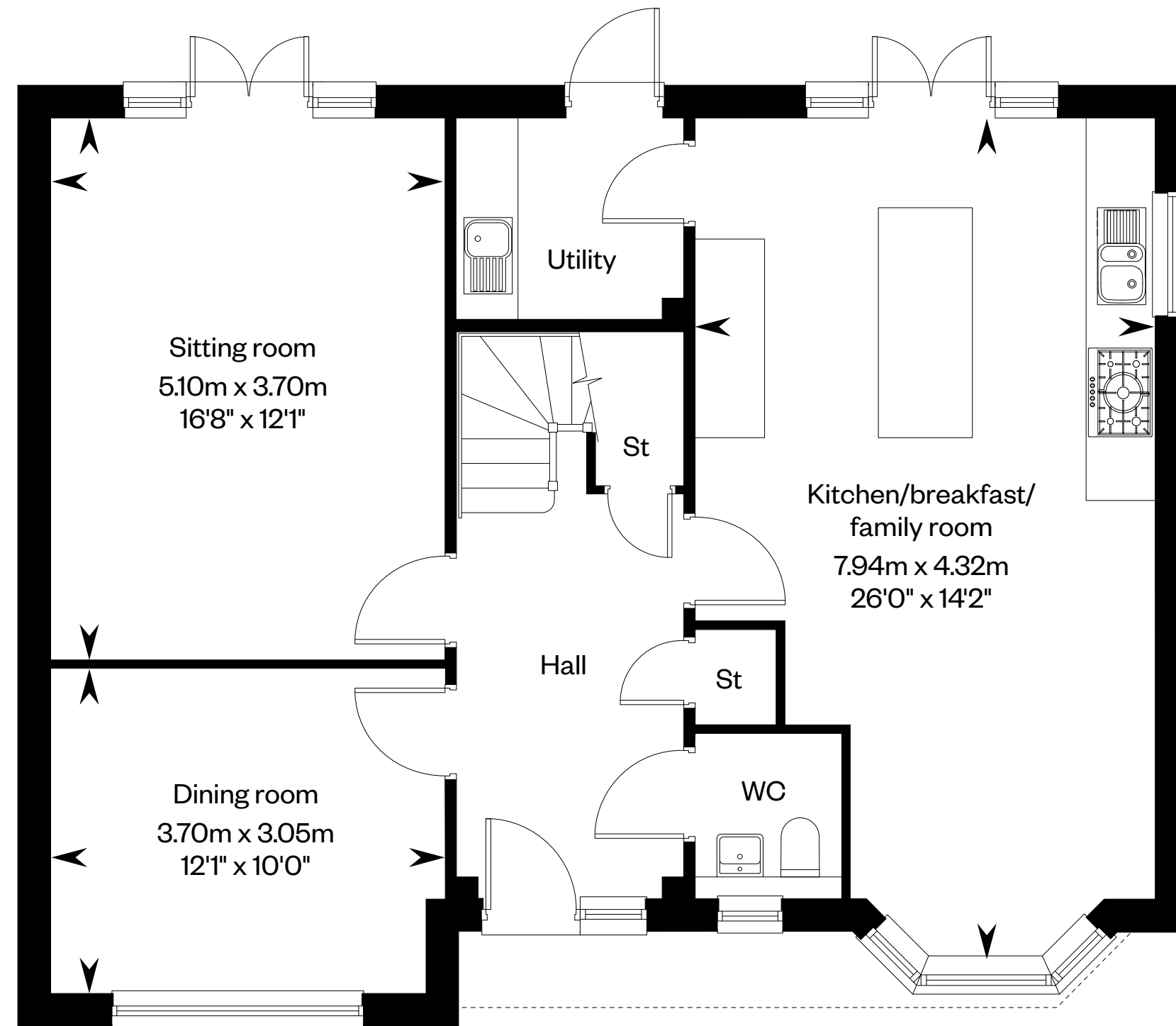
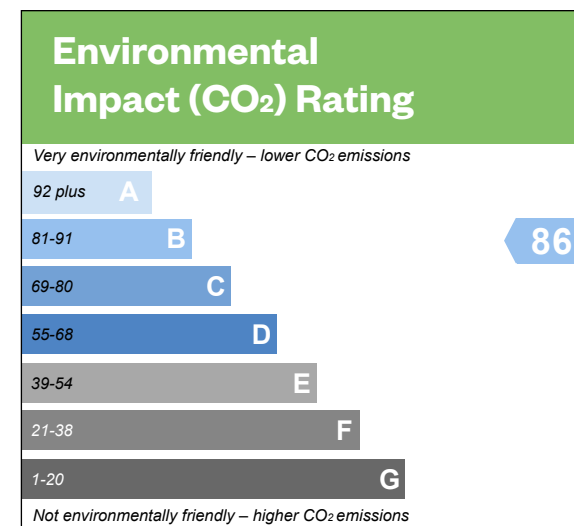
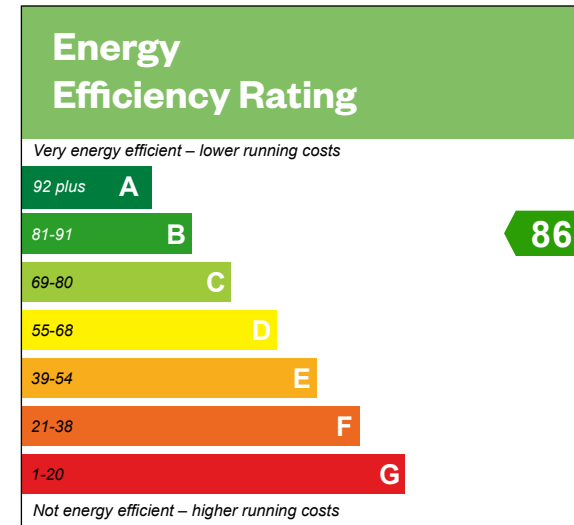
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The Osmore

