



# IVY GROVE

WATFORD ROAD, RADLETT,  
HERTFORDSHIRE, WD7 8LR





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# Introducing Ivy Grove

Ivy Grove is an exclusive collection of just four, four/five-bedroom semi-detached homes, in the sought after village of Radlett in Hertfordshire. These exquisite homes offer spacious and beautifully appointed accommodation, set within leafy surrounds.

Each of the homes has been elegantly designed to incorporate stunning interiors, with an impressive specification throughout. Time and attention have been paid to every detail to ensure that Ivy Grove is perfectly designed for family living. From sociable kitchen dining spaces, which overlook the garden, to separate family living areas and dedicated studies, these homes deliver on both practicality and style.







WELCOME TO  
RADLETT,  
HERTFORDSHIRE

# The perfect village location

Renowned for its impressive houses, leafy streets and a strong sense of community, this popular Hertfordshire village has a lot to offer. Conveniently located between St Albans and London, Radlett benefits from excellent transport links, including a direct train service into London St Pancras, making it ideal for commuters.

Radlett's high street boasts boutique shops, cafes, and restaurants, while the surrounding green spaces provide plenty of opportunities for walking, golf, and outdoor recreation. With its highly regarded schools and array of local amenities, Radlett is popular with families and professionals alike, all seeking a quiet yet well-connected destination to call home.

# Local Area

## Retail therapy and dining

Radlett's bustling high street offers a diverse mix of retailers, cafés and national chains – perfectly equipped to meet your day to day needs.

Nearby you will also find the charming Battlers Green Farm shopping village, which offers a variety of farm produce, boutiques, cafés, and a family-friendly atmosphere – all set within a welcoming farm-yard setting. Or head to St Albans or Watford for some serious retail therapy – both are within easy reach.

For dining and socialising, there are traditional pubs alongside well-known chains, as well as independent restaurants offering everything from Mediterranean and Turkish to pan-Asian cuisine – there is something to please everyone.



## Leisure pursuits and sports clubs aplenty

The area offers an excellent array of sports and leisure facilities. These include Radlett Cricket Club, the Tabard Rugby Club, Belstone FC and Radlett Lawn Tennis and Squash Club – making it easy to keep active.

The village also benefits from its own theatre, the Radlett Centre. This 300-seat auditorium hosts a variety of theatre, comedy, music and exhibitions, along with its ever popular annual Christmas pantomime.

For those seeking the great outdoors – you are spoilt for choice. Both Aldenham Country Park and Shenley Park are close by, alongside the area's numerous sports and golf clubs.



## Well connected by road and rail

Radlett offers exceptional transport connections, making it a highly desirable destination among commuters. The village is home to Radlett railway station, which sits on the Midland Main Line, and is served by the cross-London Thameslink route, providing a fast and direct service into London St Pancras (in as little as 26–29 minutes).

By road, Radlett is well connected. It is just minutes from the M25, M1, and A1(M) via the A405 — making journeys to London, Luton, Watford, and beyond convenient and easily accessible.

Local bus services also link Radlett to nearby towns including Watford, St Albans, Hatfield, and Borehamwood.

## Excellent educational establishments

Radlett offers an excellent range of educational options spanning highly rated state primaries to prestigious private and faith-based schools. Within three miles of the development, there is a choice of seven, state primary schools, all rated as Good by Ofsted. The closest secondary school, Queens' School (which is 2.5 miles away), is rated as Ofsted Outstanding.

In addition, there are multiple Independent and specialist schools to include Edge Grove School, Aldenham School, Radlett Preparatory School, Gurukula - The Hare Krishna Primary School, Haberdashers' Boys' School and Haberdashers' Girls' School – all within three miles of the development.





