



Newbury House  
**PADDOCK VIEW**  
The Warren, Radlett

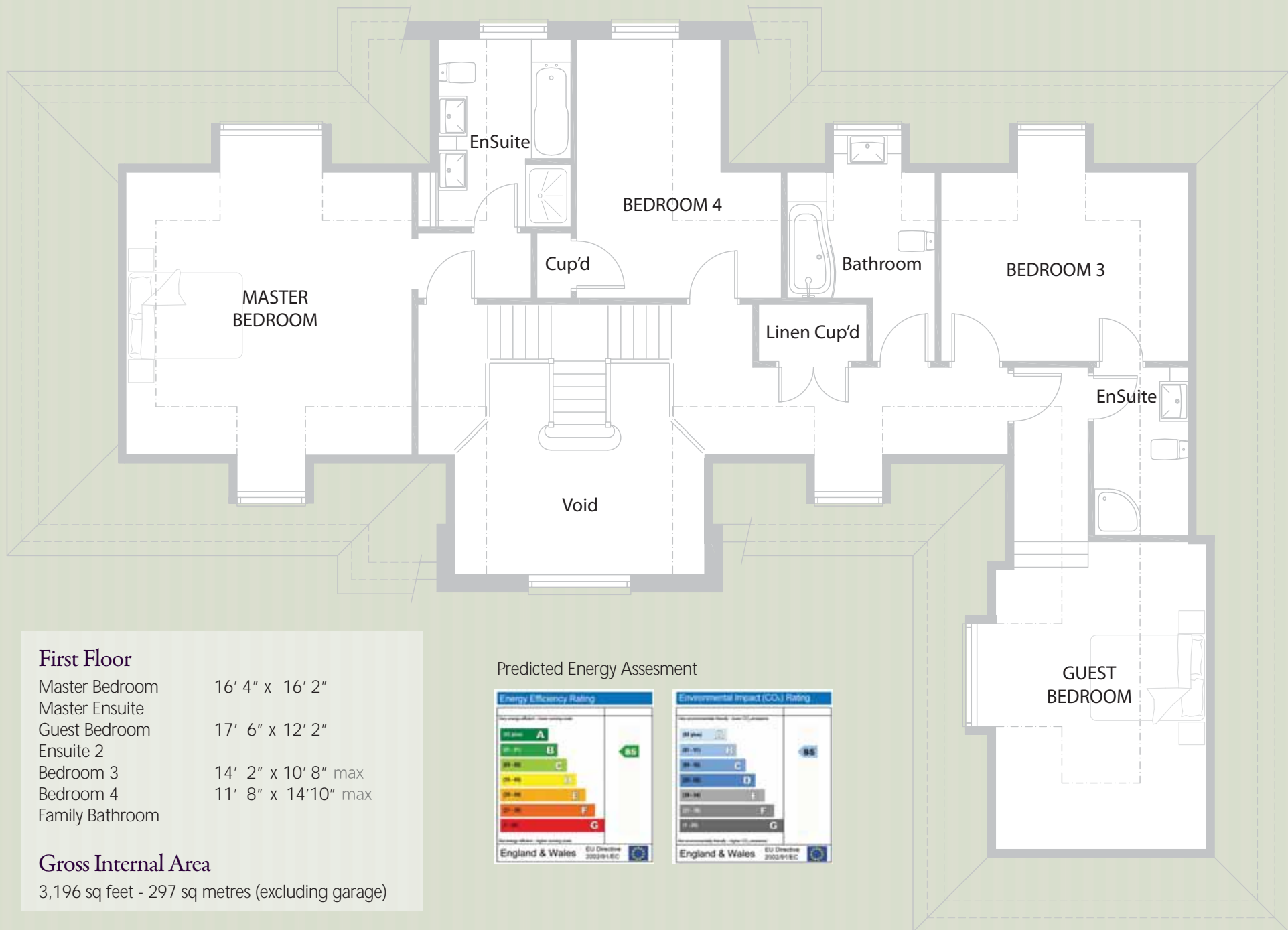




### Ground Floor

Entrance Hall	
Cloakroom	
Living Room	24' 2" x 18' 7"
Dining Room	18' 3" x 12' max
Family Room	18' 3" x 12' max
Kitchen /Breakfast	26' 9" x 15' 5"
Utility Room	9' 9" x 7' 2"
Study	16' 4" x 8' 6"
Double Garage	20' 8" x 18' 1"





