



HARVARD
GRANGE



COUNTRYSIDE

Places People Love



A warm welcome

A quintessentially English life awaits you at Harvard Grange, a traditional collection of luxury homes in Little Chalfont, Buckinghamshire. This selection of 4 to 6 bedroom houses and luxury apartments are perfectly positioned to enjoy the charm of village life whilst benefiting from superb connections to the city of London.

Young professionals, families and retirees alike will delight in calling Harvard Grange home.



Tradition at its heart

Perfectly attuned to contemporary life, never compromising on quality, Harvard Grange is nestled in the peaceful, leafy village of Little Chalfont where you can truly escape the hustle and bustle of 21st century life.

The architecture takes inspiration from its surroundings, with exposed brickwork and Georgian bar windows, along with gated entrances to the front gardens of the houses. The traditional characteristics of the homes at Harvard Grange emanate style and sophistication. A strong sense of place that fits seamlessly with its neighbours and village life.



Computer generated image



Computer generated image

A true sense of home

Buying a home is one of the most important decisions you will ever make, which is why, inside every home at Harvard Grange, the welcoming nature of the layout of the apartments and houses mean that you know as soon as you arrive that you are home.

With a collection of homes planned to offer you maximum space, comfort and security, Harvard Grange suits both first time buyers and those looking for more – or less – space.

Discover apartments that flow effortlessly with light filled, open plan kitchen and living areas, each with its own private terrace or balcony.

For those wanting more space, the 4 bedroom homes are perfect for modern family life. With an open plan kitchen and family room, utility room and separate living room, as well as flexible spaces perfect for a cinema room or a teenager's den, these rooms combine perfectly to make a home for life.

With a carefully considered design and high quality specification, as well as being perfectly attuned to the environment, you can feel safe in the knowledge that your home will be built to an exceptional standard you can expect from Countryside.



The Detached Homes

- 5 The Kirkland – 4 bedroom house
- 23 The Hempton – 4 bedroom house
- 45 The Wakeman – 4 bedroom house
- 25 The Wakeman – 4 bedroom house
- 1 The Woodberry – 4/5 bedroom house
- 3 The Rosenthal – 4/5 bedroom house
- 4 The Woodberry – 4/5 bedroom house
- 22 The Woodberry – 4/5 bedroom house
- 2 The Langdell – 4/6 bedroom house
- 24 The Winthrop – 4/6 bedroom house

2 Bedroom Home

- 26 The Leverett

Apartments

- The Ellwood Apartments Plots 6 - 9
- The Burwell Apartments Plots 10 - 15
- The Lowell Apartments Plots 16 - 21

* Affordable housing

P/S Pumping Station

Please note this siteplan is preliminary and not to scale and is intended for illustrative purposes only. All landscaping shown is indicative and layouts are given as a guide only. Roof finishes may vary from the illustration. Road and paving surface colours are indicative. September 2015.



LITTLE CHALFONT

A village full of character

Discover a quaint English village on your doorstep. Despite its old fashioned charm, Little Chalfont benefits from all the modern-day amenities one needs, such as a supermarket, Post Office and pharmacy, as well as a doctor's surgery, village pub and several restaurants.

The village also boasts its own community library in Cokes Lane, which is operated and funded by local individuals and businesses. In addition, a farmers' market is held in the village hall car park on the second Saturday of each month. Locally-produced goods include meat and poultry, fruit and vegetables and cheeses.



The Sugar Loaf Inn

The Sugar Loaf Inn is a family-run pub that dates back to the 1930's. Located just down the road from the train station, you can enjoy a fine drinking and dining experience amongst contemporary décor and modern, comfortable furnishings that complement many of the original features.



Filippetto's

Discover a unique deli selling hidden Italian gems from Fregola Sarda, Formaggio Ubrriaco and Pane Carasau. Voted by Time Out London as 'Just about the best-tasting ice-creams in London' and regional runner-up of the Deli of the Year Awards 2011, Filippetto's is one of the local highlights supplying everything from Italian meat and cheese, to pasta, wine and Panettone.