ST ALBANS

IVY GROVE

WATFORD

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# In the Area

## SCHOOLS

1. Fair Field Junior School (0.3 miles)
2. St John's Church of England Infant and Nursery School (0.5 miles)
3. Edge Grove School (Independent) (0.7 miles)
4. Newberries Primary School (Independent) (1.3 miles)
5. Aldenham School (1.9 miles)
6. Radlett Preparatory School (Independent) (2.0 miles)
7. Hertsmere Jewish Primary School (2.2 miles)
8. Radlett Lodge School (Independent) (2.2 miles)
9. Queens' School (2.5 miles)
10. Haberdashers' Boys' School (Independent) (2.6 miles)
11. Highwood Primary School (2.7 miles)
12. Gurukula - The Hare Krishna Primary School (Independent) (2.9 miles)
13. Haberdashers' Girls' School (Independent) (3.0 miles)
14. Meryfield Primary School (3.0 miles)
15. Meadow Wood School (3.0 miles)

## SHOPPING

16. Battlers Green Farm (shopping village) (0.9 miles)
17. Tesco Express (1.1 miles)
18. Budgens (1.2 miles)
19. Harlequin Watford (shopping centre) (4.3 miles)
20. Marks & Spencer (4.6 miles)
21. Tesco Extra (4.6 miles)
22. Waitrose (7.2 miles)

## OUTDOOR

23. Radlett Lawn Tennis Club (1.1 miles)
24. Porters Park Golf Club (1.2 miles)
25. Radlett Cricket Club (1.5 miles)
26. Tabard Rugby Club (1.5 miles)
27. Shenley Park (2.2 miles)
28. Belstone Football Club (2.3 miles)
29. The Hertsmere (golf course) (3.1 miles)
30. Aldenham Country Park (3.2 miles)
31. The Grove Hotel, Spa & Golf Course (6.3 miles)

## LIFESTYLE

32. Radlett Train Station (Thameslink) (0.7 miles)
33. No. 58 Restaurant (0.7 miles)
34. The Red Lion Pub (0.8 miles)
35. The Radlett Centre (0.9 miles)
36. Warner Bros. Studio (5.4 miles)





