

SAVOY CLOSE



Images for illustration purposes only, variation of finish may occur.

David
Doyle

A DEVELOPMENT BY

SAVOY
ESTATES



sales@daviddoyle.co.uk
01442 248671

An aerial night-time rendering of a residential development. The scene shows several modern, two-story brick houses with dark grey roofs and white window frames. Some houses have dormer windows. The houses are arranged around a central green space with trees and a small pond. A parking area with several cars is visible. In the foreground, a road with a few cars and streetlights runs along the development. The background is filled with dense trees.

Luxury, stylish homes
just 26 minutes from
Central London

Savoy Close: Exquisite homes with a private, community ambience

Savoy Close is an exciting new development of 14 homes that combine the very best of contemporary design with convenience to create the perfect home. The development benefits from one detached home, four semi-detached homes, four end of terrace homes and five terraced homes.

The development is situated ideally for road links and close to town centre with its new shopping complex, large range of amenities and historical landmarks. Savoy Close is only 26 minutes from Central London by train, making it the perfect location for commuters.

Set on the site of a Church, this private development offers two off-road parking spaces, plus front and rear access for each home.

These luxurious homes have been designed to perfectly create a delightful community atmosphere, whilst still maintaining their individuality through innovative exterior and interior design.

This development of top quality two, three and four bedroom homes. All finished to an excellent standard these homes provide a truly contemporary feel.

Built by Savoy Estates, the houses are eco-friendly, energy-efficient and all come with the satisfaction of an ICW 10-year structural warranty.



Out and About

Hemel Hempstead is an historic and vibrant Chilterns town mentioned in the Domesday Book in 1086 and visited by Henry VIII who had a Hunting Lodge here.

The Old Town High Street has been described as the prettiest road in the county with its cobbled street, beautiful St Marys Church and its wonderful blend of Medieval, Georgian and Victorian property. With its retro cafes, cosmopolitan restaurants and specialist shops it is a pleasure to visit.

With its beautiful Water Gardens and riverside setting the pedestrianised town centre and its modern Malls of 'The Riverside' and 'The Marlowes Centre' provide a full range of shopping facilities and other amenities all served by excellent parking facilities. The town benefits from its own Ski Centre, Climbing Centre, Ice Rink, Swimming Pool, Leisure Centre and Cinema complex.

The town is known for its excellent schooling which includes a superb choice of independent schools. There are many parks and spaces. These include the beautiful Keen Fields (that adjoin Savoy Close) and the 500 acres of Box Moor Trust Land, through which flow the River Bulbourne and the Grand Union Canal.

Nearby can be found the most beautiful open countryside with many wonderful walks and bridleways. The Chiltern Hills were designated as an 'Area' of Outstanding National Beauty in 1965 and the nearby Ashridge Park are both excellent places to visit.

Only 24 miles North West of London, the town is ideally situated for the commuter. The M1 (Junction 8) is just over a mile away, whilst the town's mainline railway station offers an excellent service to London Euston (26 minutes).



Savoy Close: Relax in Stylish Comfort

Leave your worries at the door and enter a world of comfort...

With a great combined kitchen/living space, these homes provide plenty of space for the family to relax. Fitted with Luxury Mineral Plank flooring in living areas, luscious carpets in bedrooms and fully tiled bathrooms.

Savoy Close: The Heart of the Home

The kitchen is the heart of the home and we've teamed up with Magnet Kitchens to create the perfect environment to cook and entertain in. Our kitchens feature high gloss cabinets, a gas hob and a range of fully integrated high-quality appliances as standard.