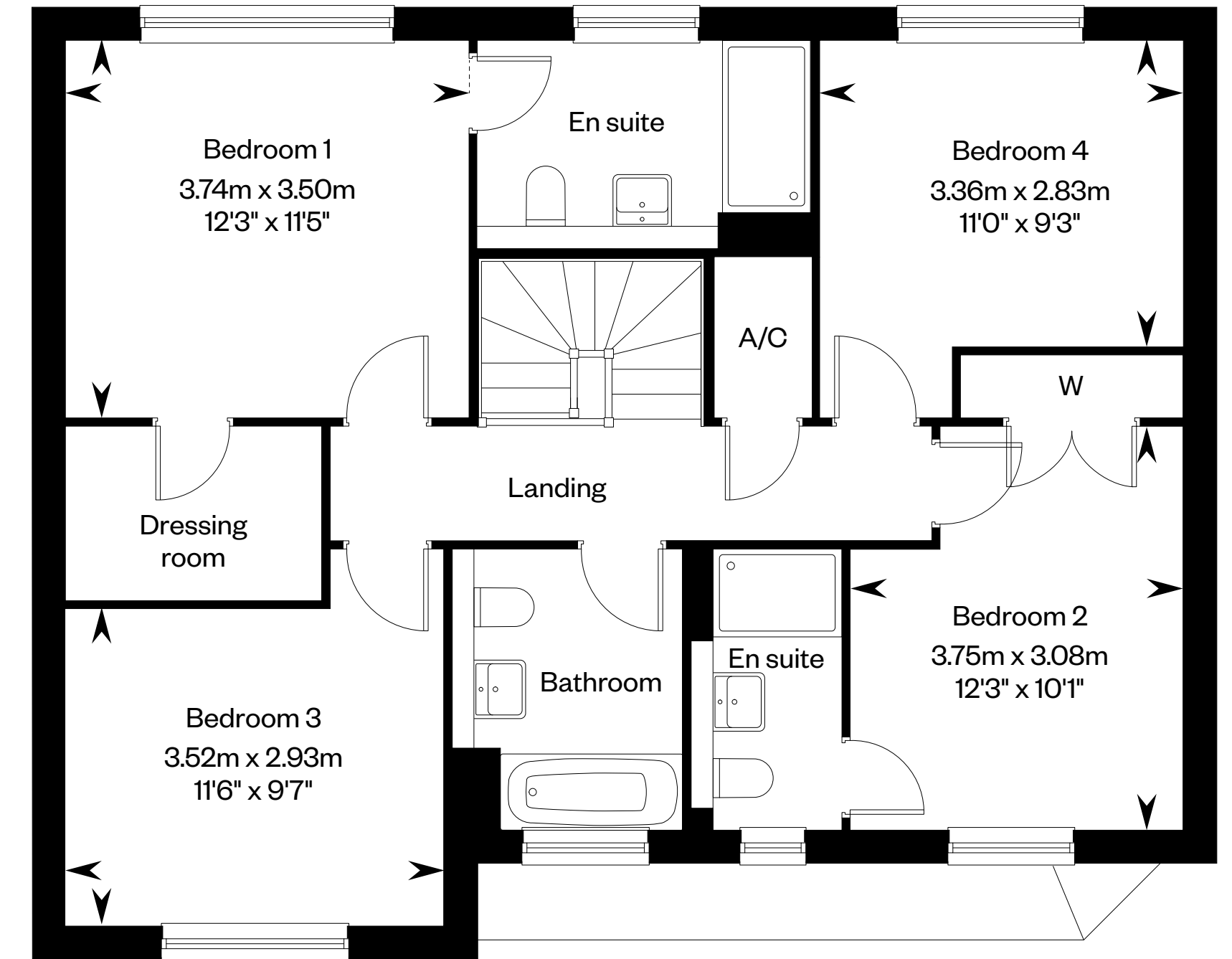
4 bedroom detached home



The Osmore



Ground floor



First floor

Please ask your Sales Consultant for further details. A/C: Airing cupboard. St: Store cupboard. W: Wardrobe.

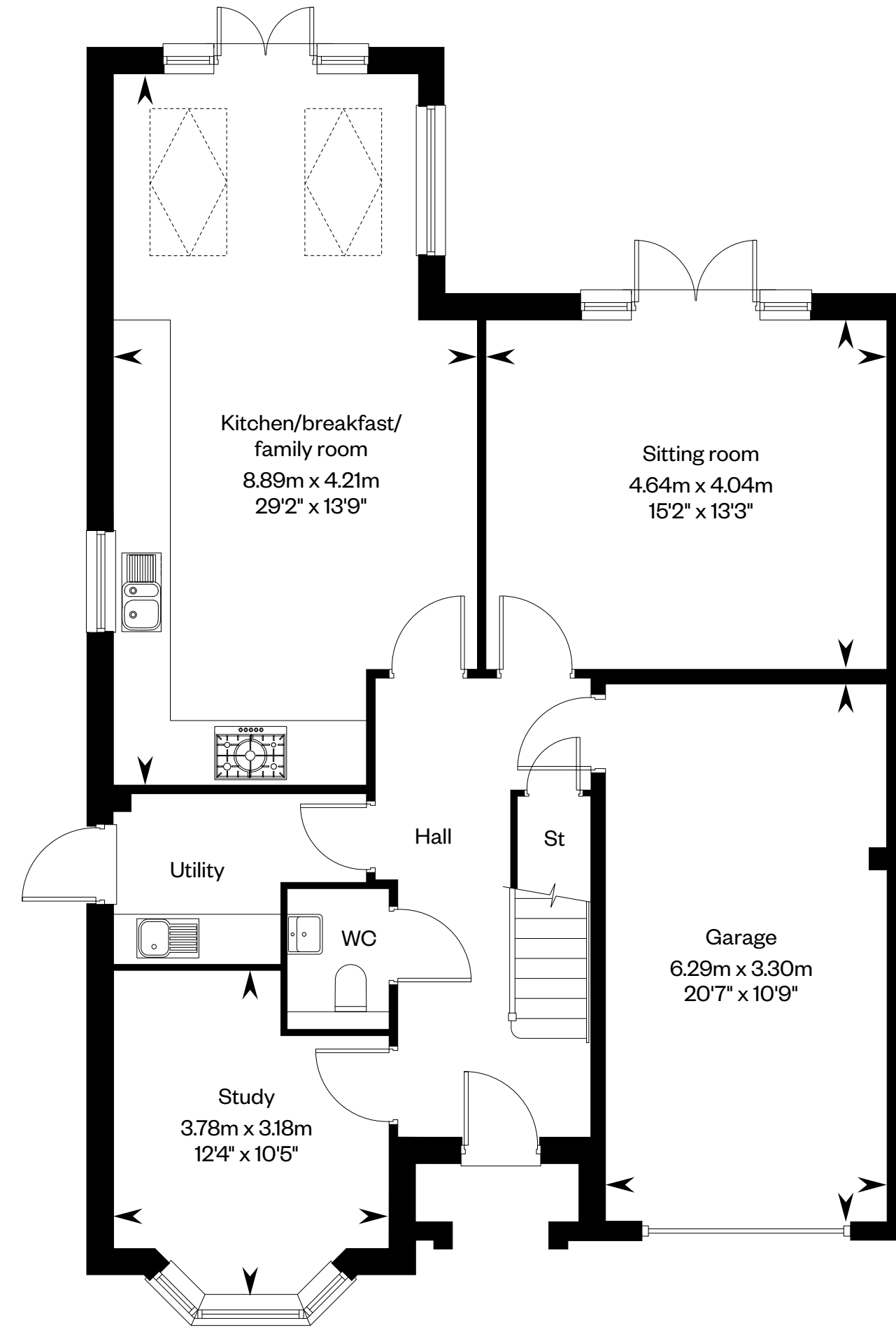
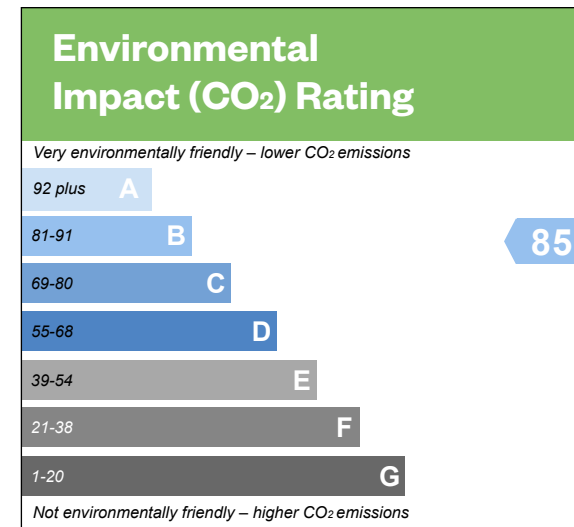
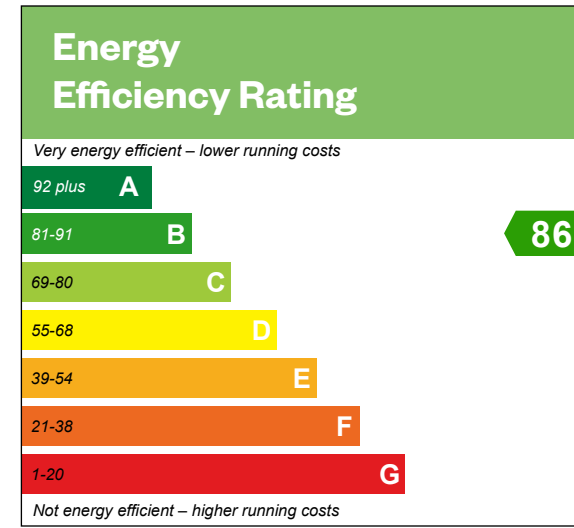
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The Pebworth

