



MILLSIDE  
GRANGE

CROXLEY GREEN

MADE FOR  
*extraordinary living*



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# Welcome HOME

## INSPIRED COUNTRYSIDE LIVING

Millside Grange is an exquisite collection of 2, 3, 4 and 5 bedroom homes set within the thriving village community of Croxley Green. These homes have been thoughtfully designed to connect you with the surrounding landscape and offer plenty of green open spaces, play areas and footpaths.

With rolling countryside on your doorstep and an excellent range of local amenities, Millside Grange offers a selection of homes to suit all needs. It boasts idyllic village living, while keeping you connected to central London and Watford, making it the perfect choice for those seeking a balanced lifestyle.





THE *ideal way*  
OF LIVING





# WHAT MAKES *Millside Grange* SO ENCHANTING?

## HIGH SPECIFICATION HOMES

As a 5-star housebuilder, we deliver beautiful homes, crafted to the highest standard. Designed for modern living, our homes are contemporary, complete with flexible, spacious interiors, enabling your home to work around your lifestyle.

## PLAY AREAS FOR CHILDREN

Millside Grange has a variety of play equipment and play areas, including opportunities for climbing, swinging, balancing, rocking and spinning – all located in a central hub surrounded by sensory planting and seating for carers to watch their children play.

## SURROUNDED BY GREEN SPACE

There are open spaces throughout Millside Grange with green-linking ribbons that provide pedestrian routes and beautiful pockets of nature across the development. These green routes link to a series of open spaces that provide play and recreation opportunities for families.

## AREAS OF OUTSTANDING NATURAL BEAUTY

Located just a stone's throw away from the Chilterns Area of Outstanding Natural Beauty (AONB) – perfect for when you want to retreat further into nature. Enjoy tranquil walks and explore charming villages any time of year.

## A HEAD START

Millside Grange is surrounded by reputable schools, many of which have garnered multiple Ofsted 'Outstanding' ratings. The local area is a hotspot for developing minds to grow and learn, and the ideal setting for established or emerging families to put down permanent roots.

## EXCELLENT TRANSPORT LINKS

With Croxley Underground Station just over one mile from Millside Grange, travelling to London or Watford for work or play has never been easier.

## CLOSE TO LOCAL AMENITIES

Excellent local amenities surround you, in nearby Croxley Green village, or further afield in Rickmansworth and Watford. Enjoy locally-sourced produce, cosy cafés and historic pubs serving the best of British cuisine.

## SUSTAINABLE LIVING

Links to the surrounding area have been developed to encourage walking and cycling. Provisions have also been made for future installation of electric vehicle charging points to all homes.





RICKMANSWORTH AQUADROME



CHILTERN'S AONB

*Enjoy the boundless beauty of the outdoors as you relax and unwind, immersing yourself in all that your surroundings have to offer.*

### RICKMANSWORTH AQUADROME

Spanning over 41 hectares, Rickmansworth Aquadrome is an impressive public park and nature reserve. The park boasts two lakes which are used for water skiing, sailing and canoeing. The Aquadrome has open grassland and areas of woodland which is home to a diverse range of wildlife and habitats. With walking trails and children's play areas, it is the perfect spot for a family day out.

### CASSIOBURY PARK

Cassiobury Park is one of the UK's most loved parks – and it's just a nine-minute drive from Millside Grange. Covering 230 acres, Cassiobury Park is a Green Flag award-winning park. The park is well-loved by locals and offers two cafés, a miniature railway, tennis courts, paddling pools and plenty of open space to walk, cycle or play sports. Cassiobury Park is the ideal place for a relaxing evening stroll, weekend jog or summertime picnic with friends and family.

### CHILTERN'S AONB

Millside Grange is located within easy reach of the Chilterns, an Area of Outstanding Natural Beauty. Boasting 324 square miles of rolling countryside and endless breathtaking views, woodlands, chalk hills, peaceful walking trails, historic attractions and charming market towns and villages; the Chilterns truly has something for everyone.