4 bedroom + study, semi detached homes, plot numbers: 1 2 6 7

3 bedroom semi detached homes, plot numbers: 8 9 12 13

3 bedroom homes, plot numbers: 3 11

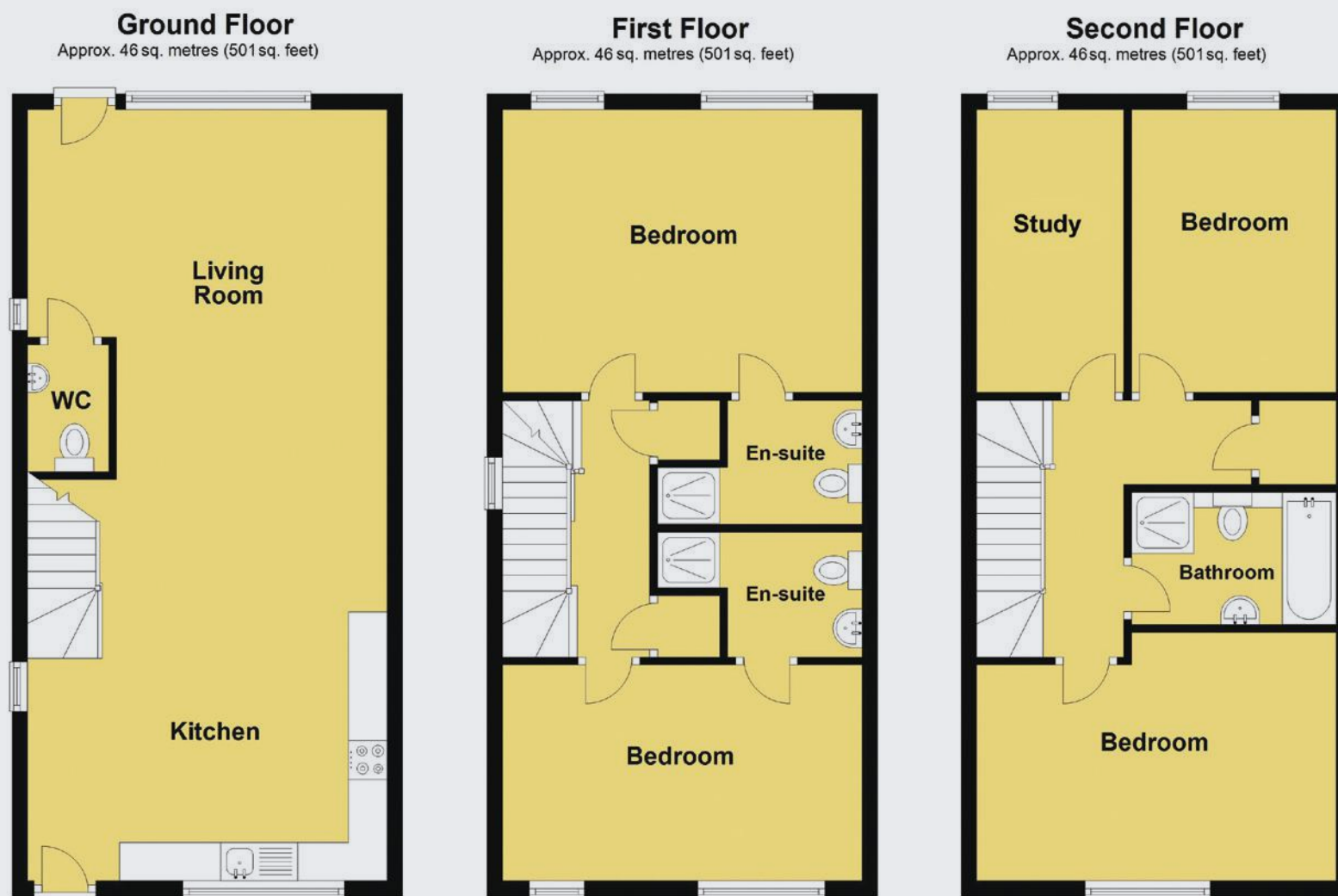
2 bedroom homes, plot numbers: 4 5 10

2 bedroom detached home, plot numbers: 14





4 bedrooms plus study, semi detached homes, plot numbers: 1 2 6 7

