



# MALVERN PLACE

STEVENAGE



# Malvern Place

## A welcoming place to call home

Malvern Place is an attractive collection of just seven 3, 4 and 5 bedroom homes. These have been thoughtfully designed to provide luxurious interiors with plenty of light-filled living spaces.



Perfectly located in the Hertford Road area of Stevenage, Malvern Place benefits from an abundance of green space right on your doorstep, along with friendly shops, pubs and schools.

Hop on your bike to take to the area's extensive network of cycle paths or head to Shephalbury Park or Fairlands Valley Park for a walk in the great outdoors.

Stevenage town centre is just a short drive away, while excellent rail links give you swift access to London. For the great outdoors, good road connections mean you can easily enjoy the area's glorious countryside, historic sites and picturesque villages.





# The best of town and country living

## Discover Stevenage and its surroundings

Malvern Place offers a relaxed lifestyle, with opportunities to enjoy the charms of the country and vibrant city living.

Stevenage town centre has plenty of choice when it comes to shopping, eating out and entertainment. It's also set to get even better, with plans to rejuvenate the town centre and its surroundings over the following years - with new streets, green spaces, flexible workspaces and improved retail and community facilities.

Outside interests and activities are well-catered for, with sports and recreational facilities, parks and open spaces close to Malvern Place. There are two golf courses less than two miles away, while Fairlands Valley Park is just eight minutes away by car. A fantastic place for family days out, it features 120 acres of beautiful parkland and a lake for watersports.

Just around the corner from Malvern Place are open fields with paths leading to Knebworth. Historic Knebworth House has stunning gardens to stroll through, parkland, an adventure playground, and the grand interiors of the house itself. Shephalbury Park is just a 15 minute walk away from Malvern Place with its sports pitches, outdoor gym and children's play area.

With two primary schools within walking distance, and options for secondary school nearby in Stevenage, Malvern Place is well positioned for education too.

Images left to right:  
Knebworth House and gardens  
The Marquis of Lorne Inn, Stevenage  
Fairlands Valley Park  
Bluebell wood near Knebworth



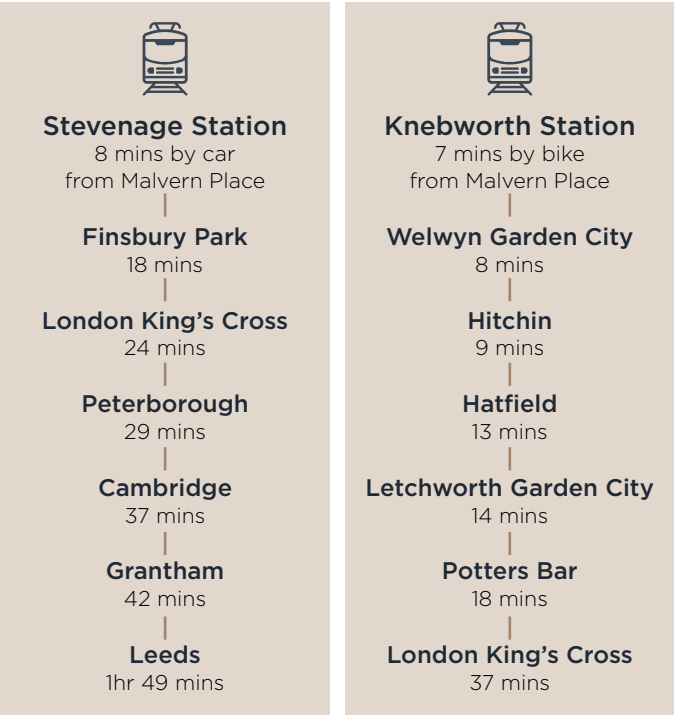


# You're well placed for commuting and travel

You have a choice of two rail stations from Malvern Place: Knebworth is a five-minute drive or seven-minute bike ride; and Stevenage is an eight-minute drive.

Reaching London in less than half an hour, there are frequent trains linking you to both London King's Cross and St Pancras stations. From here, you can join the Underground network for onward travel across the capital, or board a train at St Pancras International to take you to Paris or further afield in Europe.

Malvern Place is conveniently located for road travel too, just a seven-minute drive from the A1. For international travel and holidays, Luton Airport and Stansted Airport are within easy reach by car.