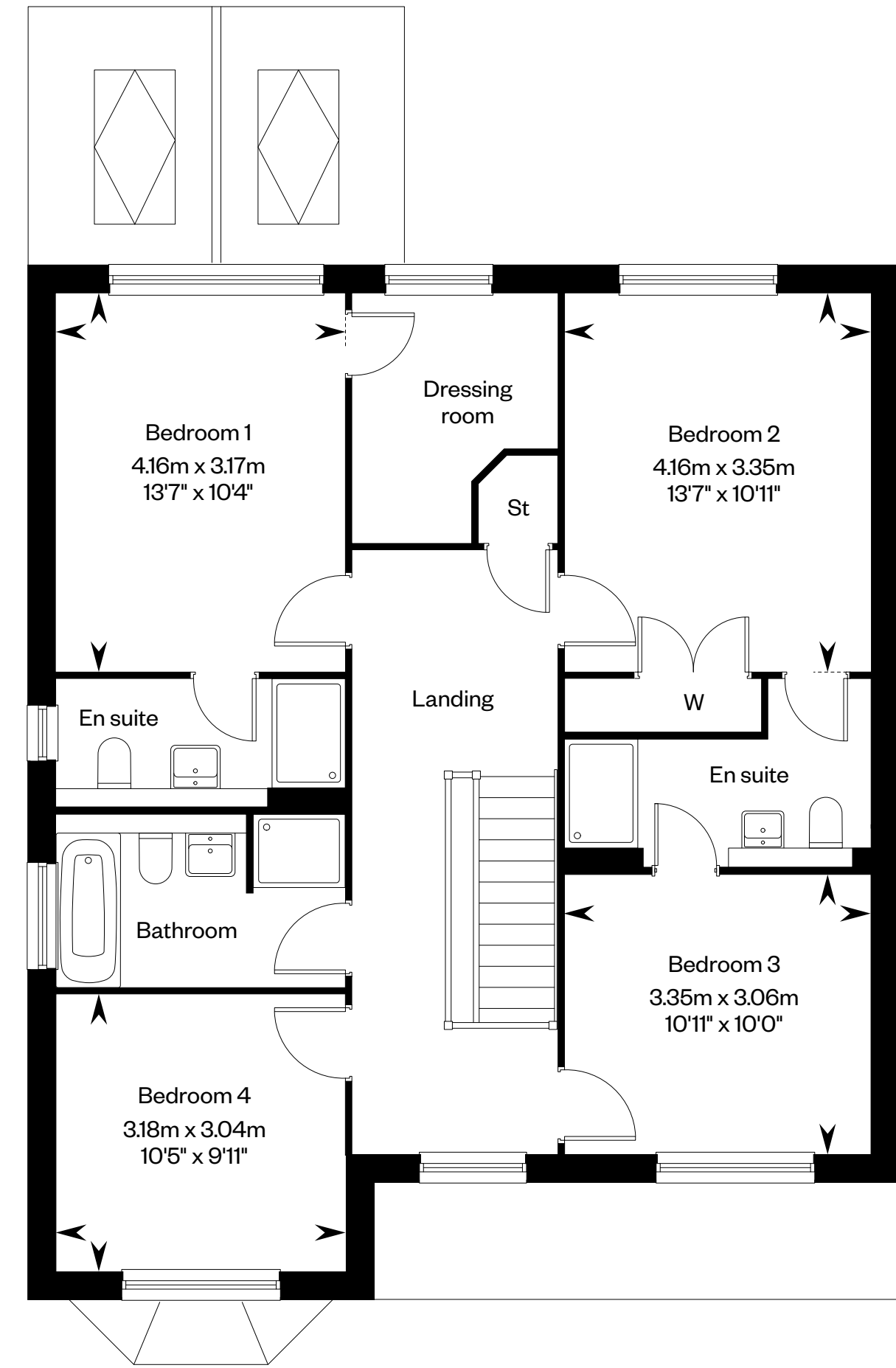
5 bedroom detached home



The Pebworth



Ground floor



First floor

Please ask your Sales Consultant for further details. A/C: Airing cupboard. St: Store cupboard. W: Wardrobe. Roof window.

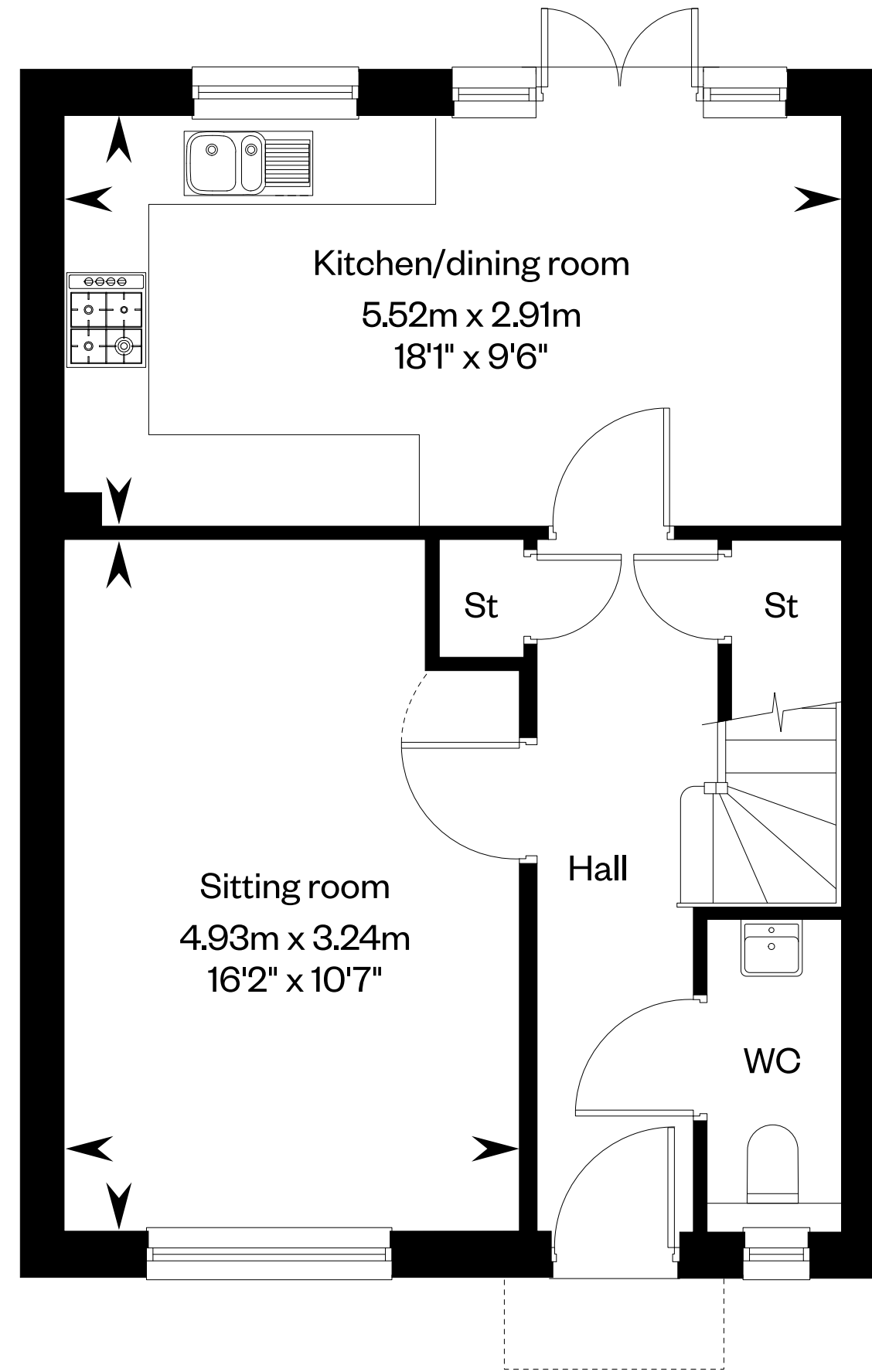
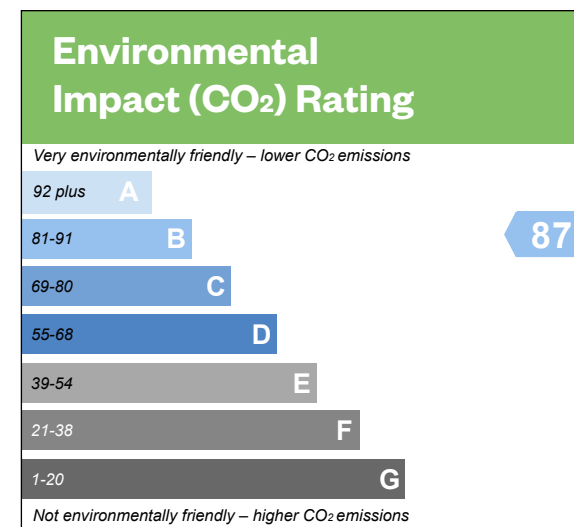
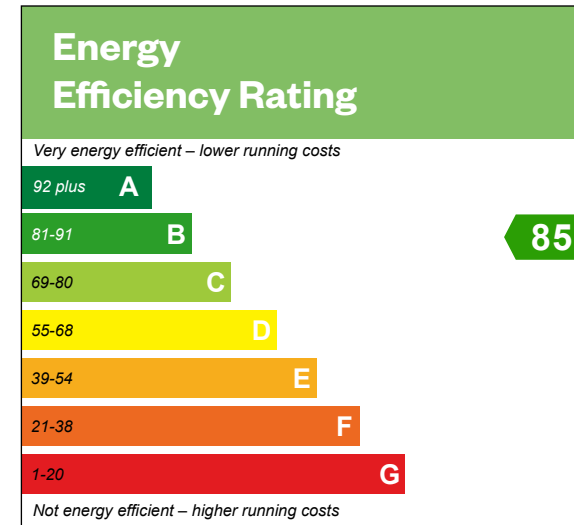
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The Himscot