The Family Butchers

Dating back to the 1960s, T.A. Robertson & Son is a friendly local butchers with a superb range of meats, poultry, game, speciality meats, cheeses and condiments.



The Craft of Beer

Located right next to Chalfont and Latimer Station, The Craft of Beer opened in March 2015. The shop invites visitors to pop in and sample a range of beers, all of which come from micro-breweries within 70 miles of the village. Customers can then select their favourite tippie and take it home in a Growler – a 3.5 pint refillable bottle.



The Flower Boutique

Providing bespoke floral designs using top-quality flowers to enhance any occasion, all designs are created in-house by highly skilled florists.



The White Lion

A true gem in the village, relax with a glass of wine and enjoy homemade meals at The White Lion. Dating back 150 years, this pub couldn't be more traditionally English.

AMERSHAM

A traditional market town with centuries of history

Close to Harvard Grange is the historic market town of Amersham. Dating back to Pre-Anglo Saxon times, it retains a huge amount of charm to this day with architectural gems such as the 17th century Market Hall and St Mary's Church, which dates back to the 1200s.

Its high street is dotted with many popular chains including M&S, Boots and Waitrose, while Old Amersham High Street and Broadway are full of boutiques and individual antique, gift and speciality shops. It also features the award-winning Amersham Museum, where you can learn about 2,000 years of local heritage in a beautiful 15th century timber-framed building.

As a former staging post on the coach road to the Midlands, Amersham has always had a plentiful supply of hostelries. Today, the town has a wide variety of places to eat and drink. From traditional tea rooms and pubs along the high street in the Old Town, to popular chains such as ASK and Prezzo. If you are looking for something a little more special, then look no further than restaurants such as Artichoke, Gilbey's Bar & Restaurant or The Crown, a delightful coaching inn which featured in the film *Four Weddings and a Funeral*.

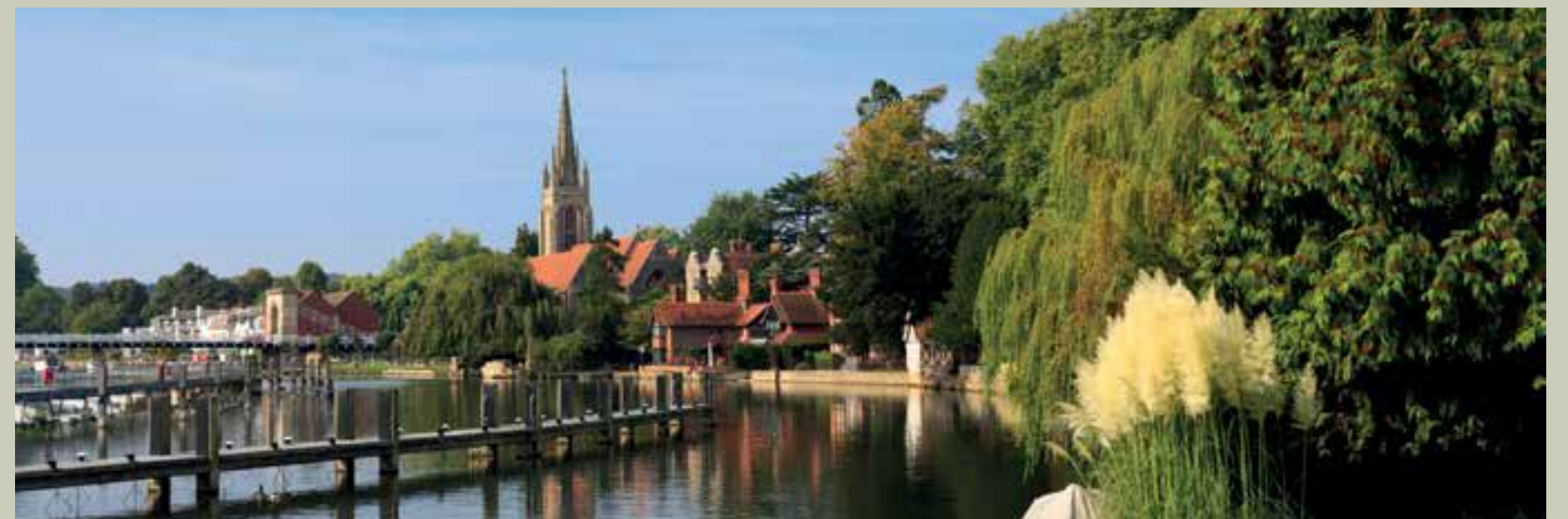


The beauty of southern England is on your doorstep

Little Chalfont is well placed to enjoy many of the attractions on offer in Buckinghamshire and the neighbouring county of Berkshire.

