



MILLSIDE
GRANGE

CROXLEY GREEN

FLOORPLANS



Computer generated image is for indicative purposes only.

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

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
- **AFFORDABLE HOUSING**
- **THE CRESCENT**
 4 Bedroom Semi-Detached House
 Plots: 30, 31, 61, 62

- 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.

The Dell

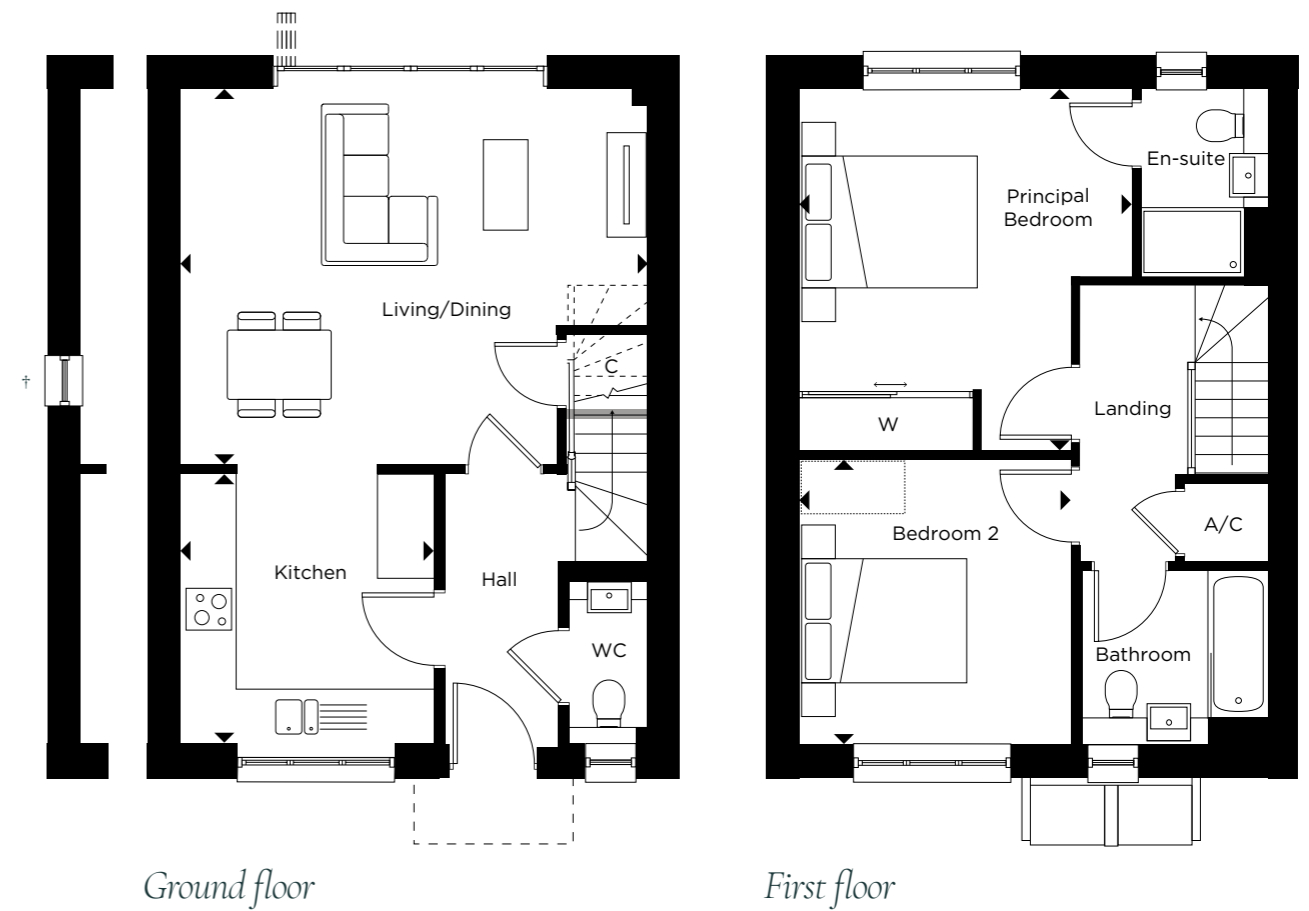
TERRACED HOUSE

2 BEDROOM

PLOTS: 70, 71, 72*



Computer generated image is indicative of plots 70, 71 & 72.



Ground floor

Kitchen
3.10m x 2.90m | 10'1" x 9'5"

Living/Dining
5.40m x 4.35m | 17'7" x 14'2"

First floor

Principal Bedroom
4.15m x 3.80m | 13'6" x 12'4"

Bedroom 2
3.30m x 3.10m | 10'8" x 10'1"

A/C = Airing Cupboard | C = Cupboard | W = Wardrobe
----- = Indicative porch position | □ = Indicative wardrobe position

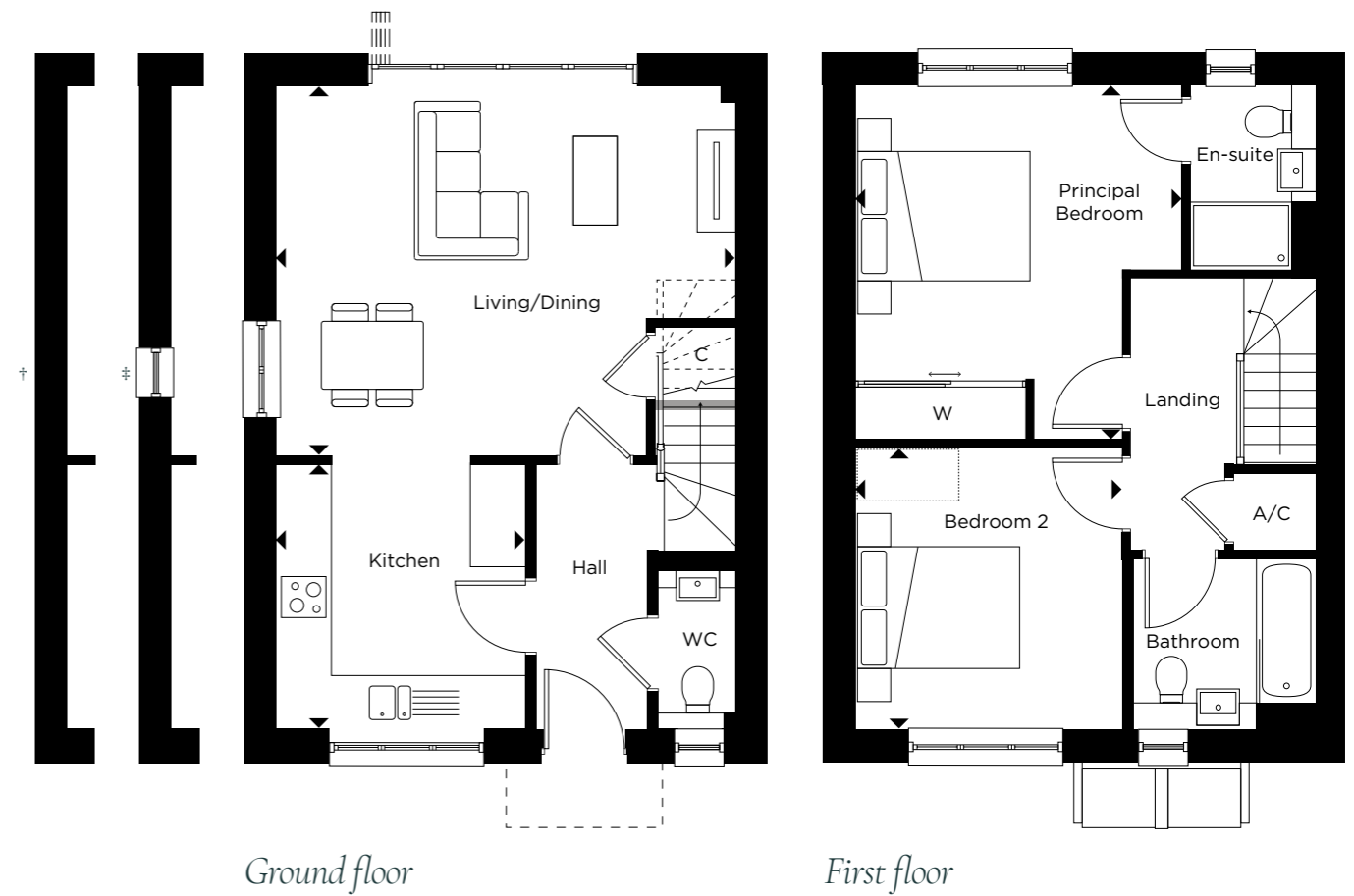
*Denotes handed plot. *Window to plot 70 only. All floorplans are not to scale. Layouts provide approximate measurements only and are subject to planning. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for window treatments or items of furniture. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.