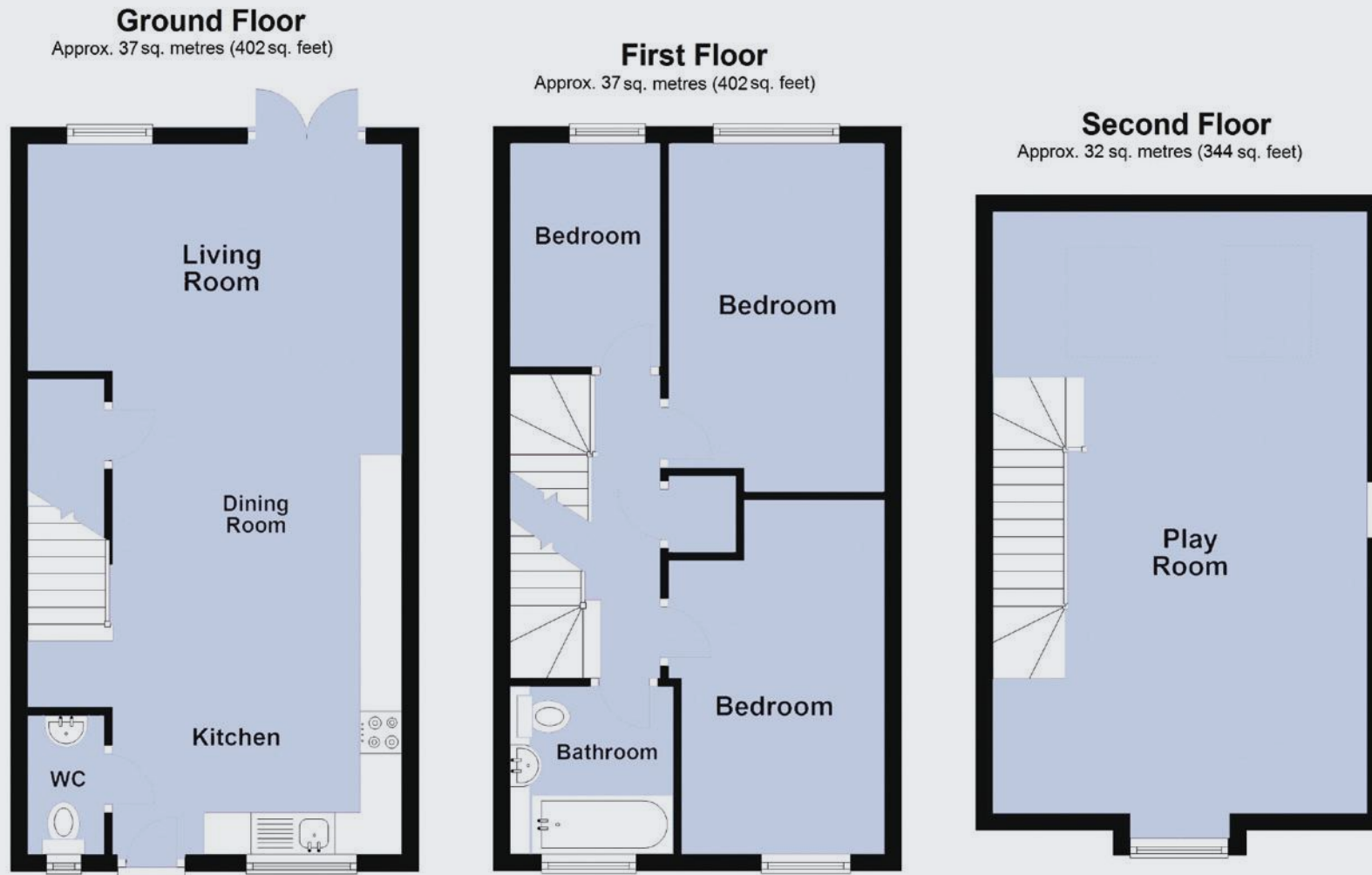


Total area: approx. 139sq. metres (1504sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide.
Plan produced using PlanUp.



3 bedroom semi detached homes, plot numbers: 8 9 12 13



Total area: approx. 106 sq. metres (1150 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide.
Plan produced using PlanUp.