In as little as half an hour you can be in Marlow, a charming riverside town rich in history, located on a beautiful stretch of the River Thames. With a good range of shops, pubs and restaurants Marlow is a pleasure to stroll around in. The Thames Path and Higginson Park by the river together with local rural walks make the area a delightful day for the family. Make a point of trying to catch the annual Marlow Town Regatta and Festival, which consistently lives up to its reputation as the area's premier sporting and social occasion.

Slightly further afield is Maidenhead, one of Britain's most prosperous towns. With an emphasis on art, music, drama and dance festivals Maidenhead is a popular choice with celebrities. Its town centre has over 300 shops, ranging from high street stores and designer boutiques to independent retailers, and a cinema, leisure centre and bowling centre.



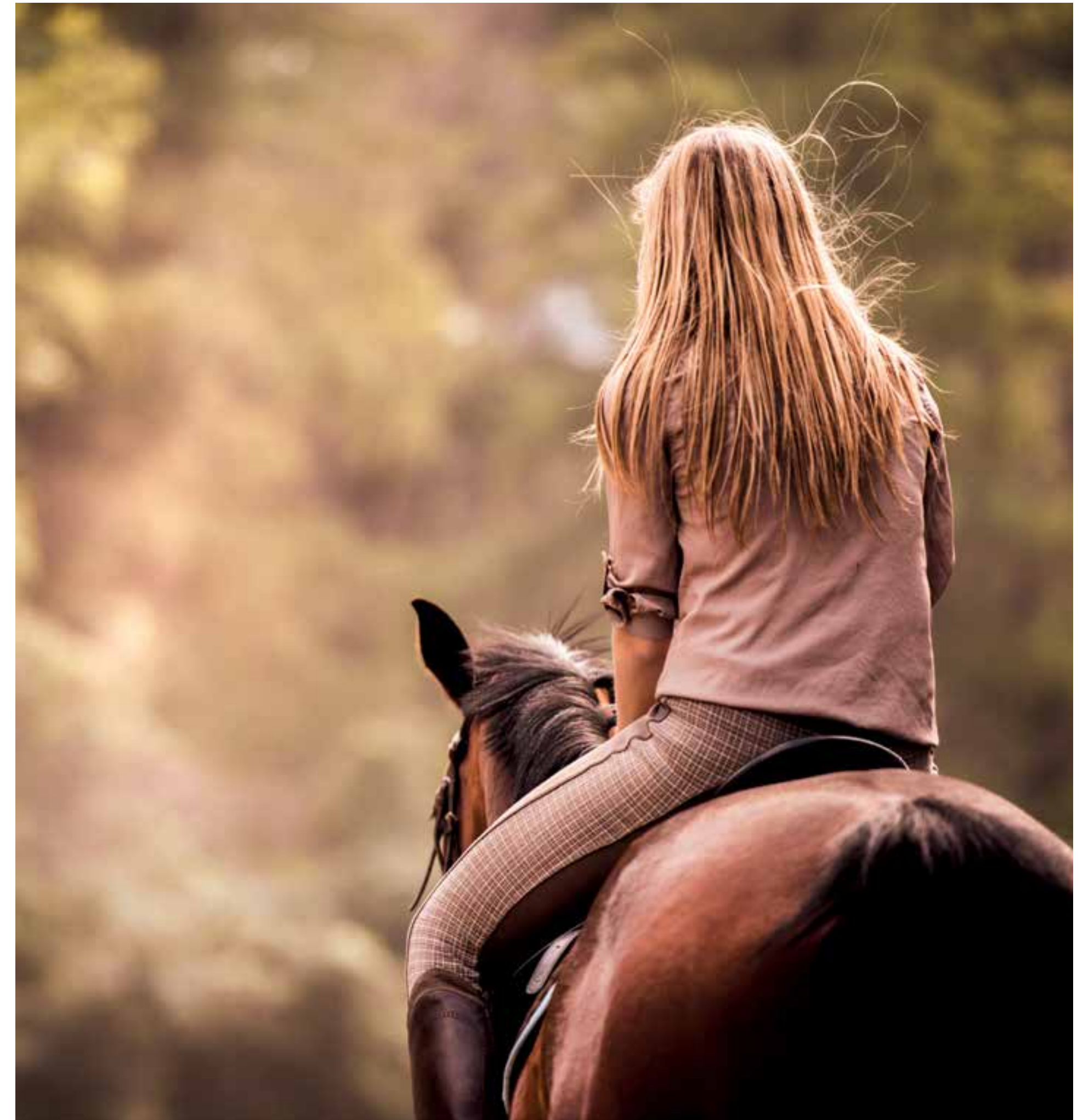
Living in the Chilterns

With rolling Chiltern countryside and a number of woodland areas on your doorstep, there is plenty to explore.

Wildlife lovers will relish the Chess Valley Walk, a ten-mile route along the River Chess where you can look out for herons and ospreys along with mayflies, water voles and many other species.

For the more sporty types, keen golfers will be spoilt for choice with a variety of courses close at hand, whilst others with a passion for horses may take advantage of the equestrian centres within the area. Cyclists are well catered for too with a variety of cycling routes nearby which are ready to be explored.