The Grove

SEMI-DETACHED HOUSE

2 BEDROOM

PLOTS: 11, 12*, 13, 14*, 20, 21*, 22, 23*, 54, 55*, 74, 75*, 144, 145*, 146, 147*, 148, 149*



Ground floor

Kitchen
3.10m x 2.90m | 10'1" x 9'5"

Living/Dining
5.40m x 4.30m | 17'7" x 14'1"

First floor

Principal Bedroom
4.15m x 3.80m | 13'6" x 12'4"

Bedroom 2
3.30m x 3.10m | 10'8" x 10'1"

A/C = Airing Cupboard | C = Cupboard | W = Wardrobe
----- = Indicative porch position | □ = Indicative wardrobe position

*Denotes handed plot. †No window to plots 12, 13, 145 & 146. *Smaller window to plots 11, 14, 54, 55 & 149. Brickwork to exterior applies to plots 13, 14, 20, 21, 54, 55, 146, 147, 148 & 149. Floorplans are not to scale. Layouts provide approximate measurements only and are subject to planning. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for window treatments or items of furniture. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.

The Green

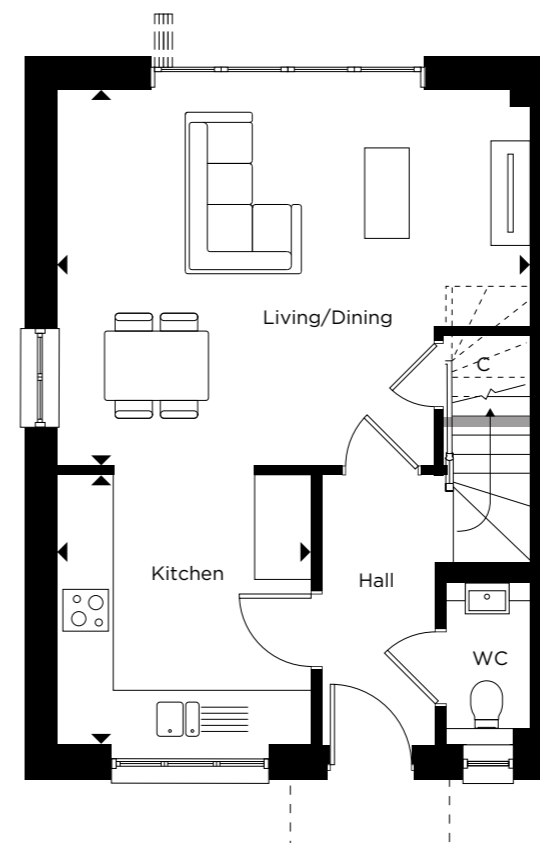
DETACHED HOUSE

2 BEDROOM

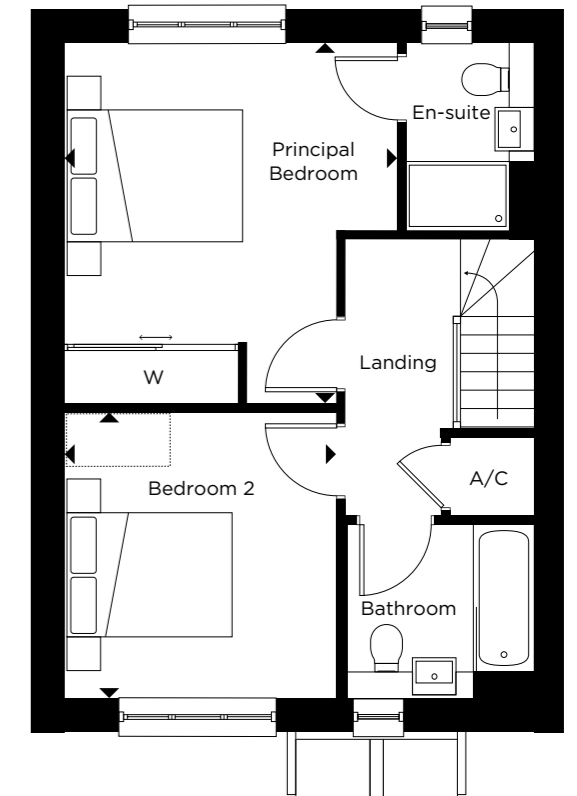
PLOT: 151



Computer-generated image is indicative of plot 151.



Ground floor



First floor

Ground floor

Kitchen
3.10m x 2.90m | 10'1" x 9'5"

Living/Dining
5.40m x 4.30m | 17'7" x 14'1"

First floor

Principal Bedroom
4.15m x 3.80m | 13'6" x 12'4"

Bedroom 2
3.30m x 3.10m | 10'8" x 10'1"

A/C = Airing Cupboard | C = Cupboard | W = Wardrobe
----- = Indicative porch position | □ = Indicative wardrobe position

All floorplans are not to scale. Layouts provide approximate measurements only and are subject to planning. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for window treatments or items of furniture. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.