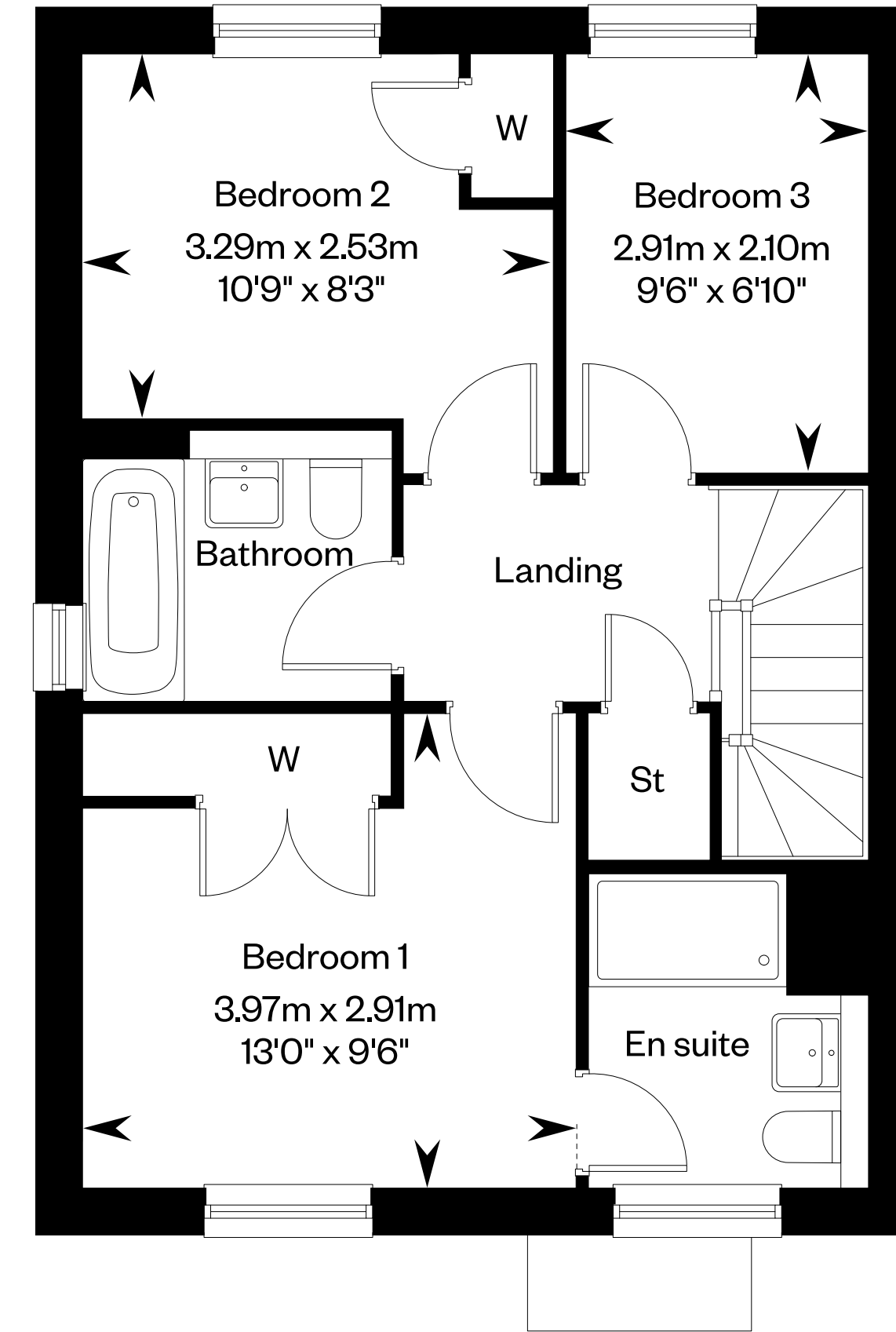
3 bedroom semi-detached and terraced home



The Himscot



Ground floor



First floor

Please ask your Sales Consultant for further details. St: Store cupboard. W: Wardrobe.