3 bedroom home

3 bedroom homes, plot numbers: 3 11

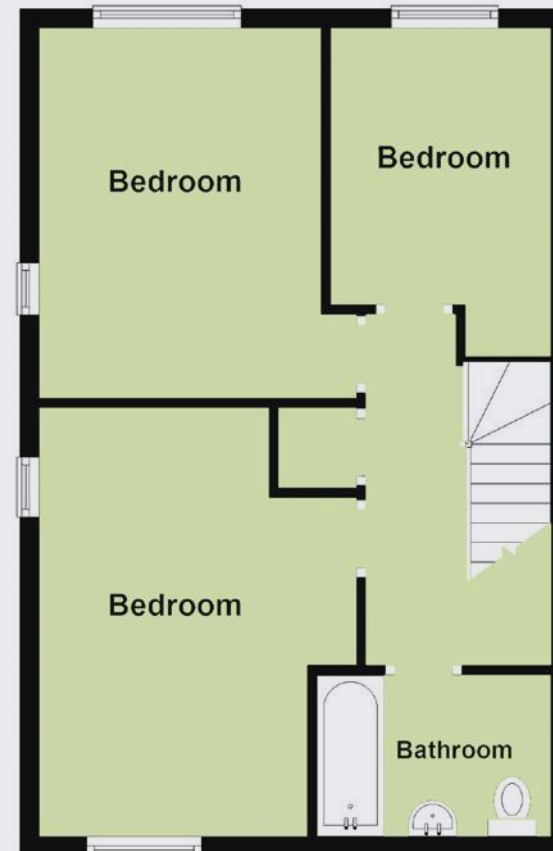
Ground Floor

Approx. 47 sq. metres (508 sq. feet)



First Floor

Approx. 46 sq. metres (499 sq. feet)



Total area: approx. 93 sq. metres (1007 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide.
Plan produced using PlanUp.

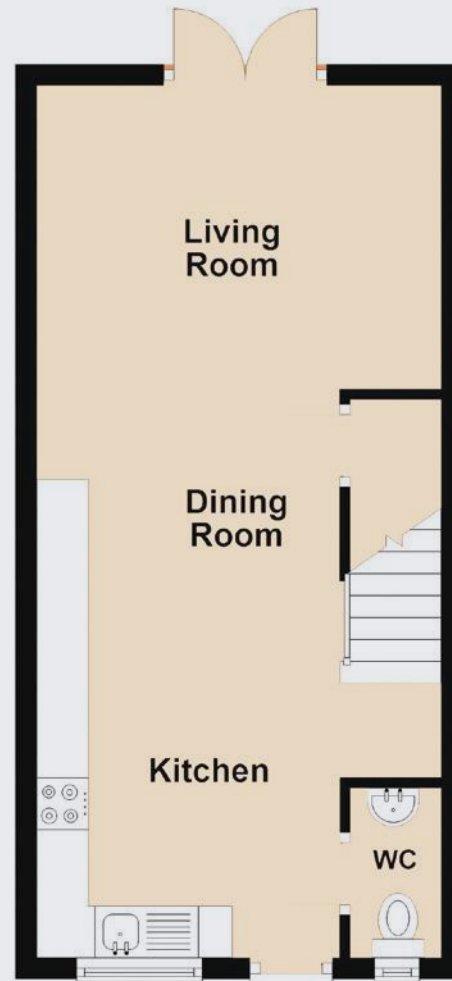
2 bedroom homes



2 bedroom homes, plot numbers: 4 5 10

Ground Floor

Approx. 33sq. metres (354 sq. feet)



First Floor

Approx. 33sq. metres (354 sq. feet)



Total area: approx. 65sq. metres (709 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide.
Plan produced using PlanUp.



2 bedroom detached home, plot number: 14

Ground Floor

Approx. 35.6 sq. metres (382.9 sq. feet)



First Floor

Approx. 33.2 sq. metres (357.4 sq. feet)



Total area: approx. 68 sq. metres (740 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide.
Plan produced using PlanUp.

Savoy Close: Built with the future in mind

Savoy Close is set in the perfect location, with local parks and amenities within walking distance, a selection of great schools and the town centre minutes away by car.

And if you're planning to go further afield, the M1 and M25 are around the corner and Central London is only 26 minutes away by train.