CASSIOBURY PARK

# MOMENTS of calm

Travel times are taken from [google.co.uk/maps](https://www.google.co.uk/maps) and are approximate only. Cassiobury Park award reference taken from [keepbritaintidy.org](https://www.keepbritaintidy.org)





# PLACES to enjoy

*The village of Croxley Green offers countryside living at its finest. Enjoy charming shops, cosy pubs and restaurants, a pharmacy, bank, post office and a community hub, all situated in and around the village.*

2.1  
miles

7 min  
drive

## WATERSMEET

Watersmeet is a vibrant arts and entertainment venue in Rickmansworth that offers film, theatre and shows. The venue provides a welcoming and safe space where people can socialise with friends while being inspired by the arts.

3.0  
miles

9 min  
drive

## WATFORD LEISURE CENTRE – CENTRAL

Watford Leisure Centre – Central is equipped with all the facilities you'll need to live an active, healthy lifestyle. With state-of-the-art gym equipment, two swimming pools and a range of fitness classes, there's something to suit all fitness levels.

2.8  
miles

9 min  
drive

## THE GROVE HOTEL AND GOLF CLUB

The Grove is a five-star retreat set on 300 acres of stunning Hertfordshire countryside. The hotel offers gourmet dining and an award-winning spa; the golf course is one of the most prestigious in the UK.



THE GROVE HOTEL AND GOLF CLUB

3.2  
miles

11 min  
drive

## ATRIA WATFORD

Atria Watford is a top shopping destination: it has over 140 shops, restaurants and leisure attractions. The centre offers top high-street brands and has a cinema, climbing centre and bowling alley. Whether you're looking to shop, dine or play, Atria Watford has you covered.



5.0  
miles

14 min  
drive

## WARNER BROTHERS STUDIO TOUR

Experience the magic of the Wizarding World of Harry Potter. Explore iconic sets, discover what it took to bring the films to life through special effects and the use of animatronic creatures, and uncover secrets from the films. Whether you're a fan or not, the Studio Tour is magical and can be enjoyed by all.

7.7  
miles

18 min  
drive

## BATTLERS GREEN FARM

Battlers Green Farm is a rural shopping village, set on a pretty, working farm, offering a truly unique shopping experience. Battlers Green Farm Shop stocks high-quality food and wine, and hosts over 20 shops, including Osprey London, a florist, a butcher, a fishmonger and even a salon and spa. The perfect place to while away a lazy Sunday afternoon.



ATRIA WATFORD





# TASTE *local*



THE ARTICHOKE

*Taste your way around Croxley Green and the surrounding areas. There are a selection of fantastic eateries to suit all palates and occasions, so you can always drink and dine in style.*

## THE ARTICHOKE

*Croxley Green*

0.6 miles | 13 min walk | 3 min drive

The Artichoke is a quaint village pub at the heart of Croxley Green. While it has retained many of its original features, some dating back to the 17th century; The Artichoke's décor is stylish and contemporary. The pub overlooks the village green and prides itself on serving British cuisine and guest ales.

## ZAZA

*Rickmansworth*

2.4 miles | 47 min walk | 7 min drive

Zaza is an Italian restaurant which offers an array of authentic dishes, using the very best and freshest ingredients which are delivered daily from the market.



ZAZA

## PRIME STEAK & GRILL

*Chandler's Cross*

1.8 miles | 27 min walk | 5 min drive

Prime Steak & Grill is an upmarket steakhouse. Their menu offers 'New York steakhouse flair with a British twist'. Not only renowned for its use of high-quality produce, but also its vast cocktail list which offers classics and specialities, alongside curated wines and spirits. Prime Steak & Grill is the perfect place to celebrate a special occasion.



MILLER & CARTER

## MILLER & CARTER

*Rickmansworth*

1.2 miles | 24 min walk | 4 min drive

Miller & Carter Rickmansworth use the very highest quality produce from Red Tractor or Bord Bia Sustainable Beef Assurance schemes, so you'll be sure to have the finest cuts of steak expertly prepared and cooked to your preference. Accompany your meal with a beverage from a selection of luxurious drinks, including premium alcohol-free beer and cider, perfect for any occasion.