# THE HOMES

HOME 1 - 2,701 SQ FT - SEMI-DETACHED - 4/5-BEDROOM

HOME 2 - 2,701 SQ FT - SEMI-DETACHED - 4/5-BEDROOM

HOME 3 - 2,701 SQ FT - SEMI-DETACHED - 4/5-BEDROOM

HOME 4 - 2,701 SQ FT - SEMI-DETACHED - 4/5-BEDROOM



HOME 4

HOME 3

HOME 2

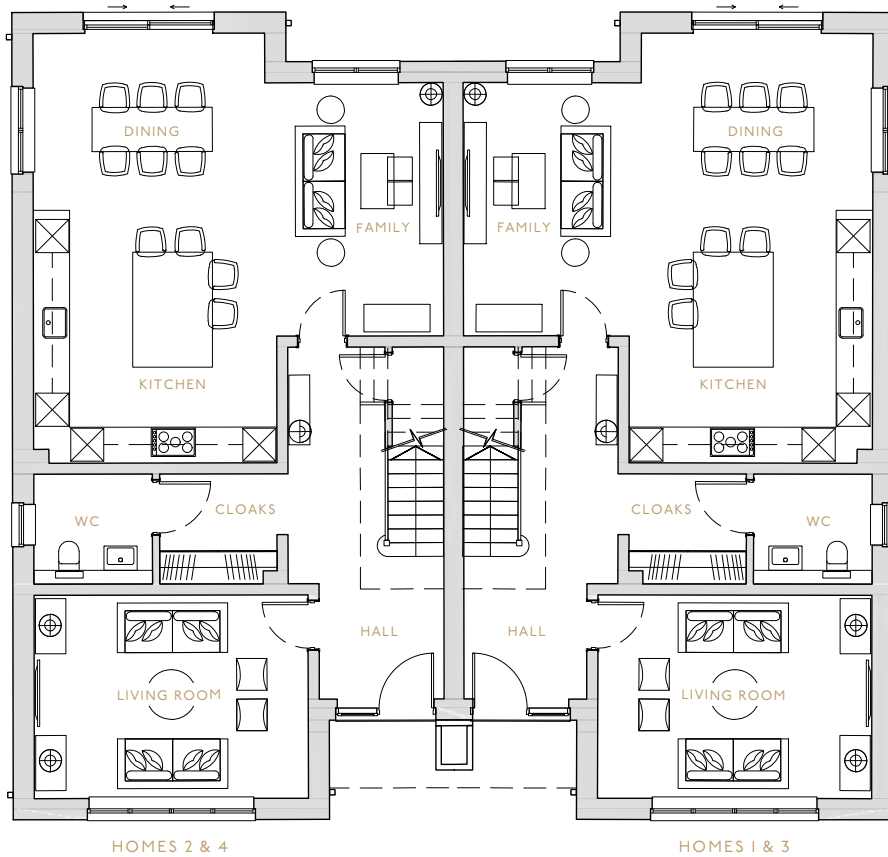
HOME 1

WATFORD ROAD

# All Homes

TOTAL AREA: 251m<sup>2</sup> ~ 2,701ft<sup>2</sup>

## GROUND FLOOR



GROUND FLOOR AREA: 95M<sup>2</sup> ~ 1022FT<sup>2</sup>

KITCHEN : 4405mm x 4696mm - 14'5" x 15'5"

DINING : 4405mm x 3085mm - 14'5" x 10'1"

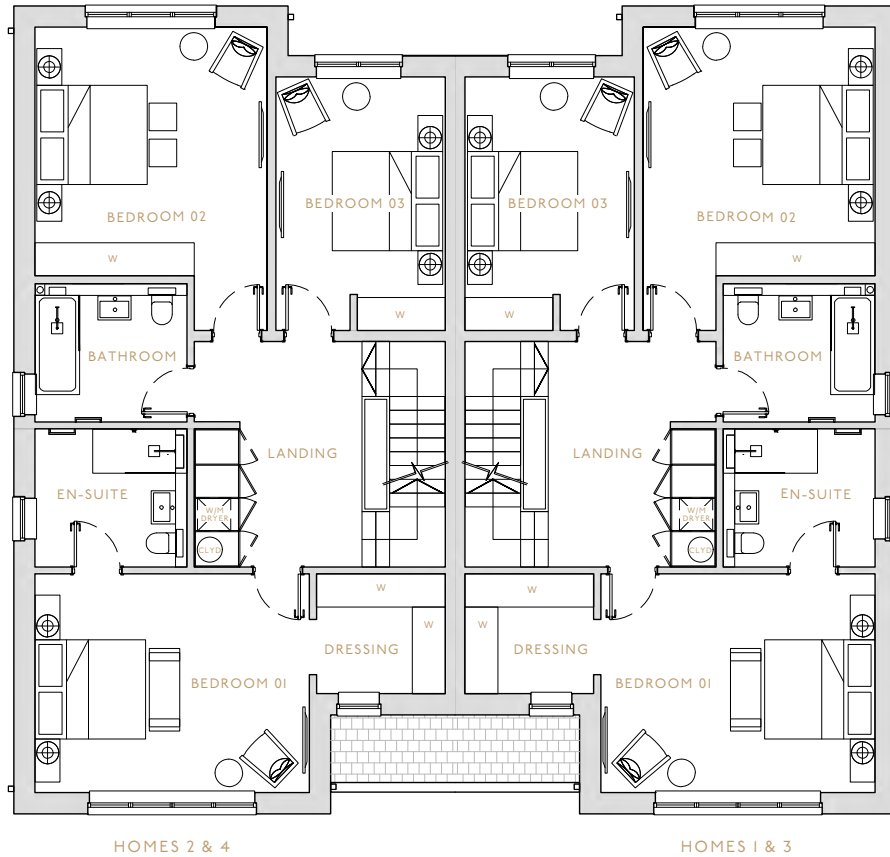
FAMILY ROOM : 3,015mm x 4,590mm - 9'11" x 15'1"

LIVING ROOM : 4,965mm x 3,680mm - 16'3" x 12'1"

# All Homes

TOTAL AREA: 251m<sup>2</sup> ~ 2,701ft<sup>2</sup>

## FIRST FLOOR



FIRST FLOOR AREA: 95M<sup>2</sup> ~ 1022FT<sup>2</sup>

BEDROOM 1 : 4,960mm x 3,955mm - 16'3" x 13'

BEDROOM 2 : 4,195mm x 4,500mm - 13'9" x 14'9"