Transport and connections

BY CAR

Hemel Urgent Care	1.7 miles
The Snow Centre	1.2 miles
Hemel Train Station	2.5 miles
M1 (Junction 8)	0.8 miles
Berkhamsted	6.3 miles
St Albans	5.4 miles
Watford	10.1 miles
Whipsnade Zoo	11 miles
London Luton Airport	10.9 miles

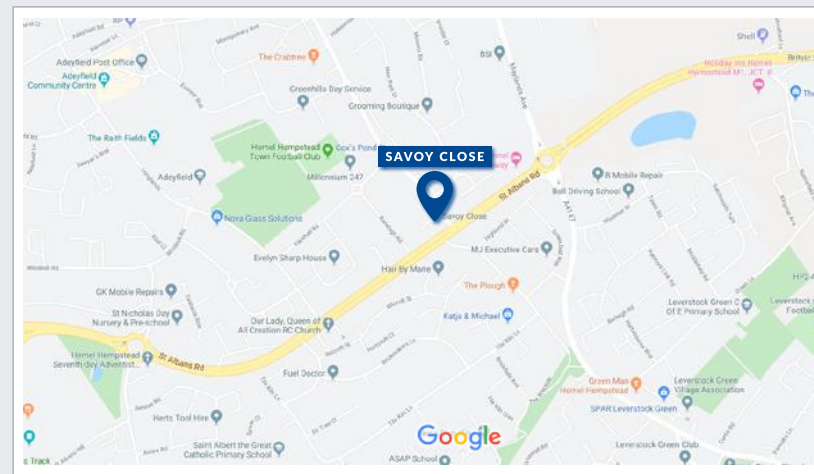
BY TRAIN

From Hemel Station	
Berkhamsted	4 mins
Watford	7 mins
Tring	8 mins
Leighton Buzzard	15 mins
London Euston	26 mins
Milton Keynes	30 mins
Coventry	63 mins
Gatwick Airport	86 mins

EDUCATION

Dacorum Education Support Centre	0.3 miles
Saint Albert The Great Catholic Primary School	0.5 miles
Leverstock Green Church of England Primary School	0.5 miles
Hobletts Manor Infants' School	0.6 miles
Woodfield School	0.6 miles
Hobletts Manor Junior School	0.6 miles
Hobbs Hill Wood Primary School	0.8 miles
The Reddings Primary School	0.7 miles
Broadfield Academy	0.7 miles
Lime Walk Primary School	0.8 miles





Sat Nav postcode HP2 4JH

From the M1

- Leave the M1 at Junction 8 and join the A414 towards Hemel Hempstead
- At the next roundabout take the 2nd exit onto Breakspear Way
- At the next roundabout take the 2nd exit onto St Albans
- After 0.2 miles turn right into Leverstock Green Road
- Immediately turn left into Savoy Close

A development by

**David
Doyle**

**SAVOY
ESTATES**

45 St Johns Road, Boxmoor,
Hemel Hempstead, Herts HP1 1QQ
e: sales@daviddoyle.co.uk
t: 01442 248671



David Doyle Estate Agents (DD), for themselves and for the vendors of this property whose agents they are, give notice that: (1) These particulars and floorplans are set out as a general outline only for the guidance of the intending purchasers and do not constitute the whole, nor any part, of an offer or contract. (2) All descriptions, dimensions, floorplan dimensions, references to condition, necessary permissions for use and occupation, and any other details, are given in good faith and are believed to be correct at the date of compilation, but any intending purchasers should not rely on them as statements or representation of fact and must satisfy themselves as to their accuracy. (3) All plant, machinery, equipment, services, fixtures and fittings referred to were present at the date of first inspection, but have not been tested and we give no warranty or representation as to their condition, operation, or fitness for the intended purpose. (4) Any comment on council tax/rateable value, rates payable, and permitted planning use, is given in good faith from information informally supplied to us. Intending purchasers must seek confirmation direct from the relevant Local Authority. (5) No person employed by (DD) has any authority to enter into any contract, nor make or give any warranty or representation whatsoever in relation to this property. (6) (DD) do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars, nor for any expense incurred in viewing the premises or for abortive journeys. (7) All prices are exclusive of VAT (unless otherwise stated). Terms quoted are subject to contract. NB. PLEASE NOTE that some developments are subject to management company conditions and charges. Solicitors are to advise of any liability/ies.