- 📍 **SHOPPING AND ENTERTAINMENT**
  - 1. WATERSMEET
  - 2. ATRIA WATFORD
  - 3. WARNER BROS. STUDIO TOUR LONDON
  - 4. BATTLERS GREEN FARM
  - 5. WATFORD LEISURE CENTRE – CENTRAL
  - 6. VICARAGE ROAD STADIUM
  - 7. WAITROSE & PARTNERS RICKMANSWORTH
  - 8. M&S SIMPLY FOOD
  - 9. MORRISONS
- 
- 📍 **FOOD AND DRINK**
  - 1. THE ARTICHOKE
  - 2. PRIME STEAK & GRILL
  - 3. MILLER & CARTER
  - 4. ZAZA
  - 5. FOX & HOUNDS
  - 6. THE COACH & HORSES
  - 7. THE RED HOUSE
  - 8. PERCH & CO
  - 9. THE FEATHERS
  - 10. GATE CHORLEYWOOD
- 
- 📍 **OPEN SPACES**
  - 1. RICKMANSWORTH AQUADROME
  - 2. CASSIOBURY PARK
  - 3. CHILTERN NATURE - THE CHILTERNS AONB (CHILTERN HILLS)
  - 4. THE GROVE
  - 5. WEST HERTS GOLF CLUB
  - 6. CROXLEY COMMON MOOR
  - 7. STOCKER'S LAKE

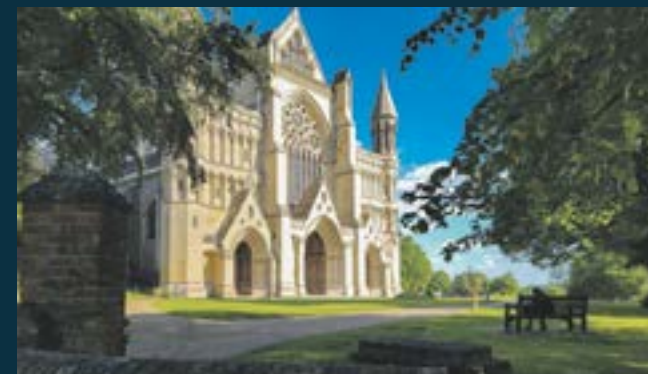


# KEEPING you connected

Millside Grange is just a four-minute drive to Croxley Underground station and six minutes to Rickmansworth Underground station, providing quick connections into central London. If you're travelling further afield, Rickmansworth also has National Rail services from Chiltern Railways between Marylebone and Aylesbury via Harrow-on-the-Hill.