Make the most of the outdoors and enjoy country living on your doorstep at Harvard Grange.



In a class of their own

Harvard Grange is well served when it comes to education, with a variety of excellent private and state schools nearby. Whether your child is heading to primary school for the first time or is studying for their GCSEs, there is an educational establishment in the area which will be just right for them.



 Primary

 Secondary

 College


LITTLE
CHALFONT
PRIMARY SCHOOL

Situated on Oakington Avenue, this friendly school has just under 230 pupils aged between 4 and 11 years old.


THE
RUSSELL
SCHOOL

A popular primary school in Chorleywood which boasts its own swimming pool and outdoor theatre.


CHALFONT VALLEY
E-ACT PRIMARY
ACADEMY

A small, sponsor-led school for 3 to 11-year-olds, which aims to create a safe and challenging learning environment.


ST GEORGE'S
CHURCH OF
ENGLAND
INFANT SCHOOL

This Amersham establishment is a mainstream state school for pupils aged from 4-7.


DR CHALLONERS
HIGH SCHOOL


A girls' grammar school for 11 to 18-year-olds, this is a specialist sports college which can be found on Cokes Lane.


THE
BEACON

An independent day school in Amersham for boys aged between 3 and 13-years-old which seeks to enhance pupils' natural abilities.


THE
AMERSHAM
SCHOOL

An academy which takes pupils from the ages of 11 to 18; it currently has around 850 students on its books.


AMERSHAM
AND WYCOMBE
COLLEGE

Offering full-time and part-time further and higher education for students aged 16 upwards. Also offers apprenticeships.