The Copthorne

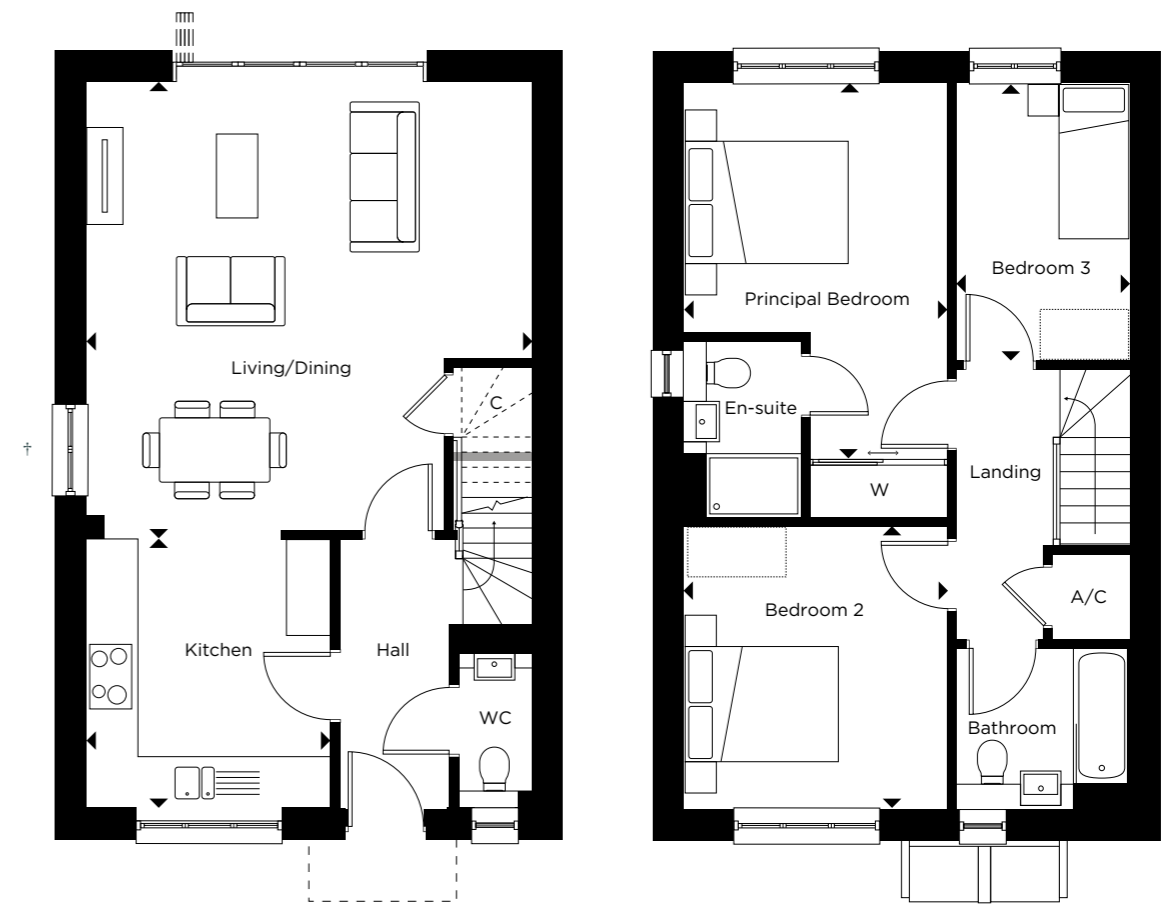
SEMI-DETACHED HOUSE

3 BEDROOM

PLOTS: 9, 10*, 16, 17*, 34, 35*, 45, 46*, 50, 51*, 65, 66*, 80, 81*, 84, 85*



Computer generated image is indicative of plots 9, 10, 16, 17, 45, 46, 50, 51, 65, 66, 80, 81, 84 & 85.



Ground floor

First floor

Ground floor

Kitchen
3.35m x 3.05m | 10'9" x 10'0"

Living/Dining
5.55m x 5.50m | 18'2" x 18'0"

First floor

Principal Bedroom
4.65m x 3.20m | 15'2" x 10'4"

Bedroom 2
3.45m x 3.20m | 11'3" x 10'4"

Bedroom 3
3.45m x 2.15m | 11'3" x 7'0"

A/C = Airing Cupboard | C = Cupboard | W = Wardrobe
----- = Indicative porch position | □ = Indicative wardrobe position

*Denotes handed plot. *Window does not apply to plot 35. Partial tiles to exterior applies to plots 34 & 35. All floorplans are not to scale. Layouts provide approximate measurements only and are subject to planning. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for window treatments or items of furniture. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.

The Elms

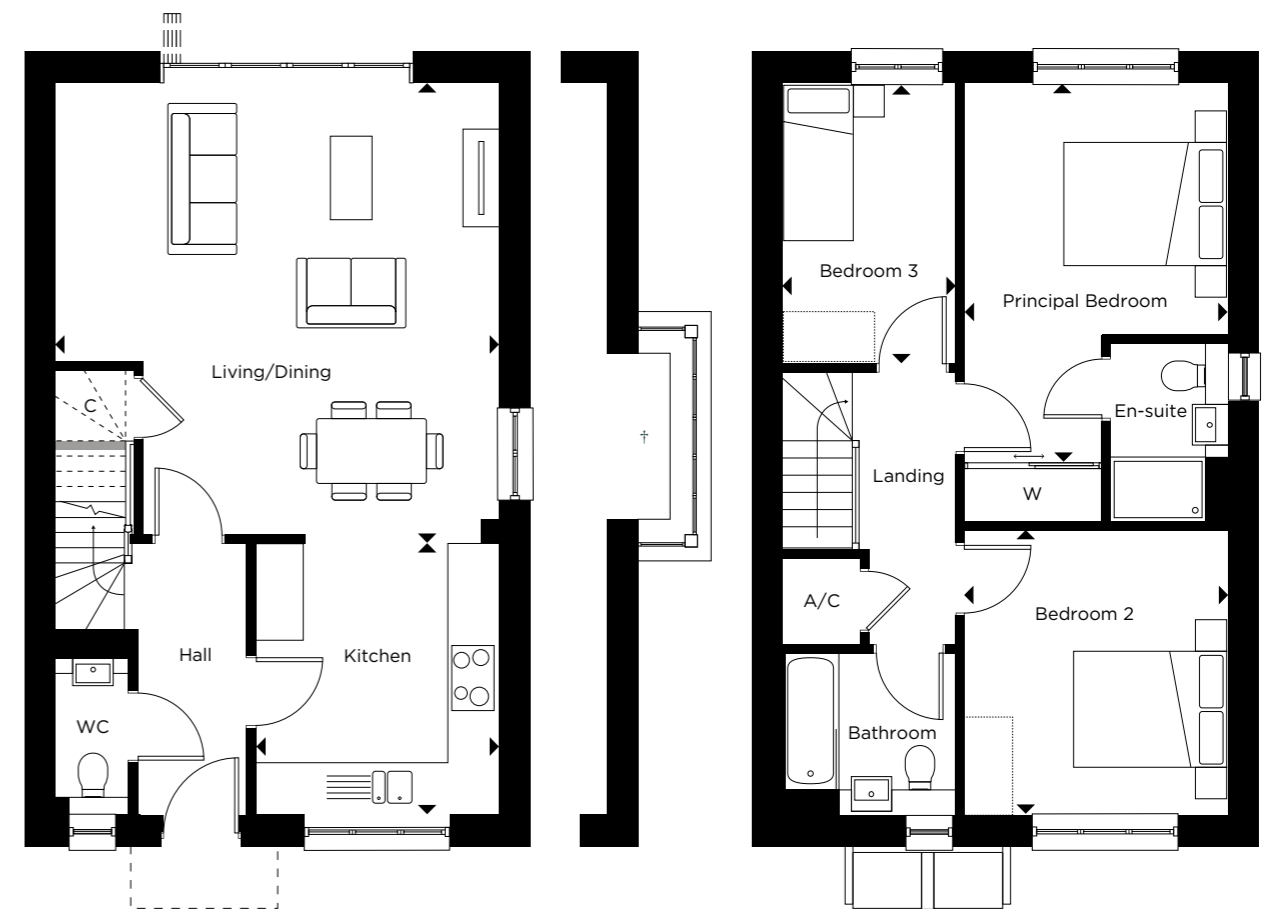
DETACHED HOUSE

3 BEDROOM

PLOTS: 4, 8, 49, 52, 53*, 64, 73*, 76*, 82*, 83*, 86*, 87, 150, 152*



Computer generated image is indicative of plots 4 & 83.