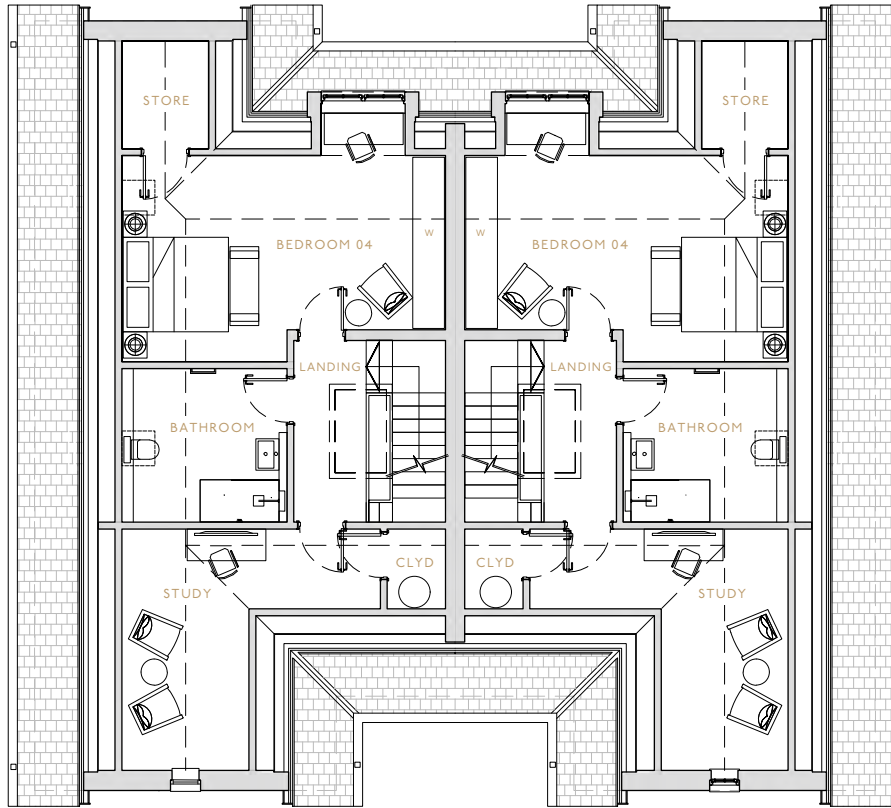
BEDROOM 3 : 3,065mm x 4,590mm - 10'1" x 15'1"

W depicts suggested location of wardrobe/s

# All Homes

TOTAL AREA: 251m<sup>2</sup> ~ 2,701ft<sup>2</sup>

## SECOND FLOOR



HOMES 2 & 4

HOMES 1 & 3

SECOND FLOOR AREA: 61M<sup>2</sup> ~ 656FT<sup>2</sup>

BEDROOM 4 : 6,140mm x 3,915mm - 20'2" x 12'10"

STUDY : 2,405mm x 4,580mm - 7'11" x 15'

W depicts suggested location of wardrobe/s





SPECIFICATION



## It's all in the detail

All of the homes at Ivy Grove benefit from Bruckland's superior specification. From the moment you walk through the front door we are confident that you will be impressed by the attention to detail and the high level of finish, which affords each and every one of these new homes.

From the beautiful, wood-effect flooring which runs throughout the main downstairs to the plush carpets, which come as standard in all bedrooms, these homes exude a true sense of luxury throughout.

As well as ample space for a dining table, the kitchens benefit from a central island, creating the ideal hub when you are entertaining - or the perfect spot for relaxed family meal times. All kitchens boast fully fitted units with stone worktops and high-quality integrated appliances, while the bathrooms enjoy classic sanitaryware and premium fixtures and fittings.

All homes include an air source heat pump.

Our promise to you extends beyond aesthetics. We provide a 10-year structural warranty on all Bruckland Development homes, offering you complete reassurance and confidence in the lasting quality of your new home.