CROXLEY STATION



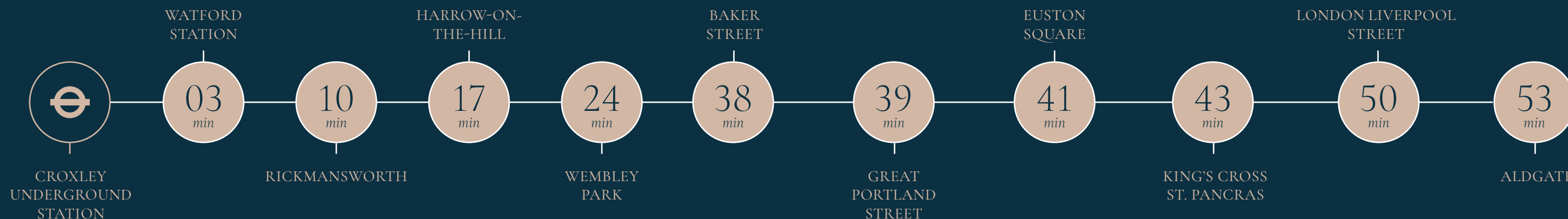
ST ALBANS



RICKMANSWORTH STATION

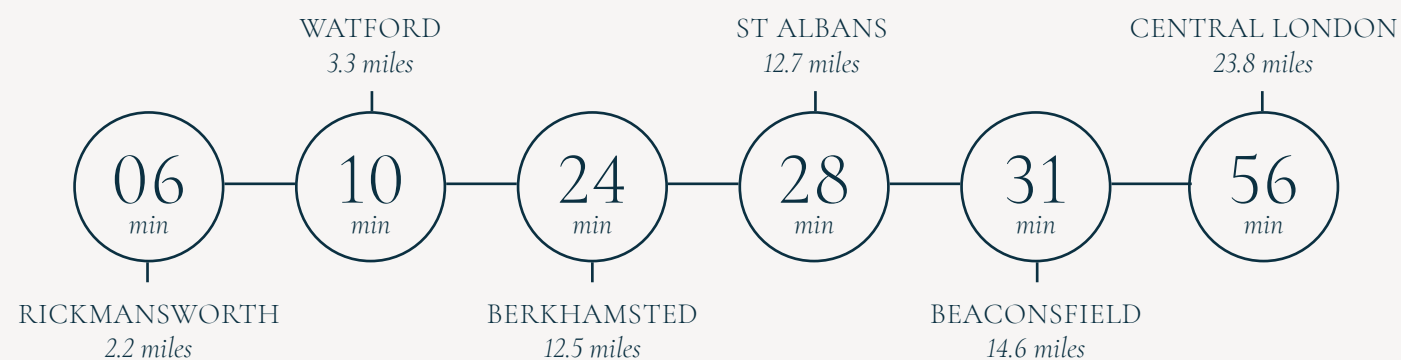
## BY UNDERGROUND

Metropolitan line



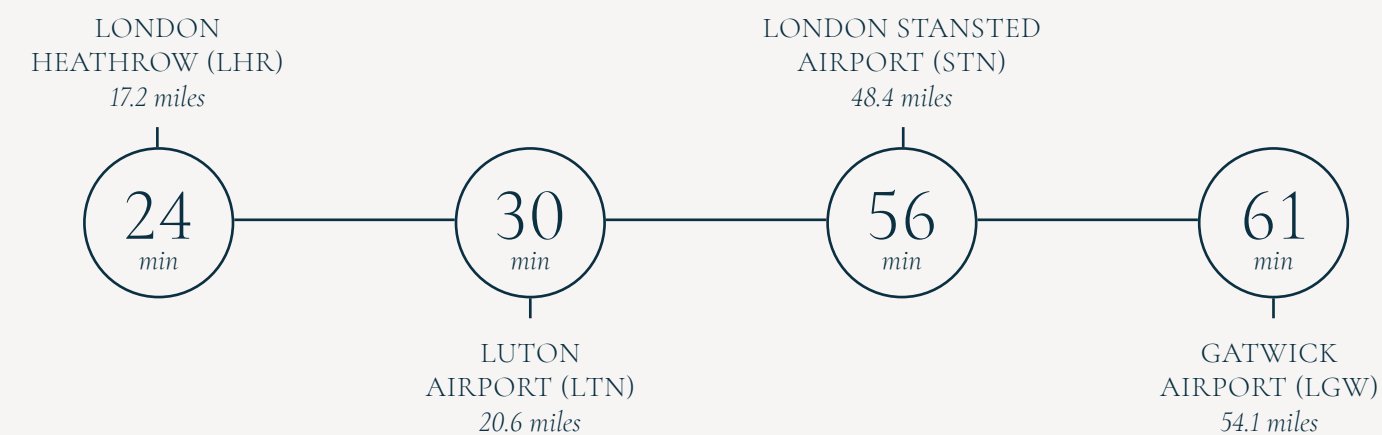
## BY ROAD

Croxley Green is ideally located near to local road networks, making travelling by car simple. The M25 is just an eight-minute drive away, while the M1, which takes you into London, is just a twelve-minute drive.



## AIRPORTS - BY ROAD

Millside Grange is conveniently located within easy reach of four international airports.