Ground floor

First floor

Ground floor

Kitchen
3.35m x 3.05m | 10'9" x 10'0"

Living/Dining
5.55m x 5.50m | 18'2" x 18'0"

First floor

Principal Bedroom
4.65m x 3.25m | 15'2" x 10'6"

Bedroom 2
3.45m x 3.25m | 11'3" x 10'6"

Bedroom 3
3.40m x 2.15m | 11'2" x 7'0"

A/C = Airing Cupboard | C = Cupboard | W = Wardrobe
----- = Indicative porch position | □ = Indicative wardrobe position

*Denotes handed plot. †Bay window to plot 152. Partial tiles to exterior applies to plot 52 & 152. Brickwork to exterior applies to plots 8, 49, 53, 64, 73, 76, 82, 86, 87 & 150. All floorplans are not to scale. Layouts provide approximate measurements only and are subject to planning. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for window treatments or items of furniture. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.

THE *finer details*

2 and 3 bedroom homes



Image is indicative only and is representative of another Hill development.

KITCHEN

- Matt finish shaker-style kitchen units with soft close to doors and drawers
- Caesarstone worktops with matching upstand and splashback behind hob
- Induction hob
- Integrated single oven
- Integrated microwave
- Integrated fridge/freezer
- Integrated dishwasher
- Integrated cooker hood
- Stainless steel under-mounted sink with contemporary brushed steel mixer tap
- LED feature lighting to wall units
- Integrated washer/dryer

EN-SUITES

- Low profile shower tray with glass shower door
- Framed feature mirror with shelf to match vanity top (where layout allows)
- Large format wall and floor tiles
- Heated chrome towel rail

BATHROOM

- Bath with shower over and glass screen
- Bath panel to match vanity top
- Large format wall and floor tiles
- Heated chrome towel rail

DECORATIVE FINISHES

- Timber staircase with carpeted treads and risers
- White painted single panel moulded internal doors with contemporary dual finish ironmongery
- Built-in mirrored wardrobe with sliding doors to principal bedroom
- Square cut skirting and architrave
- Walls painted in white emulsion
- Smooth ceilings in white emulsion

FLOOR FINISHES

- Amtico flooring throughout ground floor
- Carpet to stairs, landing and bedrooms
- Large format tiles to bathroom and en-suite

DOOR & WINDOWS

- Composite front door with multi-point locking system
- High-efficiency double-glazed uPVC windows
- Aluminium bi-fold patio doors

HEATING & WATER

- Underfloor heating to ground floor, radiators to upper floor
- Heated chrome towel rails to bathroom and en-suite
- Air source heat pump
- Hot water storage tank

ELECTRICAL

- Downlights to entrance hall, kitchen, open-plan kitchen/living/dining area, bathroom, en-suite and WC
- Pendant fittings to landing and bedrooms
- LED feature lighting to wall units in kitchen
- Shaver sockets to bathroom and en-suite
- TV, BT and data points to selected locations
- BT & Hyperoptic fibre connection to all properties for customer's choice of broadband provider
- Pre-wired for customer's own Sky Q connection
- External lighting to front and rear of property
- Hard-wired smoke and heat detectors

- Spur for customer's own installation of security alarm panel
- Provision for customer's own electric car charging point

EXTERNAL FINISHES

- Landscaping to front garden
- Turf to rear garden
- Paved patios
- External tap and power socket
- Garden shed as shown on site plan layout

CONSTRUCTION

- Traditionally constructed brick and block outer walls, cavity filled with insulation
- Concrete floor to ground floors with timber to upper floors
- Exterior treatments are a combination of red or buff facing bricks, with render or tile hanging to selected plots and red or grey roof tiles
- uPVC rain-water goods

WARRANTY

- 10-year NHBC warranty

A Management Company has been formed at Millside Grange and will be responsible for the management and maintenance of the shared services and external communal areas of the of the development, including the green open spaces, play areas, un-adopted estate roads and footpaths. All homeowners will automatically be made members of the Management Company when they purchase a home at Millside Grange. A managing agent has been appointed on behalf of the Management Company and will take on the day-to-day management and maintenance responsibilities.

All homeowners will be required to pay a contribution towards the maintenance of the development, which will be collected by the managing agent in the form of an annual estate charge.

Kitchen designs and layouts vary; please speak to our Sales Executives for further information. We are unable to accommodate any individual changes, additions or amendments to the specification, layout or plans to any individual home. Please note that it may not be possible to obtain the products as referred to in the specification; in such cases, a similar alternative will be provided. Hill reserve the right to make these changes as required.

The Crescent

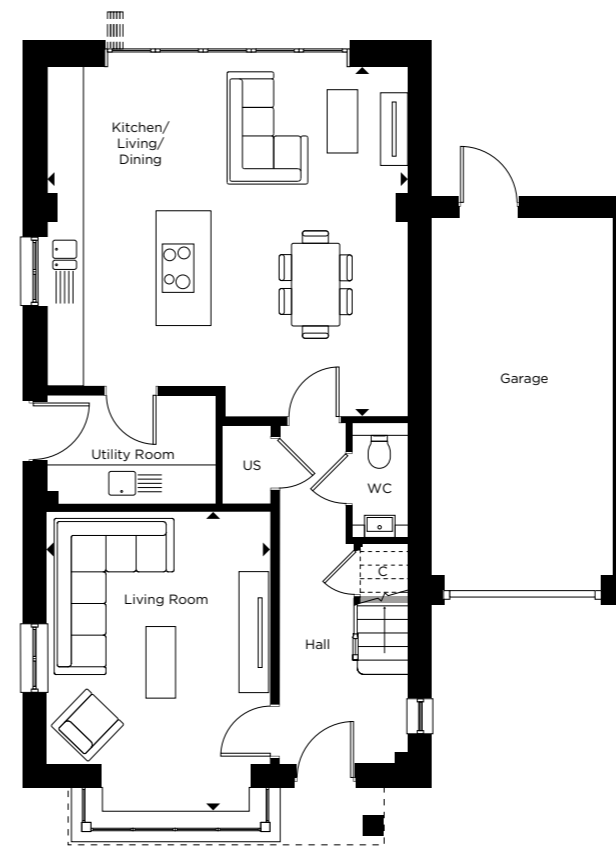
SEMI-DETACHED HOUSE

4 BEDROOM

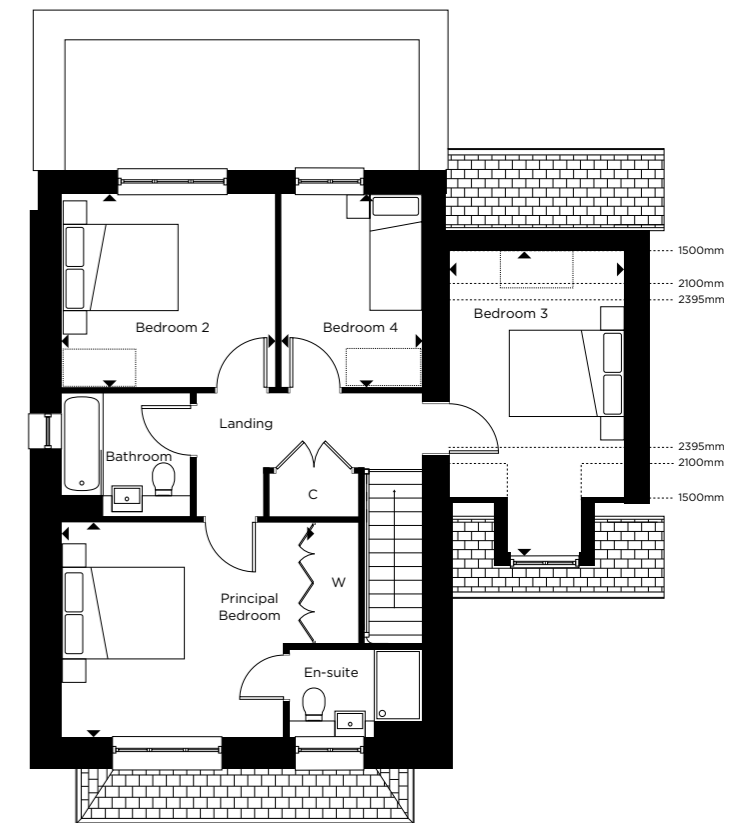
PLOTS: 30, 31', 61, 62'



Computer generated image is indicative of plots 30 (partial tile) & 31 (brick).