# Specification

## Kitchen

Fully fitted contemporary kitchen with a stone work surface  
Soft close dark walnut doors and drawers  
Antique brushed brass cabinet handles  
Pendant lighting above the island  
Built-in kitchen extractor  
Elica induction hob  
Siemens integrated oven  
Siemens integrated combi oven (microwave)  
Caple wine cooler  
Siemens integrated fridge  
Siemens integrated freezer  
Siemens integrated dishwasher  
Quooker antique brass hot tap  
Undermounted white sink  
Large pull out bin included  
Under cabinets LED strip lighting

## Interior finishes and features

Matt paint finish to all rooms  
High quality three panelled fire doors, doors painted black with antique brass ironmongery  
Porcelain tiles in bathrooms  
Plank style tiled floor in hallway, kitchen and WC  
Carpet to lounge, all bedrooms and landing and staircase  
Architectural metal balustrading with an oak handrail  
Classical skirting and architrave profile  
Fitted wardrobes in principal bedroom  
Utility cupboard on first floor landing – to house washer/dryer

## Bathrooms, en-suites and WC

Wallpapered walls in the WC  
Premium sanitaryware  
Dual flush WC with concealed cistern, soft close seat and cover  
LED light within niches in both family bathroom and en-suites  
Vanity units with soft close drawers  
Electric heated towel rail to all bathrooms and en-suites  
Shaver point to all bathrooms and en-suites  
Thermostatic three-way diverter for the shower/bath controls within bath  
En-suites with large shower enclosures with fixed shower heads and hand held wand  
Porcelain wall and floor tiling in all bathrooms

## Heating, electrical and lighting

Air source heat pump  
Thermostatically controlled underfloor heating throughout the entire house  
Black faceplates to sockets and light switches  
Downlights to kitchen, hallway/landing, bathrooms and downstairs WC  
Pendant lighting above kitchen island, lounge and to all bedrooms  
USB sockets under island and either side of the bed in the principal bedroom  
TV points to family room, lounge and bedrooms  
Pre wired Cat 6 data distribution  
Heat and smoke detectors mains wired throughout the house  
Mechanical extract ventilation to bathrooms and WC  
EV charger installed

## External specification

- Automatic LED lighting on dusk till dawn sensor
- Porcelain tile paving to paths and patios
- Landscaped front garden
- Rear garden – porcelain patio and turf area
- External tap to rear of property
- Exterior double socket to rear
- Main private road entrance
- High-security double glazed black aluminium windows
- High-security front entrance door with multi point locking system
- High security aluminium black sliding doors





BRUCKLAND  
DEVELOPMENTS



# About us

Bruckland Developments is a premium developer specialising in high-end residential properties across the South East of England.

With years of experience and a reputation for excellence, we specialise in creating beautiful homes of outstanding quality. Our experienced team of architects, designers, and builders collaborate closely to craft beautiful, bespoke homes.

We believe that true luxury lies in the detail. From the architectural design to the finishing touches, every aspect of our homes is carefully considered to create a seamless blend of aesthetics and functionality. Each project is testament to our ability to blend traditional craftsmanship with modern innovation, resulting in residences that are both beautiful and functional. This timeless character ensures that our properties remain stylish and desirable for generations to come. Our portfolio features an array of stunning homes that showcase our commitment to quality and luxury.

Our reputation for excellence is built on a foundation of integrity, quality, and exceptional customer service. We take pride in our ability to deliver homes that not only meet but exceed our clients' expectations.



# BRUCKLAND

DEVELOPMENTS

## Ivy Grove

Watford Road, Radlett, Hertfordshire, WD7 8LR



## Bruckland Developments

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We work in partnership with our chosen delivery partner JVB Construction Ltd to deliver all of our new build developments across London and the South East. With a shared ethos and a passion for delivering premium homes of a high standard, we work together as a united team to produce exceptional homes for our customers.



# JVB

CONSTRUCTION

Warranty provider:



This brochure is designed to provide an overview of the development and does not form a contract. Computer generated images and landscaping are indicative and actual details may vary. Whilst the floor plans have been prepared with all due care for the convenience of the intending purchaser, the information is provided as a preliminary guide. Dimensions are taken from the widest points and may vary from actual and are within a tolerance of +/- 5%. Layouts and fixtures shown may vary and should not be used for fitting carpets, curtains, furniture, or appliances. The specification detailed can be subject to change at any time, without prior notice. Any furniture illustrated is for guidance only and is not included with the property. The floor plans depict typical layouts and are not to scale. Wardrobes in some properties may vary. Please confirm the most up-to-date details with our sales advisor upon reservation. Please note that while every effort has been taken to ensure the accuracy of the information provided within this brochure, particulars regarding local amenities and their proximity should be considered as general guidance only. Journey times where shown are taken from a variety of sources including Google and TFL and may vary depending on travel conditions and time of day.





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