# GROWING education



*Millside Grange is the ideal base for a young family to grow and develop. Whatever the age of your children, there are fantastic primary, preparatory and secondary schools nearby.*

## PRIMARY

### LITTLE GREEN JUNIOR SCHOOL YR 3-6

*Ofsted: Good (2017)*  
Pedestrian route  
0.5 miles | 10 min walk  
4 min drive (0.9 miles)

### YORKE MEADE PRIMARY SCHOOL

*Ofsted: Outstanding (2011)*  
0.7 miles | 15 min walk  
4 min drive

### RICKMANSWORTH PARK JUNIOR MIXED AND INFANT SCHOOL

*Ofsted: Good (2018)*  
1.5 miles | 4 min drive

### CASSIOBURY JUNIOR SCHOOL

*Ofsted: Outstanding (2011)*  
4.0 miles | 13 min drive

## SECONDARY

### RICKMANSWORTH SCHOOL

*Ofsted: Good (2017)*  
0.8 miles | 16 min walk  
3 min drive

### CROXLEY DANES SCHOOL

*Ofsted: Good (2022)*  
1.1 miles | 24 min walk  
4 min drive

### WATFORD GRAMMAR SCHOOL FOR BOYS

*Ofsted: Outstanding (2021)*  
2 miles | 6 min drive

### SAINT JOAN OF ARC CATHOLIC SCHOOL

*Ofsted: Good (2018)*  
2.4 miles | 8 min drive

### WATFORD GRAMMAR SCHOOL FOR GIRLS

*Ofsted: Outstanding (2011)*  
3.3 miles | 10 min drive

### ST CLEMENT DANES SCHOOL

*Ofsted: Outstanding (2012)*  
4.3 miles | 11 min drive

## INDEPENDENT

### YORK HOUSE SCHOOL

*Girls & Boys (3-13) | ISI Compliant*  
1.0 mile | 15 min walk  
4 min drive

### ROYAL MASONIC SCHOOL FOR GIRLS

*Girls (2-18) | ISI Compliant*  
2.2 miles | 6 min drive

### CHARLOTTE HOUSE PREPARATORY SCHOOL

*Girls (3-11) | ISI Compliant*  
3.5 miles | 9 min drive

### MERCHANT TAYLORS' SCHOOL

*Boys (3-11) & (11-18) | ISI Compliant*  
4.1 miles | 12 min drive

Distances and travel times taken from google.co.uk/maps and are approximate only. Ofsted ratings correct at time of publication. ISI compliance correct at time of publication. Proximity to schools mentioned is for information only and is not a guarantee of admittance.





# LIFE *in harmony*





# A sight to BEHOLD

With a network of pedestrian paths, play areas and leafy open spaces, Millside Grange has been designed to create a warm and welcoming community.



- **THE DELL**  
 2 Bedroom Terraced House  
 Plots: 70, 71, 72
- **THE SARRATT**  
 4 Bedroom Detached House  
 Plots: 3, 7, 15, 18, 24, 47, 48
- **THE GROVE**  
 2 Bedroom Semi-Detached House  
 Plots: 11, 12, 13, 14, 20, 21, 22, 23, 54, 55, 74, 75, 144, 145, 146, 147, 148, 149
- **THE MALVERN**  
 4 Bedroom Detached House  
 Plots: 5, 29, 36, 154, 155, 158
- **THE GREEN**  
 2 Bedroom Detached House  
 Plot: 151
- **THE BALDWIN**  
 4 Bedroom Detached House  
 Plots: 6, 19, 25, 27, 32, 33, 63, 67, 68, 69
- **THE COPTHORNE**  
 3 Bedroom Semi-Detached House  
 Plots: 9, 10, 16, 17, 34, 35, 45, 46, 50, 51, 65, 66, 80, 81, 84, 85
- **THE OAK**  
 4 Bedroom Detached House  
 Plots: 157, 159
- **THE ELMS**  
 3 Bedroom Detached House  
 Plots: 4, 8, 49, 52, 53, 64, 73, 76, 82, 83, 86, 87, 150, 152
- **THE LAWRENCE**  
 5 Bedroom Detached House  
 Plots: 1, 2, 26, 28, 153, 156, 160
- **THE CRESCENT**  
 4 Bedroom Semi-Detached House  
 Plots: 30, 31, 61, 62
- **AFFORDABLE HOUSING**

- Brick Wall  
 — Timber Fence  
 — 1m Timber Play Fence  
 — Knee Rail  
 Garage Parking  
 Parking
- V Visitor Parking  
 Sheds\*  
 PS Pumping Station  
 Bollards  
 Air Source Heat Pump

Site plan is indicative only and may be subject to change. Whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Please ask one of our Sales Executives for further information. The information and imagery contained in this brochure is for guidance purposes only and does not constitute a contract, part of contract or warranty. \*Sheds to plots without garage.