Ground floor



First floor

Ground floor

Kitchen/Living/Dining
5.95m x 5.85m | 19'5" x 19'2"

Living Room
4.95m x 3.70m | 16'2" x 12'1"

First floor

Principal Bedroom
4.15m x 3.55m | 13'6" x 11'6"

Bedroom 2
3.55m x 3.20m | 11'7" x 10'4"

Bedroom 3
5.00m x 2.85m | 16'4" x 9'3"

Bedroom 4
3.20m x 2.30m | 10'5" x 7'5"

C = Cupboard | US = Utility Store | W = Wardrobe

..... = Restricted head height | - - - - = Indicative porch position | □ = Indicative wardrobe position

*Denotes handed plot. Partial tiles to exterior applies to plots 61 & 62. All floorplans are not to scale. Layouts provide approximate measurements only and are subject to planning. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for window treatments or items of furniture. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.

The Sarratt

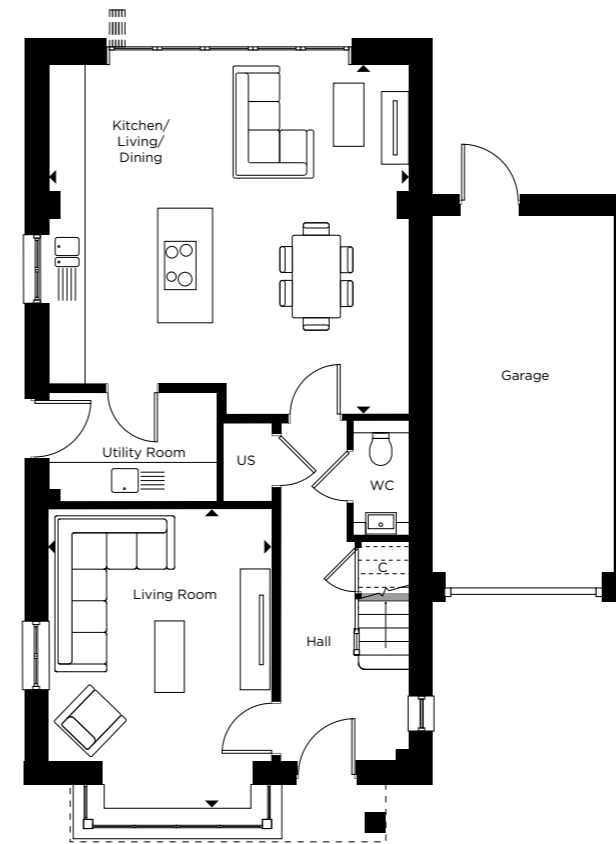
DETACHED HOUSE

4 BEDROOM

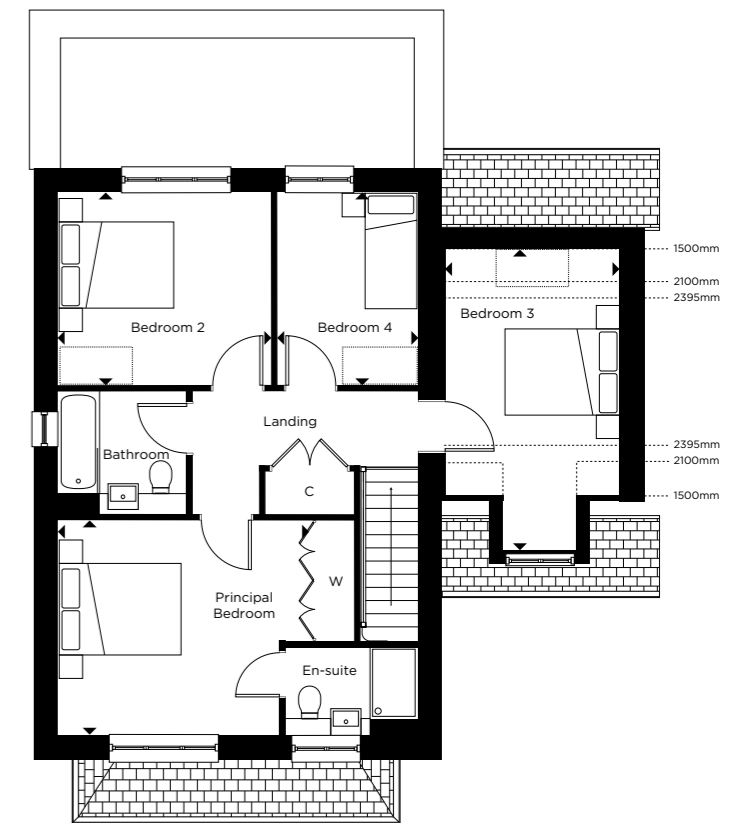
PLOTS: 3, 7*, 15, 18*, 24*, 47, 48*



Computer generated image is indicative of plots 3, 7, 18, 24 & 47.



Ground floor



First floor

Ground floor

Kitchen/Living/Dining
5.95m x 5.85m | 19'5" x 19'2"

Living Room
4.95m x 3.70m | 16'3" x 12'1"

First floor

Principal Bedroom
4.15m x 3.55m | 13'6" x 11'6"

Bedroom 2
3.55m x 3.20m | 11'7" x 10'5"

Bedroom 3
5.00m x 2.85m | 16'4" x 9'3"

Bedroom 4
3.20m x 2.35m | 10'5" x 7'5"

C = Cupboard | US = Utility Store | W = Wardrobe

..... = Restricted head height | - - - - - = Indicative porch position | □ = Indicative wardrobe position

*Denotes handed plot. Partial tiles to exterior applies to plot 15. Partial render to exterior applies to plot 48. All floorplans are not to scale. Layouts provide approximate measurements only and are subject to planning. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for window treatments or items of furniture. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.

The Malvern

DETACHED HOUSE

4 BEDROOM

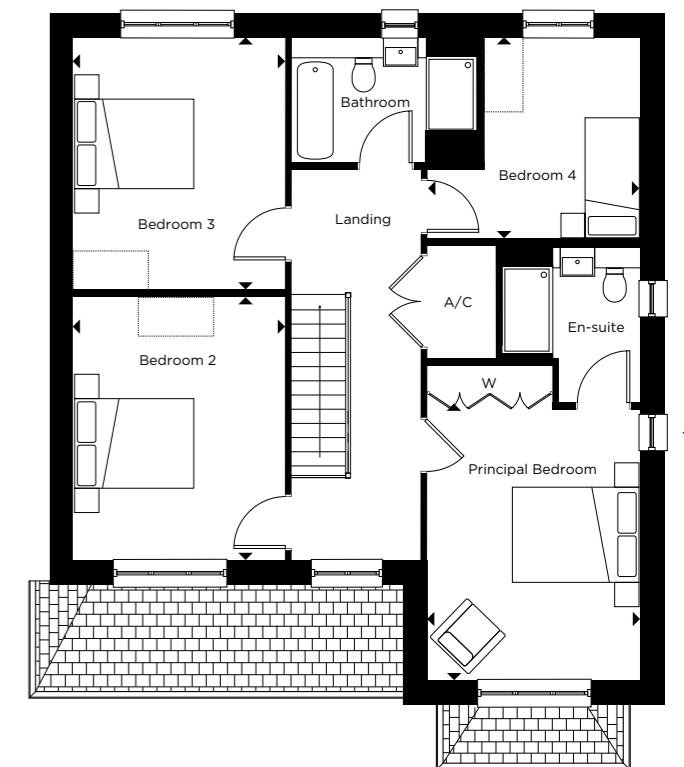
PLOTS: 5, 29*, 36, 154*, 155, 158*



Computer generated image is indicative of plots 5, 29, 36, 154 & 158.