Perfectly
Connected

Road

AMERSHAM
UNDER
2.5
MILES

M25
UNDER
2.5
MILES

M40
8
MILES

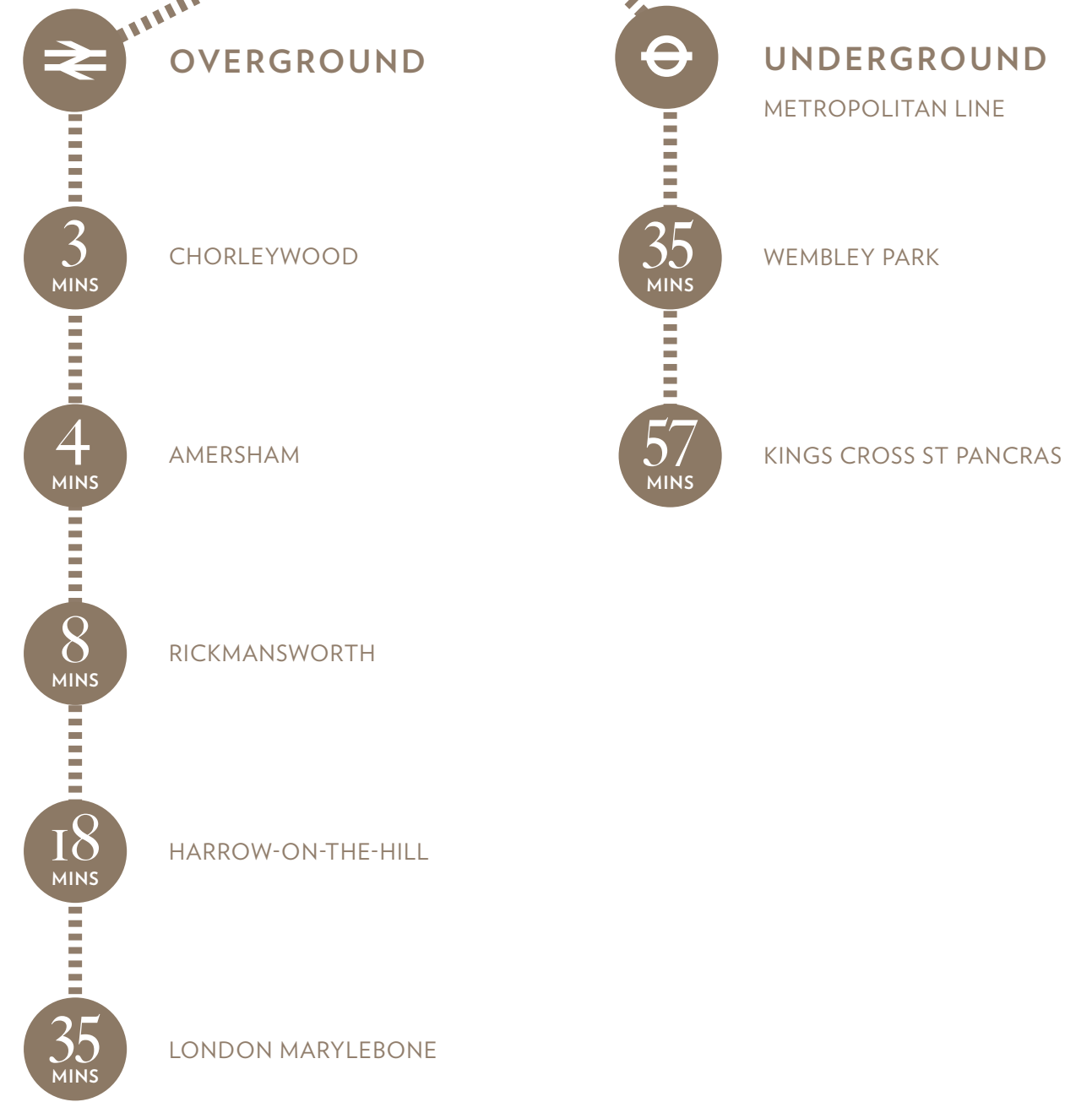
HEATHROW
AIRPORT
18
MILES

Distances quoted from googlemaps.

Rail

CHALFONT & LATIMER

UNDER 0.5 MILES



Train times taken from nationalrail.co.uk.



Connected to the Capital

in just 35mins*



The proximity of Harvard Grange to central London makes it ideal for those commuting into the city. It also means it's easy to take advantage of all the cultural and social features on offer in the capital.

Whether that's taking in a show in the West End, eating in one of London's Michelin-starred restaurants or having a browse around an art gallery, nowhere is very far away from home. Even travelling into Europe is easier, with Eurostar services from St Pancras offering journey times to far-flung destinations such as Paris or Brussels in under 3 hours.*

*Journey times taken from nationalrail.co.uk & eurostar.com

Why buy new? The benefits of owning a new house

BUILDING A BETTER FUTURE

Countryside creates quality, eco-friendly and sustainable homes in the best locations. Our outstanding range of new homes is designed for modern living with lower environmental impact, lower running costs and low maintenance. These provide compelling reasons to choose a new home from Countryside.