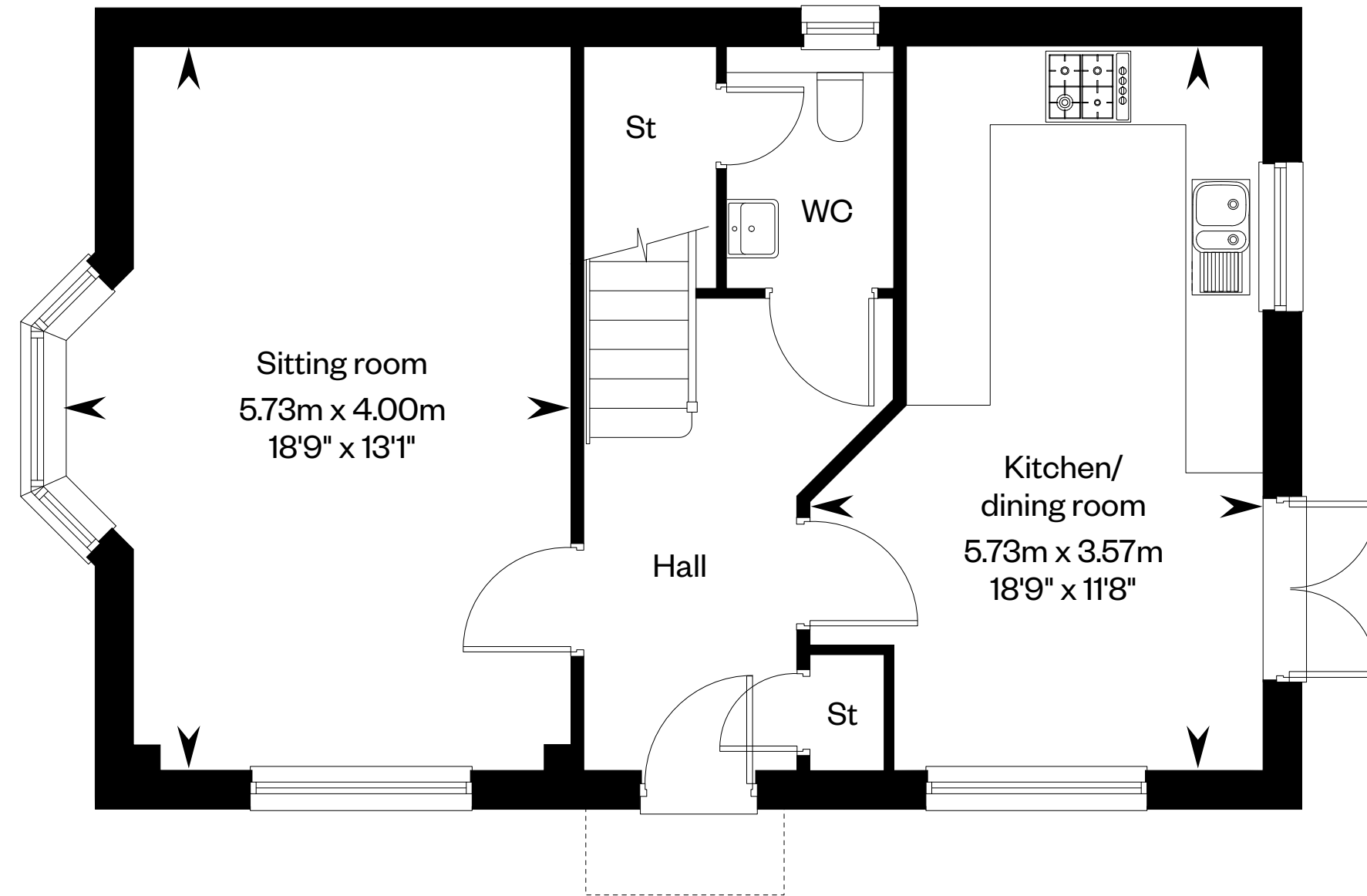
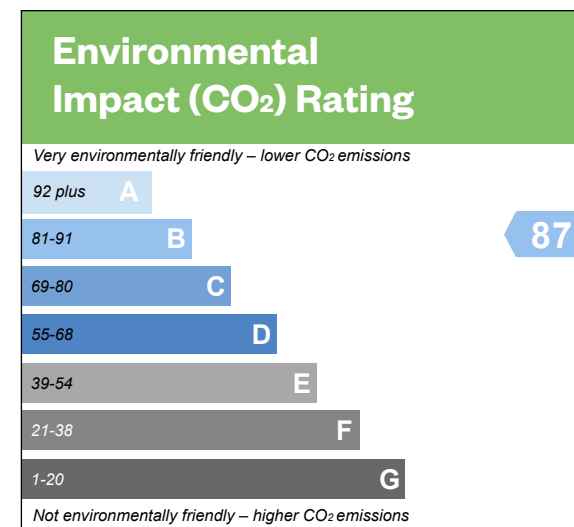
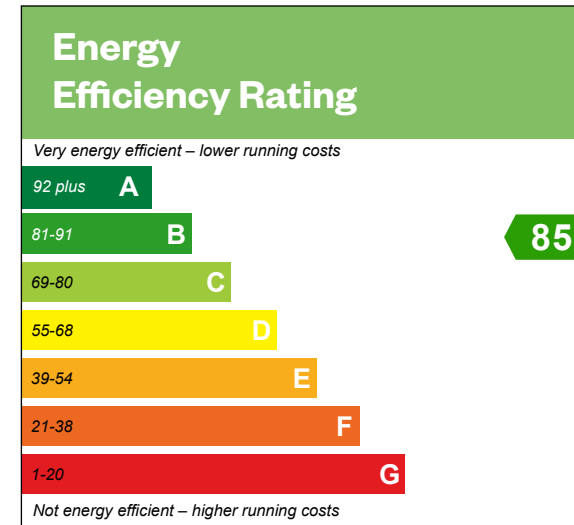
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The Hurwick

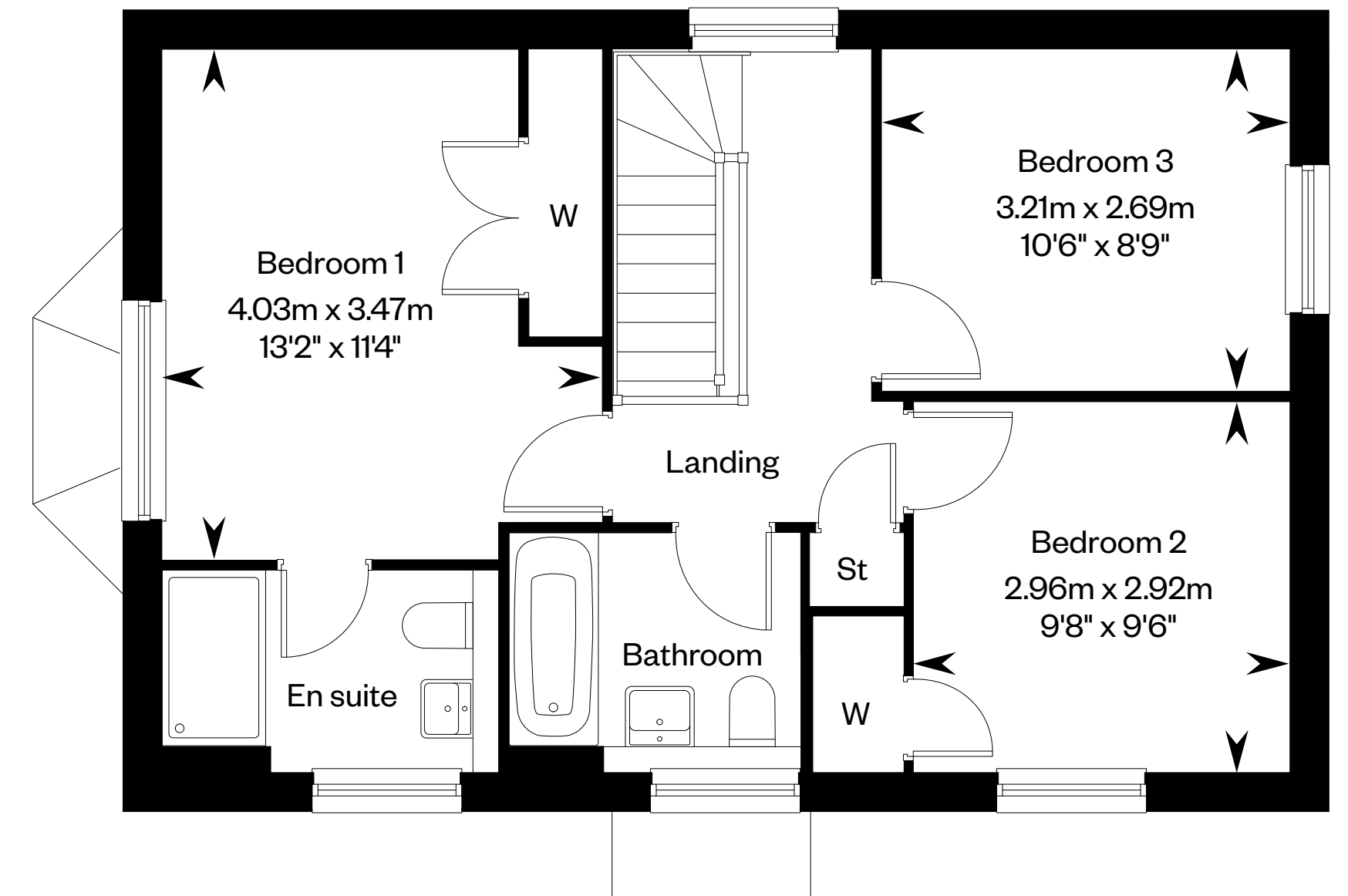
3 bedroom detached/end-of-terrace home



The Hurwick



Ground floor



First floor

Please ask your Sales Consultant for further details. St: Store cupboard. W: Wardrobe.