Ground floor



First floor

Ground floor

Kitchen/Living/Dining
9.00m x 3.30m | 29'5" x 10'8"

Living Room
5.40m x 3.35m | 17'9" x 10'9"

First floor

Principal Bedroom
4.30m x 3.35m | 14'1" x 10'9"

Bedroom 2
4.20m x 3.35m | 13'8" x 10'9"

Bedroom 3
4.00m x 3.35m | 13'1" x 10'9"

Bedroom 4
3.35m x 3.15m | 13'1" x 10'3"

A/C = Airing Cupboard | C = Cupboard | W = Wardrobe
----- = Indicative porch position | □ = Indicative wardrobe position

*Denotes handed plot. *Window does not apply to plot 5. Partial tiles to exterior applies to plot 155.
All floorplans are not to scale. Layouts provide approximate measurements only and are subject to planning. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for window treatments or items of furniture. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.

The Baldwin

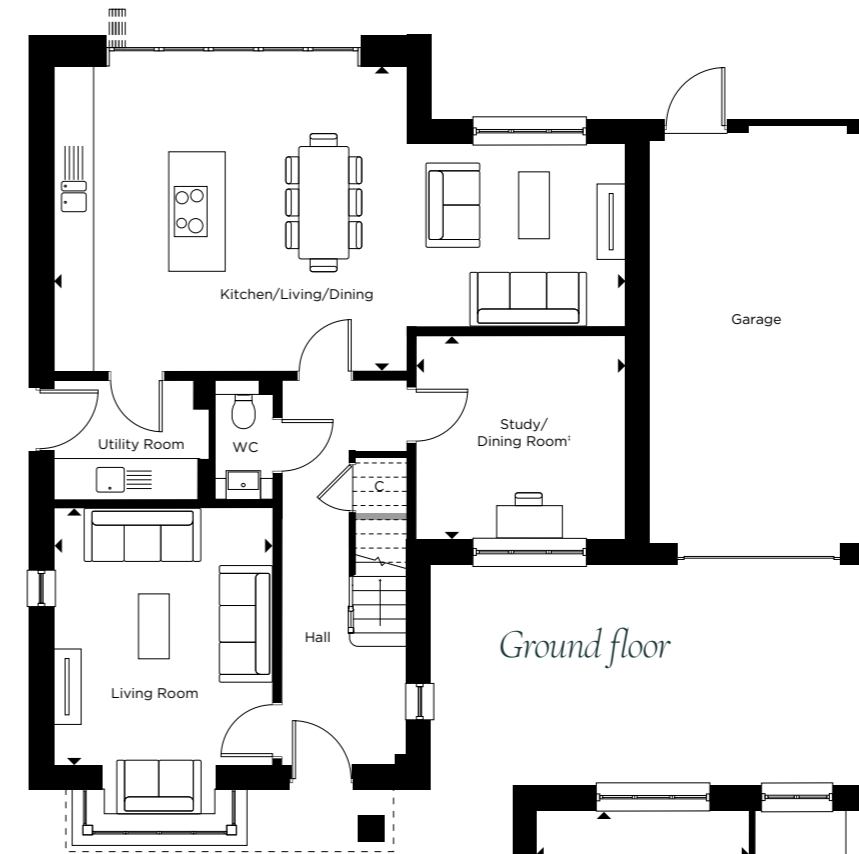
DETACHED HOUSE

4 BEDROOM

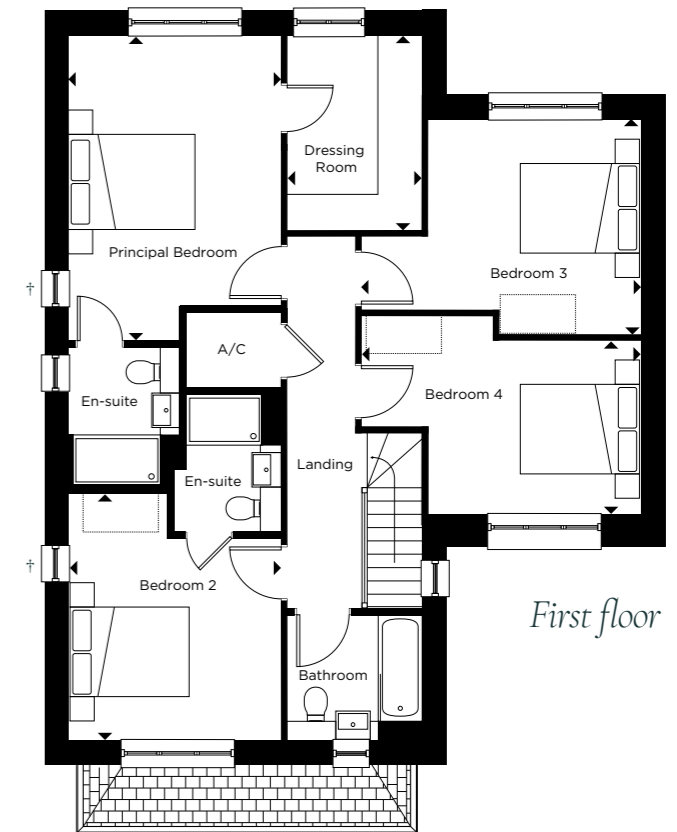
PLOTS: 6, 19*, 25, 27, 32*, 33, 63, 67, 68, 69*



Computer generated image is indicative of plots 6, 25, 27, 32, 68 & 69.



Ground floor



First floor

Ground floor

- Kitchen/Living/Dining**
9.10m x 4.85m | 29'8" x 15'9"
- Living Room**
4.15m x 3.50m | 13'6" x 11'5"
- Study/Dining Room**
3.30m x 3.25m | 10'8" x 10'6"

First floor

- Principal Bedroom**
4.85m x 3.35m | 15'9" x 10'9"
- Bedroom 2**
3.95m x 3.35m | 13'0" x 10'9"
- Bedroom 3**
4.45m x 3.40m | 14'6" x 11'1"
- Bedroom 4**
4.45m x 2.75m | 14'6" x 9'0"
- Dressing Room**
3.10m x 2.15m | 10'1" x 7'1"

A/C = Airing Cupboard | C = Cupboard | W = Wardrobe
 ----- = Indicative porch position | □ = Indicative wardrobe position

*Denotes handed plot. †Window does not apply to plot 68. *Dining room is dressed as a study for illustrative purposes. Brickwork to exterior applies to plots 33 & 63. Partial render to exterior applies to plot 19 & 67. All floorplans are not to scale. Layouts provide approximate measurements only and are subject to planning. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for window treatments or items of furniture. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.