MAKE YOUR HOME YOUR OWN

Replacing a previous owner's idea of 'interior design' can be a costly and time-consuming process. Move into a brand new home from Countryside on the other hand, and you have the perfect blank canvas just waiting for you to make your home your own!

NO NASTY SURPRISES

Buy a new home from Countryside and there'll be no nasty surprises or extra maintenance costs waiting for you and you'll have the peace of mind of a 10-year NHBC guarantee. Buy a second-hand home, and who knows what you could be faced with?



Caring about your environment

We have an excellent track record of building high quality new homes that are comfortable, highly energy and water efficient, and which aim to improve our customer's quality of life. In choosing a new home from Countryside you are reducing your environmental footprint and saving money, which at this time of ever-increasing utility costs is important.

Furthermore, we are reducing our environmental impact by measuring our schemes against the Government's Code for Sustainable Homes (the Code).

The Code for Sustainable Homes provides a comprehensive measure of the sustainability of individual new homes and developments. The Code ensures that new homes deliver measurable improvements in key areas such as carbon dioxide emissions and water usage. Each development is rated from Code Level 1 through to zero carbon at Code Level 6.

Harvard Grange has been rated as Code Level 3.



Commitment to our customers

The customer care team at Countryside is committed to providing you, our customers, with quality homes.

The whole team is working to achieve one common goal: to ensure that you are satisfied and happy with your new Countryside home, from the moment that you make your reservation, to the day you move in and beyond. No matter who you are dealing with, or what queries, questions or complaints you may have, you can be confident that our people and procedures will adhere to the terms of our charter and the 'Consumer Code for Home Builders'. Copies of the 'Consumer Code for Home Builders' are available from our sales offices and via our website; a copy (also identifying where further guidance can be found) will always be provided to you upon reservation.

Our customer care begins at the outset, with our trained Sales Consultants who offer guidance on the legal process involved in buying a home and help with arranging mortgage finance through independent financial consultants.