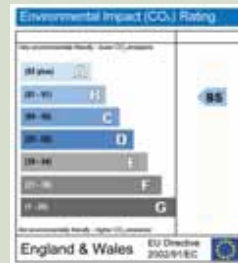
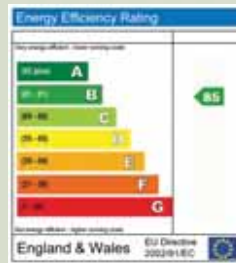
**First Floor**

- Master Bedroom 16' 4" x 16' 2"
- Master Ensuite 17' 6" x 12' 2"
- Guest Bedroom 17' 6" x 12' 2"
- Ensuite 2
- Bedroom 3 14' 2" x 10' 8" max
- Bedroom 4 11' 8" x 14'10" max
- Family Bathroom

**Gross Internal Area**

3,196 sq feet - 297 sq metres (excluding garage)

**Predicted Energy Assesment**



# Paddock View

**Paddock View is a private gated driveway that leads from The Warren, one of Radlett's most established and popular residential areas, to Newbury House, an individually designed Jarvis Home.**

This home is set on a substantial and secluded plot amidst mature trees with views of paddocks and open countryside.

Newbury House is of traditional block and brick construction under a pitched tiled roof. It incorporates high levels of insulation and numerous eco-friendly features for low maintenance and running costs. Striking external features are combined with high quality contemporary internal finishes for stunning living and entertaining areas incorporating the latest technological innovations.

## Specification Features

### Internal Finishes and Features

- Stunning entrance hall with feature flooring and contemporary staircase
- Ceramic floor tiling to cloakroom, utility room, kitchen and all bathrooms
- Contemporary Oak internal doors with chrome door furniture by *Carlisle Brass*

### Kitchen

The heart of this home has been individually designed by *Wilson Fink Kitchens* and fitted with a luxury range of *RVK*® units complimented by composite stone worktops and quality integrated appliances which include induction hob, eye-level ovens, ceiling mounted extractor, combination oven, warming drawer, *Quooker* instant boiling water tap, *Blanco* sinks and wine cooler.

### Bathrooms

*Sottini* sanitaryware and brassware are complemented with feature wall tiling from *Porcelanosa*, chrome plated towel warmers and feature lighting.

### Heating

A gas fired boiler provides under floor heating to the ground floor with independent room control. The upper floors have radiators with thermostatic controls.

To maximise energy efficiency, a whole house ventilation system with heat recovery has been installed along with solar panels to supplement the hot water heating system. A rainwater harvesting system has also be incorporated.

### Electrical

A programmable lighting system is installed to the master bedroom and all principal ground floor rooms. Acoustic wiring, incorporated into the fabric of the building, enables easy connection to a central sound system.

Cat5e points with multi purpose cabling are distributed throughout the house enabling easy connection to, or installation of, the latest audio, visual and computer systems.

A generous number of power points, telephone and TV points are provided throughout the home along with a satellite TV, FM and DAB aerial installation.

### Security

The automated entrance gates to this private development are linked to the home via an audio entry phone system. Newbury House is further protected with alarm sensors and a fitted operational *NACOSS* alarm.

### External

Externally the property stands on a generous plot with extensive patios to both sides of the home. The main patio area is interlinked with a timber deck with steps down to the lower garden area. This will be turfed with screen fencing on the shared boundary for privacy and post and rail fencing to other boundaries enabling open aspects to the surrounding trees and countryside views.

### Car Facilities

The property has a generous block paved driveway and parking area, together with a double garage with electric up and over automated doors. Internally the garage walls and floor will be painted.

**Jarvis Homes twelve month after sales care and an NHBC ten year warranty come as standard.**