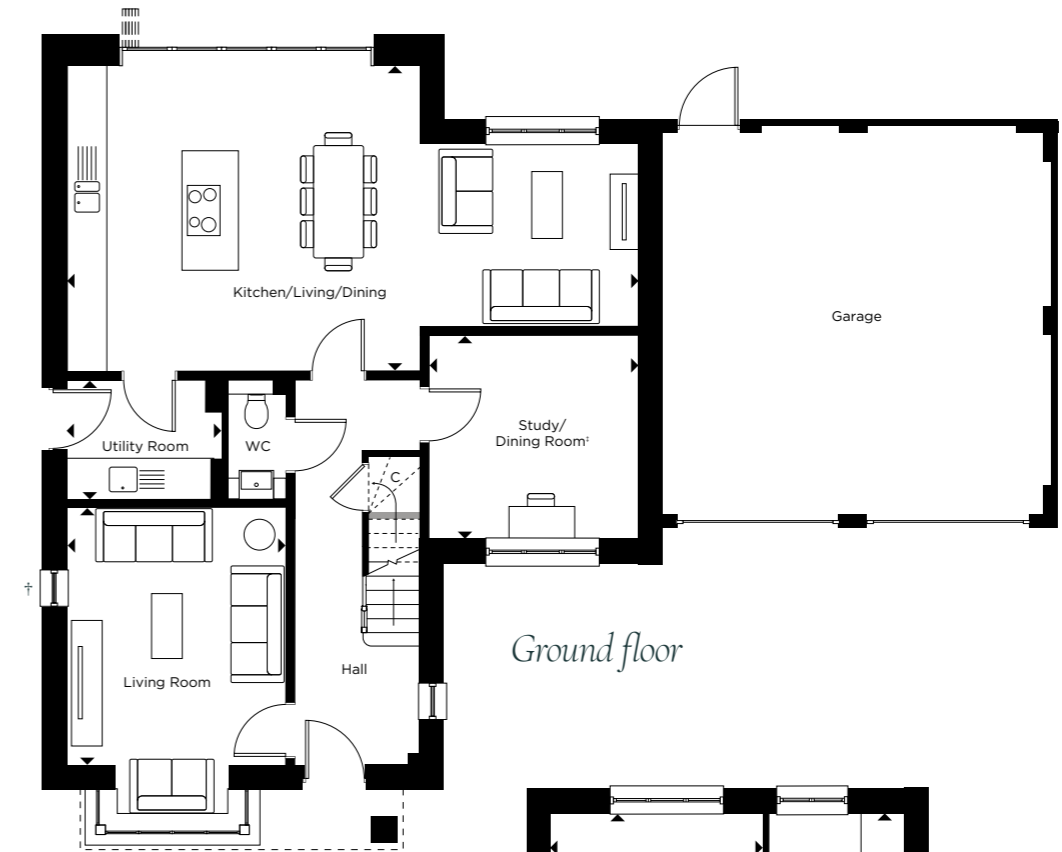
The Oak

DETACHED HOUSE

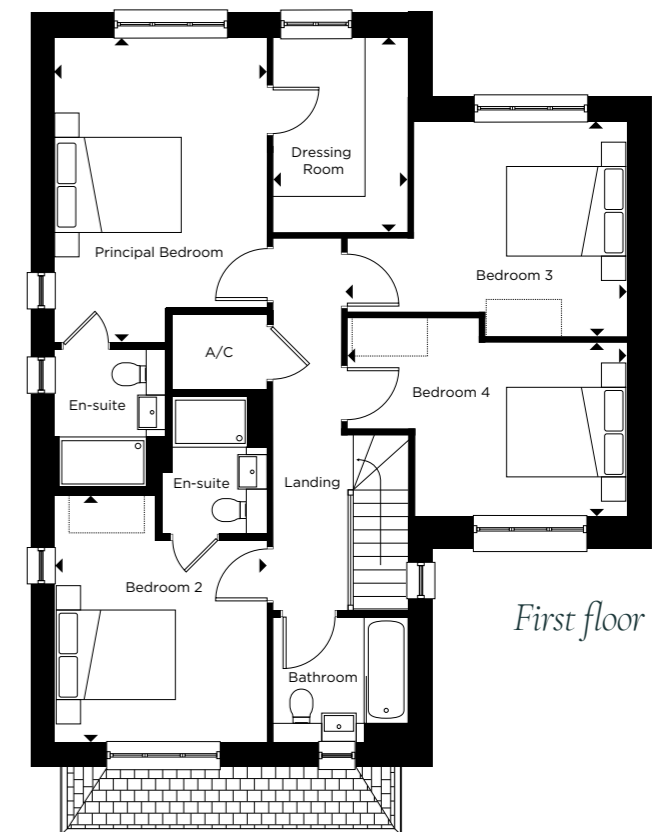
4 BEDROOM
PLOTS: 157*, 159



Computer generated image is indicative of plot 157.



Ground floor



First floor

Ground floor

- Kitchen/Living/Dining**
9.10m x 4.85m | 29'8" x 15'9"
- Living Room**
4.15m x 3.50m | 13'6" x 11'5"
- Study/Dining Room**
3.30m x 3.25m | 10'8" x 10'6"

First floor

- Principal Bedroom**
4.85m x 3.35m | 15'9" x 10'9"
- Bedroom 2**
3.95m x 3.35m | 12'11" x 10'9"
- Bedroom 3**
4.45m x 3.40m | 14'6" x 11'1"
- Bedroom 4**
4.45m x 2.75m | 14'6" x 9'0"
- Dressing Room**
3.13m x 2.15m | 10'3" x 7'0"

A/C = Airing Cupboard | C = Cupboard | W = Wardrobe
----- = Indicative porch position | □ = Indicative wardrobe position

*Denotes handed plot. †Window does not apply to plot 159. *Dining room is dressed as a study for illustrative purposes. Partial tiles to exterior applies to plot 159. All floorplans are not to scale. Layouts provide approximate measurements only and are subject to planning. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for window treatments or items of furniture. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.