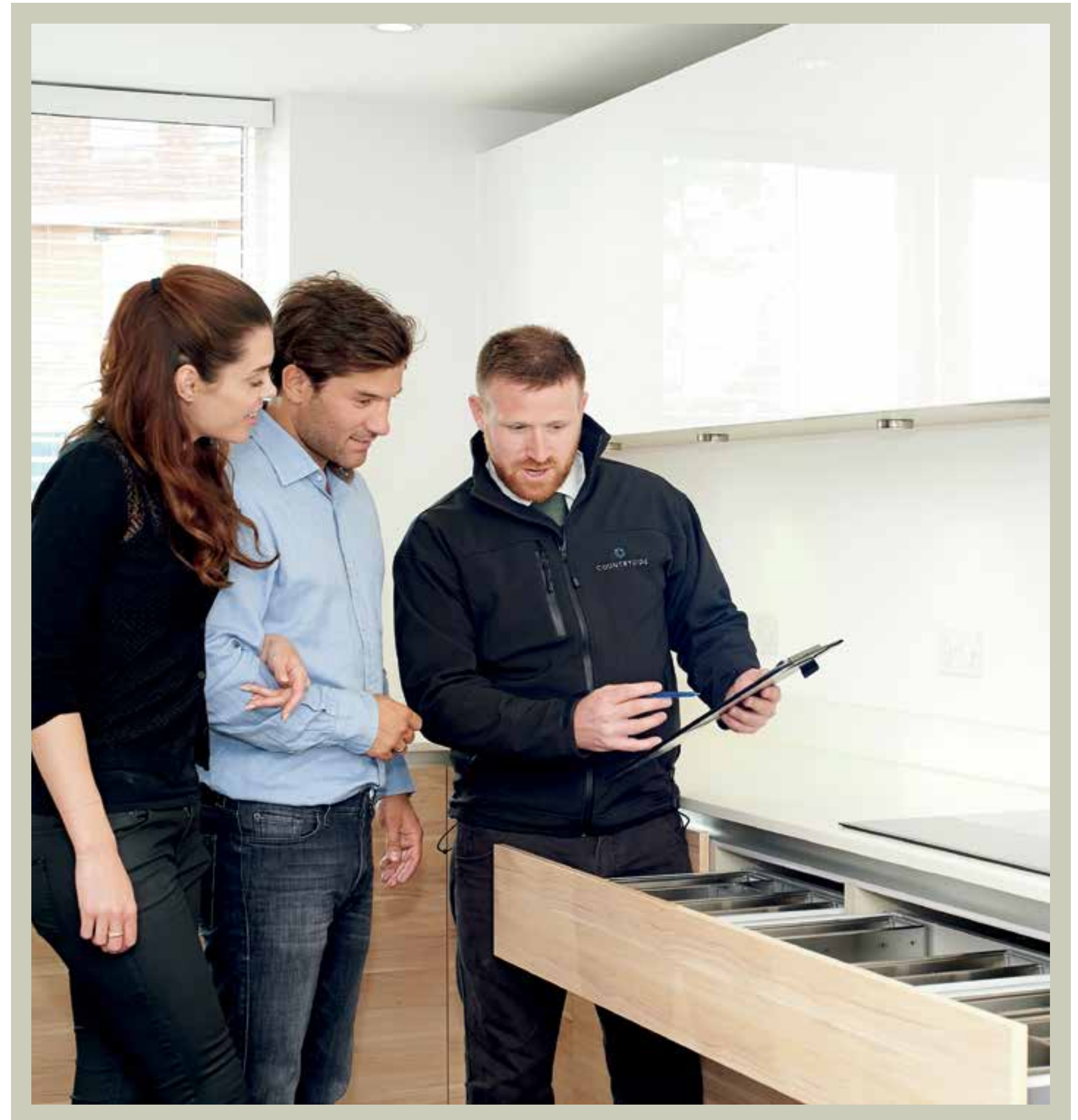
Every home at Harvard Grange carries our commitment to quality and improvement. All of our homes are built to National House-Building Council (NHBC) standards, the technical benchmark for all newly-built homes. The standards provide guidance on every part of the building process from foundations to decoration including tolerances, performance and technical standards.

Visit www.nhbc.co.uk to obtain a copy of the standards. Each Countryside home also carries the NHBC Warranty (Buildmark) against structural defects for a 10-year period following the date of legal completion.

Each property is quality checked and commissioned by our dedicated customer care team before handover to its new owner.

Each new owner will be invited to attend a handover of their new home with a member of our customer care team

**CONSUMER
CODE** FOR
HOME BUILDERS





Kings Park, Harold Wood

About Countryside

At Countryside, we believe that where we live matters. We're passionate about creating places people aspire to live, that deliver enduring value and where people feel a true sense of belonging.

All our developments and homes carry a signature style and character, designed to work for the way people live today with materials that reflect our commitment to quality. From award-winning architecture and beautifully crafted landscapes, to developments in unique settings across London, the Thames Gateway,

and the south east, east and north west of England, our exacting standards and sustainable credentials combine to create places that will stand the test of time.

The character of the homes we build work in unison with the planning of environments and the unique detailing of the landscape, meaning our creative approach to place making creates places where people feel at home. They provide a greater sense of belonging, spirit of neighbourhood and quality of life for everyone who lives in and around our developments.

We create places people love.



Beaulieu, Chelmsford



Aura, Cambridge



St. Irvynes, Wickhurst Green

How to find us

ADDRESS

Burton's Lane,
Little Chalfont,
Buckinghamshire,
HP8 4BL

BY CAR

Harvard Grange is easily accessible via the M25. Follow the M25 to Rickmansworth and take the exit at junction 18 onto the A404. Follow this road to Burton's Lane which takes you into Little Chalfont.