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# DESIGNED *to perfection*

*Built to an exceptional finish, these modern homes have been created with flexible living in mind and provide the perfect space for a wide variety of lifestyles.*





THE finer details

*Each home has been thoughtfully designed and built to a high specification. Internal living areas provide a light and welcoming environment and integrated energy-efficient appliances are included as standard.*





# EMBRACE *modern living*

*The emphasis on high specification extends throughout the entire home, from the meticulously designed kitchens, to the elegant en-suites and bathrooms.*

Our double glazed uPVC windows and aluminum bifold patio doors ensure that you are provided with both style and energy efficiency.

Whether you seek a haven for relaxation or a stylish space for entertaining, these elegantly detailed homes set a new standard for contemporary living, allowing you to elevate your lifestyle.





PASSIONATE  
*about sustainability*



*We prioritise environmental preservation and are working to improve the eco-friendly features for this location.*

Air source heat pumps have been introduced for renewable energy reasons. These pumps extract heat from outdoor air and transfer it indoors, even in colder temperatures. They are an efficient and eco-friendly way to heat homes by harnessing energy from the surrounding air.

To support wildlife, we've strengthened existing hedgerows with native species and limited lighting along Little Green Lane to maintain a bat-friendly environment. Insect-friendly habitats, including insect hotels, have been created throughout the development to provide safe shelters for local species. These hotels attract bees for pollination and other creatures to promote a healthy ecosystem. In addition, provision has been made to all houses for future installation of electric vehicle charging points.

# ENHANCING *biodiversity*







# ABOUT *The Hill Group*

Hill is an award-winning housebuilder and one of the leading developers in London, the home counties, and the South, delivering both private for sale and affordable homes.

This family-owned and operated company has grown to establish itself as the UK's second-largest privately-owned housebuilder. It has an impressive and diverse portfolio ranging from landmark mixed-use regeneration schemes and inner-city apartments to homes in the idyllic rural countryside.

Hill prides itself on putting its customers first and has a dedicated customer journey designed to help buyers at every step of the way to home ownership. As a registered New Homes Quality Board (NHQB) developer, Hill proudly adopts the new industry code of practice, demonstrating its dedication to delivering the highest quality homes and exceptional customer service. This consistent approach has earned Hill the coveted 5-star status in the Home Builders Federation's annual Customer Satisfaction Survey for the past six years.

Hill has won over 480 industry awards, including Best Medium Housebuilder at the Housebuilder Awards for the last three years, where in 2022,

Hill's commitment to creating exceptional homes and sustainable communities was recognised with the Best Community Initiative and Best Sustainability Initiative. Hill's impressive Cavendish Villas at the highly sustainable Knights Park development in Eddington, Cambridge, won Best Family Home at the 2022 Evening Standard New Homes Awards, as well as Best House and Best Exterior Design at the 2022 WhatHouse? Awards.

Employing over 800 staff, the company operates from five strategically located regional offices, with its head office based in Waltham Abbey, Essex.

Hill builds around 2,600 homes a year, and around half of the company's development portfolio is in joint venture to deliver affordable homes, reflecting Hill's commitment to partnering with government, local authorities, and housing associations.

In 2019, to mark its 20th anniversary and to give back to local communities, Hill designed and is donating 200 fully equipped modular homes to homelessness charities as part of a £15 million pledge through its award-winning Foundation 200 social impact initiative.

Follow us on Facebook and Instagram  
@CreatedbyHill





# HOW TO *find us...*



## MILLSIDE GRANGE SALES SUITE

Little Green Lane,  
Croxley Green,  
Rickmansworth,  
WD3 3JJ

01923 920 442

[hill.co.uk/millside-grange](http://hill.co.uk/millside-grange)

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