The Lawrence

DETACHED HOUSE

5 BEDROOM

PLOTS: 1*, 2, 26, 28, 153*, 156*, 160



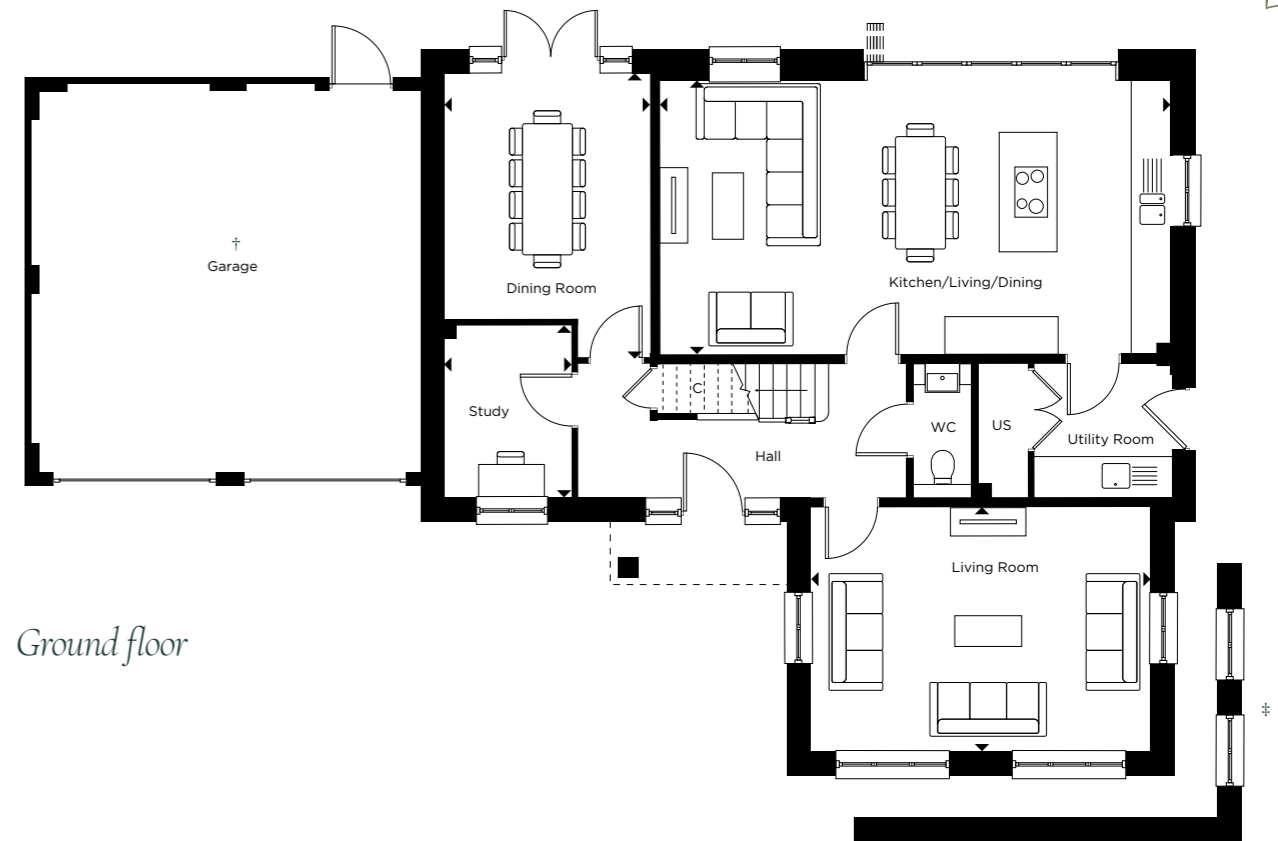
Computer generated image is indicative of plot 160.

Ground floor

- Kitchen/Living/Dining**
8.15m x 4.35m | 26'7" x 14'2"
- Living Room**
5.40m x 3.90m | 17'7" x 12'9"
- Dining Room**
4.50m x 3.30m | 14'7" x 10'8"
- Study**
2.75m x 2.00m | 9'0" x 6'5"

First floor

- Principal Bedroom**
4.75m x 3.80m | 15'7" x 12'4"
- Bedroom 2**
4.45m x 2.90m | 14'6" x 9'5"
- Bedroom 3**
3.75m x 3.20m | 12'3" x 10'4"
- Bedroom 4**
4.50m x 2.70m | 14'7" x 8'8"
- Bedroom 5**
3.25m x 2.35m | 10'7" x 7'7"



Ground floor



First floor

C = Cupboard | US = Utility Store | W = Wardrobe
 - - - - = Indicative porch position | □ = Indicative wardrobe position

*Denotes handed plot. †Attached double garage applies to plot 28 & 160 only. Detached garage to other plots. ‡Window variant applies to plot 26 only. §Window does not apply to plot 1 & 26. Brickwork to exterior applies to plot 26 & 28. Partial tiles to exterior applies to plots 1, 2, 153 & 156. All floorplans are not to scale. Layouts provide approximate measurements only and are subject to planning. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for window treatments or items of furniture. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.

THE *finer details*

4 and 5 bedroom homes



Image is indicative only and is representative of another Hill development.

KITCHEN

- Matt finish shaker-style units with soft close doors and drawers
- Caesarstone worktop with matching upstand
- Induction hob with built-in extractor
- Integrated single oven
- Integrated compact combi oven/microwave
- Integrated fridge/freezer
- Integrated dishwasher
- Stainless steel under-mounted sink with contemporary brushed steel mixer tap
- LED feature lighting to wall units

UTILITY ROOM

- Matt finish shaker-style units with soft close doors and drawers
- Caesarstone worktops with matching upstand
- Stainless steel under-mounted sink with contemporary brushed steel mixer tap
- Freestanding washing machine
- Freestanding condenser dryer

EN-SUITES

- Low profile shower tray with glass shower door
- Feature mirror cabinet with LED lighting (to principal en-suite only, where layout allows)
- Recessed shower shelf
- Large format wall and floor tiles
- Heated chrome towel rail

BATHROOM

- Bath with shower over and glass shower screen or separate shower enclosure
- Low profile shower tray with glass shower door where applicable
- Bath panel to match vanity top
- Feature mirror cabinet with LED lighting (where layout allows)
- Recessed shower shelf
- Large format wall and floor tiles
- Heated chrome towel rail

DECORATIVE FINISHES

- Timber staircase with carpeted treads and risers
- White painted single panel moulded internal doors with contemporary dual finish ironmongery
- Built-in hinged wardrobe or walk-in dressing room with high level shelf, hanging rail and LED lighting to principal bedroom
- Square cut skirting and architrave
- Walls painted in white emulsion
- Smooth ceilings in white emulsion

FLOOR FINISHES

- Amtico flooring throughout ground floor
- Carpet to stairs, landing and bedrooms
- Large format tiles to bathroom and en-suites

DOOR & WINDOWS

- Composite front door with multi-point locking system
- High-efficiency double-glazed uPVC windows
- Aluminium bi-fold patio doors, and swing patio doors to match windows where applicable
- Electrically controlled up and over garage door, colour to match front door

HEATING & WATER

- Underfloor heating to ground floor, radiators to upper floor
- Heated chrome towel rails to bathroom and en-suites
- Air source heat pump

ELECTRICAL

- Downlights to entrance hall, kitchen, open-plan kitchen/living/dining area, bathroom, en-suites, WC, utility room and principal bedroom
- Pendant fittings to separate living room, dining room, study, landing and other bedrooms
- LED feature lighting to wall units in kitchen
- Selected sockets with integrated USB port
- Shaver sockets to bathroom and en-suites
- TV, BT and data points to selected locations
- BT & Hyperoptic fibre connection to all properties for customer's choice of broadband provider
- Pre-wired for customer's own Sky Q connection
- External lighting to front and rear of property
- Light and power to garage

- Hard-wired smoke and heat detectors
- Spur for customer's own installation of security alarm panel
- Provision for customer's own electric car charging point

EXTERNAL FINISHES

- Landscaping to front garden
- Turf to rear garden
- Paved patios
- External tap and power socket

CONSTRUCTION

- Traditionally constructed brick and block outer walls, cavity filled with insulation
- Concrete floor to ground floors with timber to upper floors
- Exterior treatments are a combination of red or buff facing bricks, with render or tile hanging to selected plots and red or grey roof tiles
- uPVC rain-water goods

WARRANTY

- 10-year NHBC warranty

A Management Company has been formed at Millside Grange and will be responsible for the management and maintenance of the shared services and external communal areas of the of the development, including the green open spaces, play areas, un-adopted estate roads and footpaths. All homeowners will automatically be made members of the Management Company when they purchase a home at Millside Grange. A managing agent has been appointed on behalf of the Management Company and will take on the day-to-day management and maintenance responsibilities.

All homeowners will be required to pay a contribution towards the maintenance of the development, which will be collected by the managing agent in the form of an annual estate charge.

Kitchen and utility designs and layouts vary; please speak to our Sales Executives for further information. We are unable to accommodate any individual changes, additions or amendments to the specification, layout or plans to any individual home. Please note that it may not be possible to obtain the products as referred to in the specification; in such cases, a similar alternative will be provided. Hill reserve the right to make these changes as required.

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