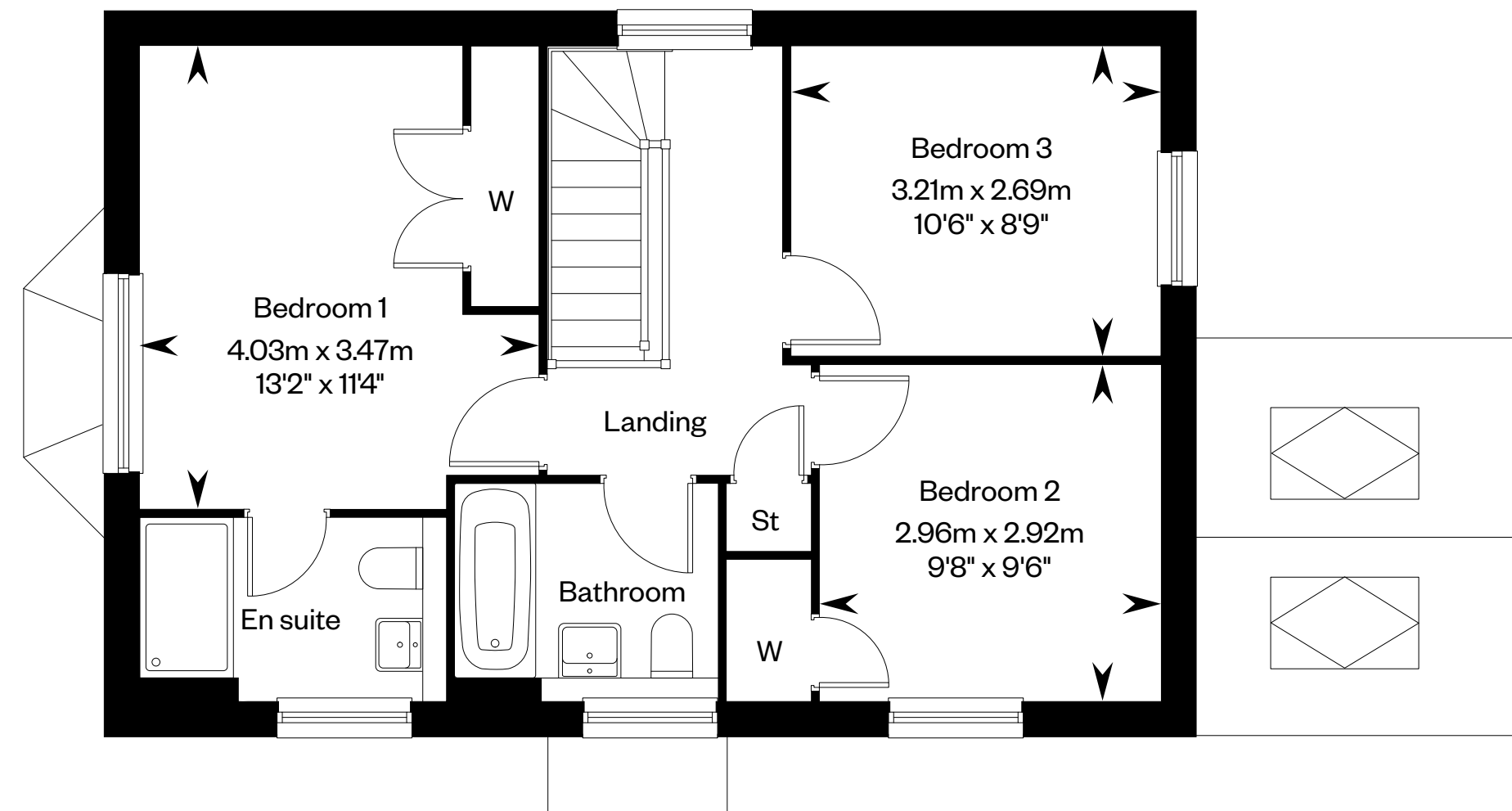
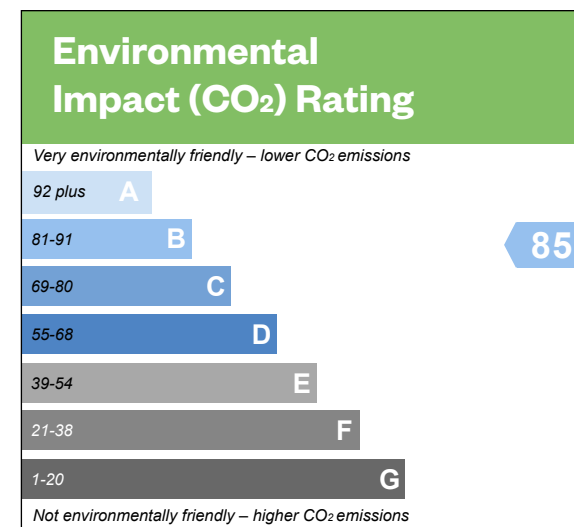
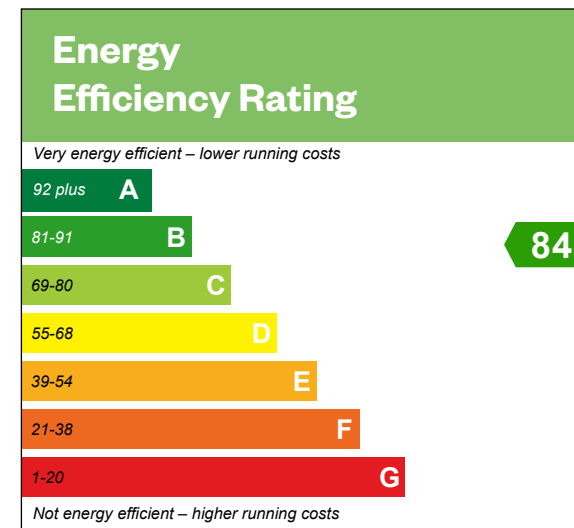
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The Kiswick

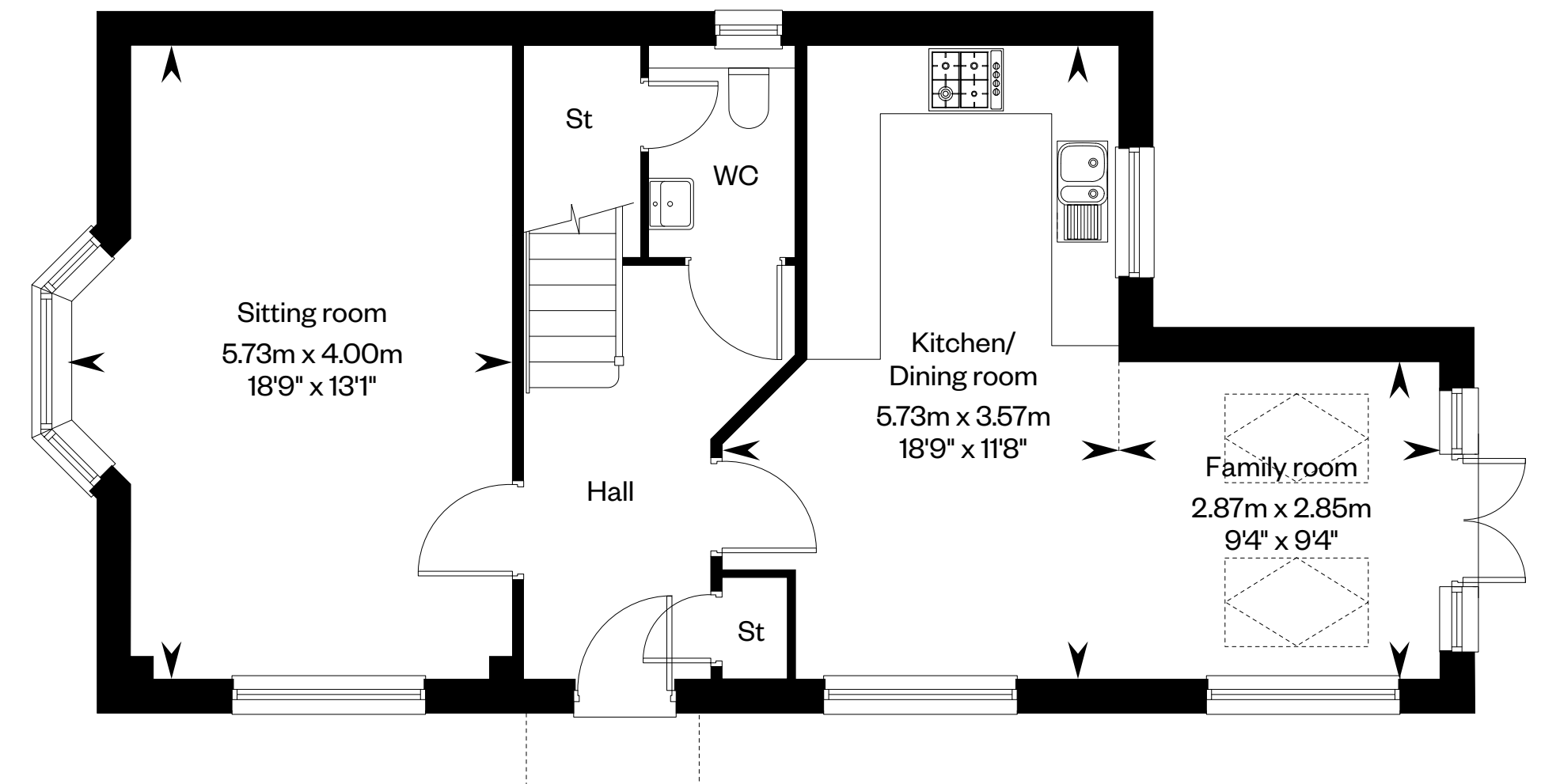
3 bedroom detached home



The Kiswick



Ground floor



First floor

Please ask your Sales Consultant for further details. St: Store cupboard. W: Wardrobe. Roof window.