Sat Nav postcode: HP8 4BL

BY TRAIN

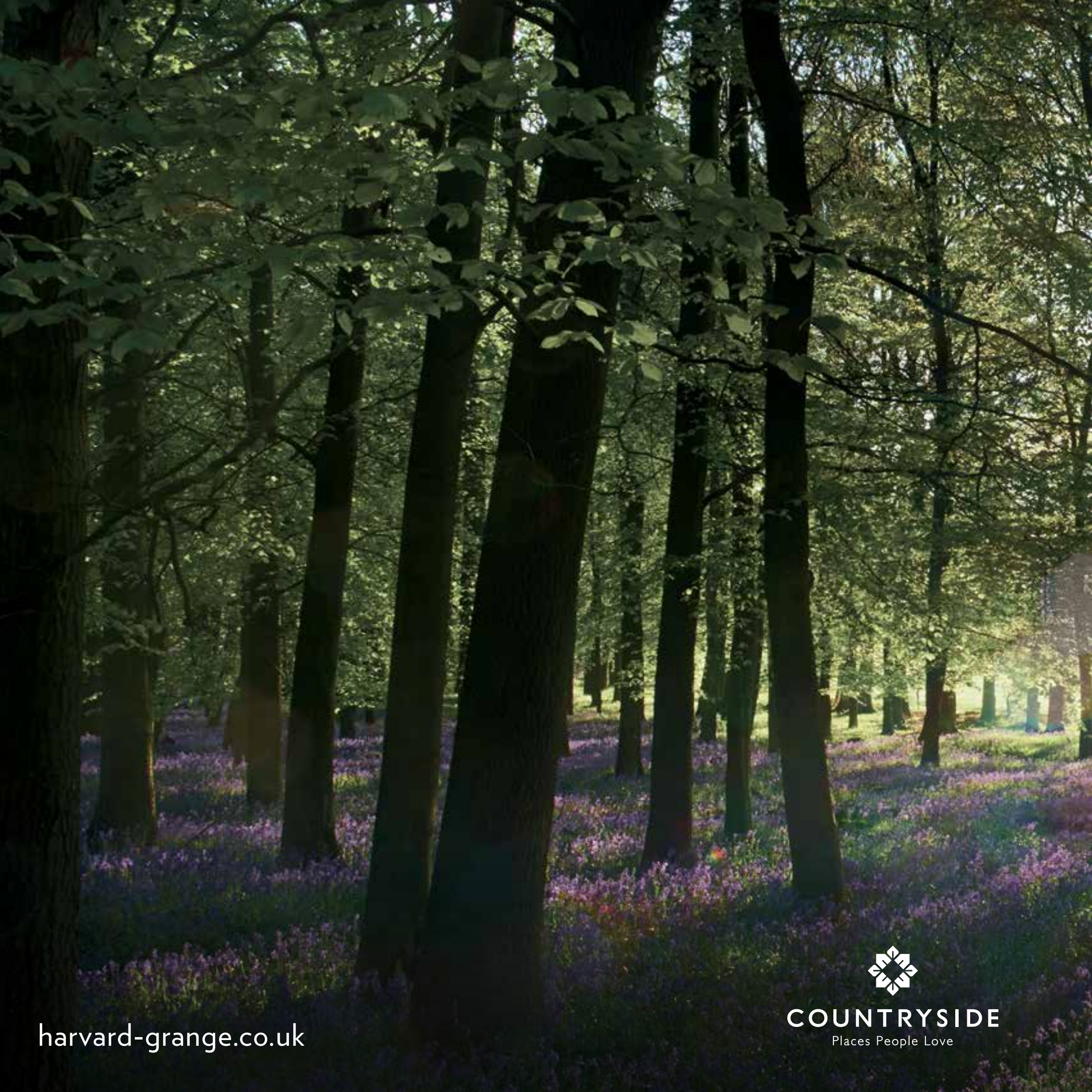
If travelling by train/tube, you'll need to jump on the Metropolitan line from London and alight at Chalfont and Latimer, from which Harvard Grange is just over half-a-mile away.

harvard-grange.co.uk



Misrepresentation Act: These property details have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the details is hereby excluded. All computer generated images and plans are indicative at this stage and may be subject to change. September 2015.





harvard-grange.co.uk



COUNTRYSIDE

Places People Love