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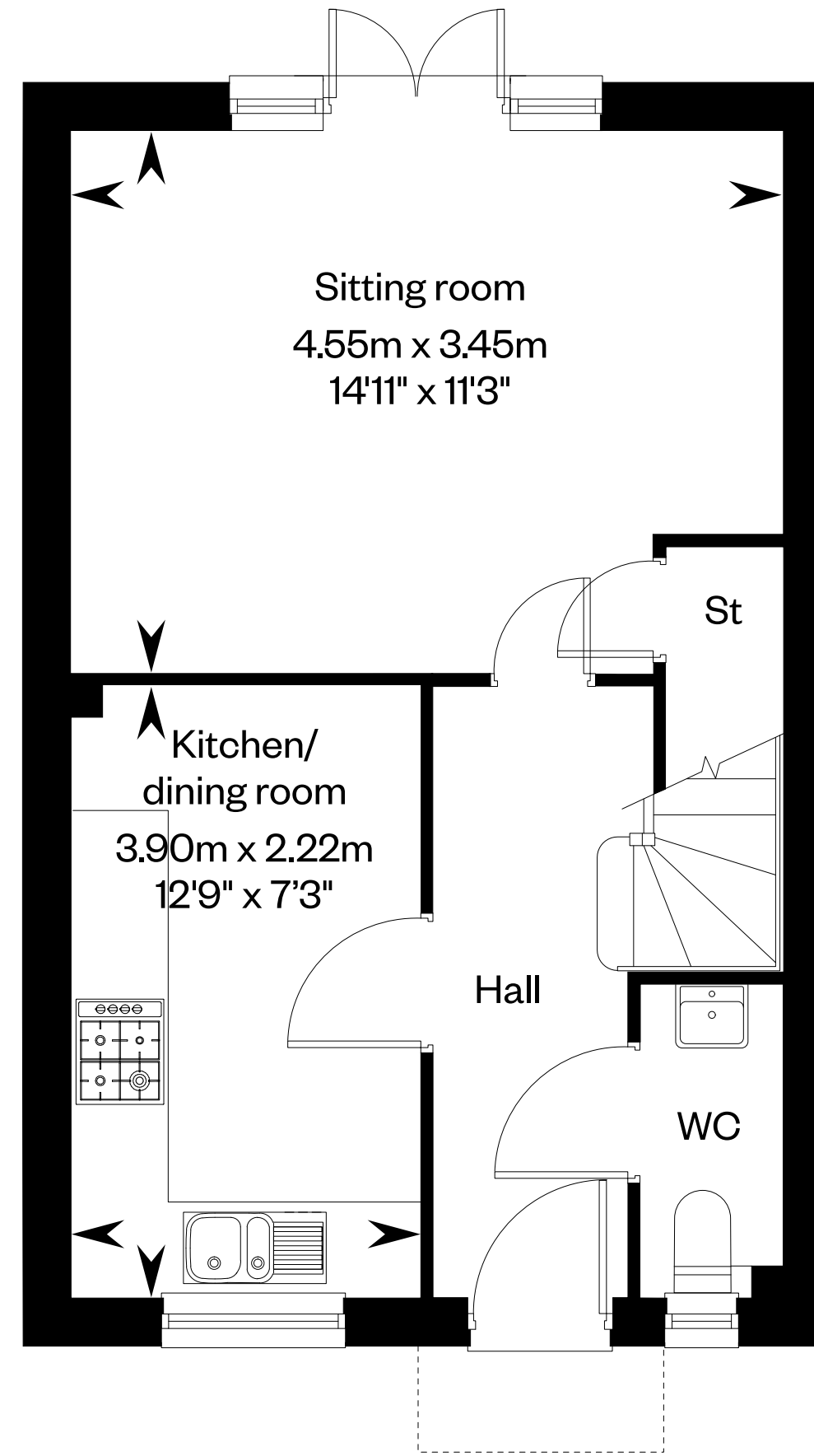
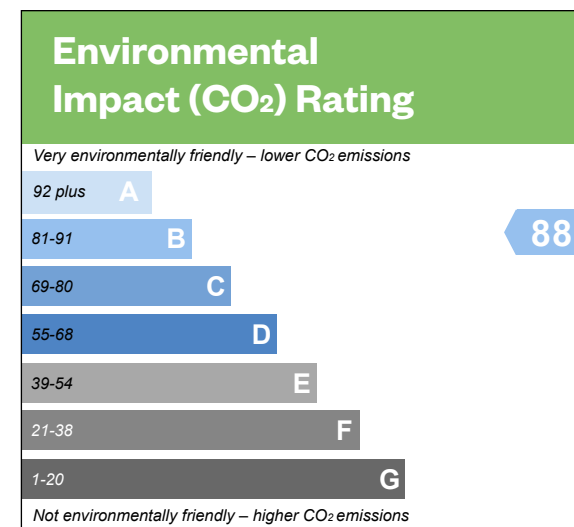
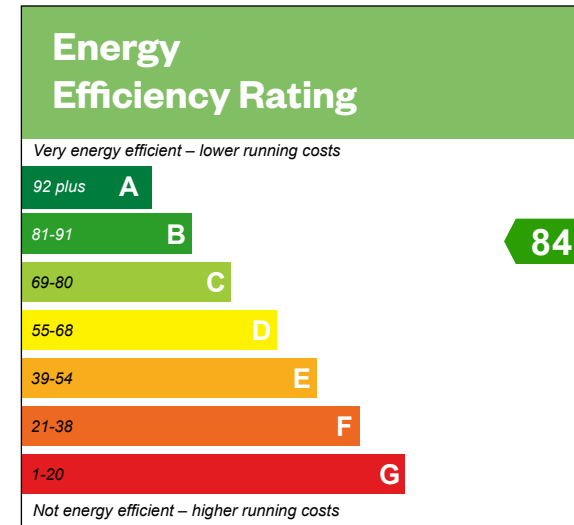
The Dinfield

2 bedroom semi-detached and terraced home

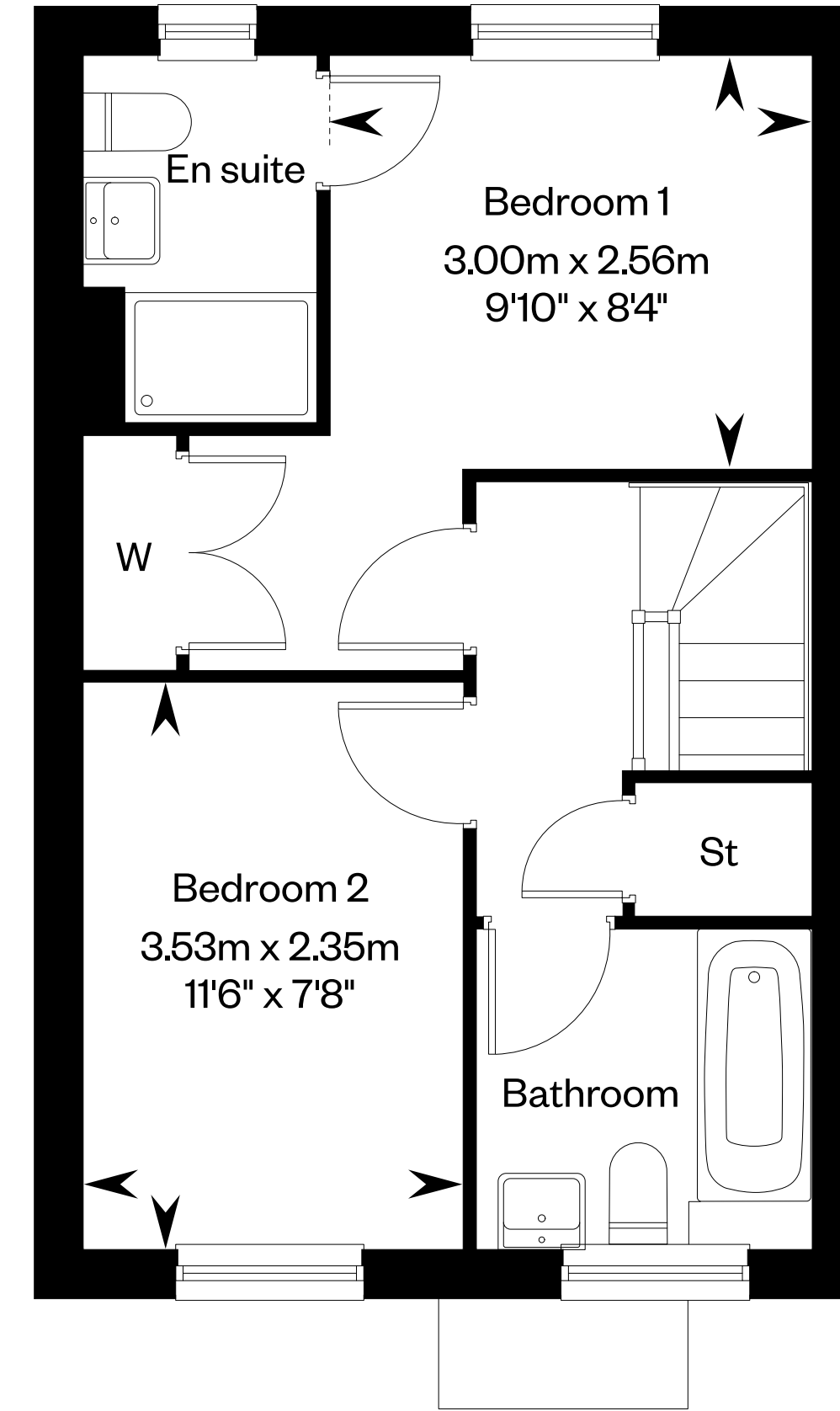


Computer generated image - The Dinfield

The Dinfield



Ground floor



First floor

Please ask your Sales Consultant for further details. St: Store cupboard. W: Wardrobe.

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Roman Park

Tring

House specification



Stock photography

Desirable in every detail

The finishing touches, unexpected flourishes and innovative features. Designer kitchens with desirable technology built-in, for showing off your culinary flair. Sleek family bathrooms and en suites with quality specification sanitaryware, for indulging in some well-deserved pampering. With every home comfort considered for energy efficient and low maintenance living, each aspect of your home is beautifully designed and built to an exacting standard; because when you look for premium quality, it's the little things that make all the difference.

2 & 3 bed homes	4 & 5 bed homes	
		Kitchen*
✓	✓	Professionally designed Omega kitchen with quality units and laminate work surfaces
	✓	Kitchen island to Nessvale, Osmore and Solville only
✓	✓	1½ bowl inset stainless steel sink with single drainer and chrome mixer tap with swivel spout
	✓	Bosch built-in double oven
	✓	Bosch 5 burner gas hob with wok burner and extractor
	✓	Fully integrated, Bosch appliances, comprising fridge freezer, dishwasher and washer/dryer (where no utility room)
✓		Indesit built-in single oven
✓		Indesit 4 burner gas hob and extractor
✓		Fully integrated, Indesit appliances, comprising fridge freezer, dishwasher and washer/dryer
✓	✓	Amtico flooring

2 & 3 bed homes	4 & 5 bed homes	
		Utility^
	✓	Space for two appliances
	✓	Laminated work surfaces
	✓	Stainless steel, single bowl sink with drainer and chrome mixer tap
	✓	Amtico flooring

2 & 3 bed homes	4 & 5 bed homes	
		Family bathroom, en suites, shower room^ and cloakroom
✓	✓	Roca sanitaryware
	✓	Vanity unit to family bathroom and bedroom one en suite
✓	✓	Thermostatic shower and full height tiling to shower cubicles
✓	✓	Full height tiling around bath with thermostatically controlled shower and glass shower door where applicable (except when there is a separate shower cubicle)
✓	✓	Half height tiling to cloakroom toilet wall
✓	✓	Heated chrome towel rail
✓	✓	Shaver socket to family bathroom, shower room^ and en suites
✓	✓	Amtico flooring

Media and Communication

2 & 3 bed homes	4 & 5 bed homes	
✓	✓	TV/FM/DAB sockets to kitchen, sitting room, study^, dining room^ and all bedrooms
✓	✓	Sky and Freeview television distribution system to rooms with a TV socket following purchase and installation of suitable equipment
✓	✓	Infrastructure for BT Fibre throughout homes with additional Hyperoptic connection for immediate broadband access
✓	✓	CAT6 wiring to connect your home, following purchase and installation of suitable equipment
✓	✓	Telephone sockets to sitting room, kitchen and study, where applicable, or smallest bedroom

*Design is subject to change. Please ask your Sales Consultant for more information. ^To selected plots only, please see floor plans for details. ** Proportions may vary, please refer to Sales Consultant for more information.

*Not all domestic appliances have an EU energy label. Please refer to Sales Consultant.

2 & 3 bed homes	4 & 5 bed homes	
		Heating, Lighting and internal finishes
✓	✓	Solid ground floor for a warmer, quieter home and engineered timber joists to upper floors
✓	✓	Traditional gas fired boiler and central heating
✓	✓	Provision for electric fire following purchase and installation of suitable equipment
	✓	Walk-in dressing room to bedroom 1 to Madeley, Natland, Osmore, Pebworth and Solville only
✓	✓	Built-in wardrobes (please see floor plans for details)
✓		Recessed downlights to kitchen/breakfast room, family room [^] , family bathroom, cloakroom and en suites. Pendant lighting to other rooms
	✓	Recessed downlights to kitchen/breakfast room, utility room [^] , family room [^] , family bathroom, shower room [^] , cloakroom, en suites and second floor rooms. To the Solville, downlights also to hall, landing and dressing room. Pendant lighting to other rooms
✓	✓	Pelmet lighting to kitchen units

2 & 3 bed homes	4 & 5 bed homes	
		Environmental details
✓	✓	Energy efficient and thermostatically controlled gas central heating and A-rated boiler to minimise gas usage
✓	✓	Smart meters installed to record your energy use and automatically send out meter readings
✓	✓	Double glazed PVCu windows providing a high level of thermal insulation and reduced heat loss
✓	✓	A+ rated and B-rated kitchen appliances to reduce water and energy use [†]
✓	✓	Dual flush mechanism to toilets to reduce water use
✓	✓	High levels of insulation within roof spaces and external cavity walls to limit heat loss in the winter and reduce heat gain in the summer
✓	✓	Dusk-to-dawn sensors to primary external lighting to reduce electricity usage
✓	✓	Low energy lighting to all homes ^{††}
✓	✓	Significant amounts of recycling of waste materials and packaging during the construction of each home to reduce the environmental impact of the development

2 & 3 bed homes	4 & 5 bed homes	
		Security and External details
✓	✓	Outside lights to front, rear [^] and side [^] doors
✓	✓	Multi-point locking system to front door
✓	✓	Spur fitted for wireless alarm
✓	✓	Wall mounted car charging point to garage
	✓	Spur fitted for electric garage door opener with the purchase and installation of additional equipment
	✓	Outside electrical point to rear patio
✓	✓	Outside water tap
✓	✓	Landscaped front garden

*Design is subject to change. Please ask your Sales Consultant for more information. [^]To selected plots only, please see floor plans for details. ^{††} Proportions may vary, please refer to Sales Consultant for more information.

[†]Not all domestic appliances have an EU energy label. Please refer to Sales Consultant.



Welcome to your new home

Roman Park, Icknield Way,
Tring, HP23 4JY

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