**Luton**  
30 mins by car

**Stansted**  
40 mins by car



Images top to bottom:  
Stansted Airport  
King's College, University of Cambridge  
High Street, Old Town, Stevenage  
Punting on the River Cam

Left: King's Cross Station, Central London, St Pancras Station





# MALVERN PLACE

## Site Plan

### The Woodlea

5 bedroom detached house  
**Plot 1**

### The Steadings

3 bedroom detached house  
**Plot 2**

### The Grange

3 bedroom semi-detached house  
**Plot 3**

### The Fairways

3 bedroom semi-detached house  
**Plot 4**

### The Rookery

4 bedroom detached house  
**Plots 5 and 6**

### The Howards

5 bedroom detached house  
**Plot 7**



Site plan is indicative only and may be subject to change.



# The Woodlea

5 bedroom detached house  
Plot 1



Computer generated image of The Woodlea is indicative only.

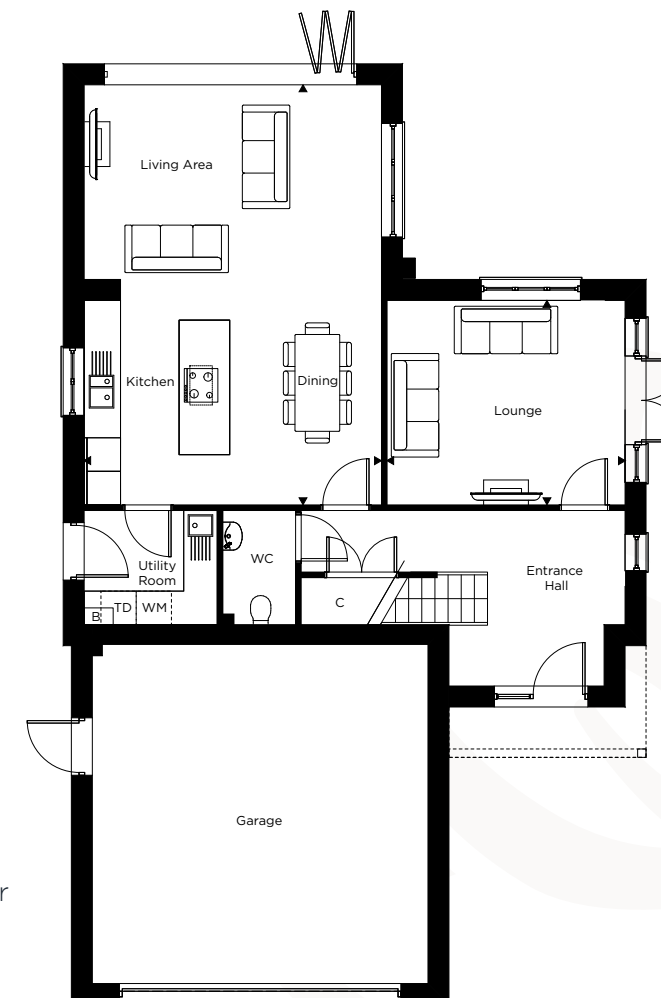
Ground Floor		
Living/Kitchen/Dining Area:	7.5m x 5.4m	24'9" x 17'9"
Lounge:	4.1m x 3.6m	13'6" x 11'10"
First Floor		
Master Bedroom:	3.7m x 3.5m	12'1" x 11'6"
Bedroom 2:	4.5m x 2.9m	14'8" x 9'5"
Bedroom 3:	3.7m x 3.4m	12'1" x 11'1"
Bedroom 4:	3.7m x 2.6m	12'1" x 8'6"
Bedroom 5:	3.1m x 2.5m	10'2" x 8'2"
Study:	2.3m x 2.0m	7'6" x 6'5"

House 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. Kitchen and utility layouts may vary from shown. Please speak to a member of the sales team for further details.

First Floor



Ground Floor



- Key**
- ◀▶ - Room dimensions
  - W - Wardrobe
  - W - Indicative Wardrobe position
  - C - Cupboard
  - AC - Airing cupboard
  - WM - Washing machine
  - TD - Tumble dryer
  - B - Boiler





# The Steadings

3 bedroom detached house  
Plot 2

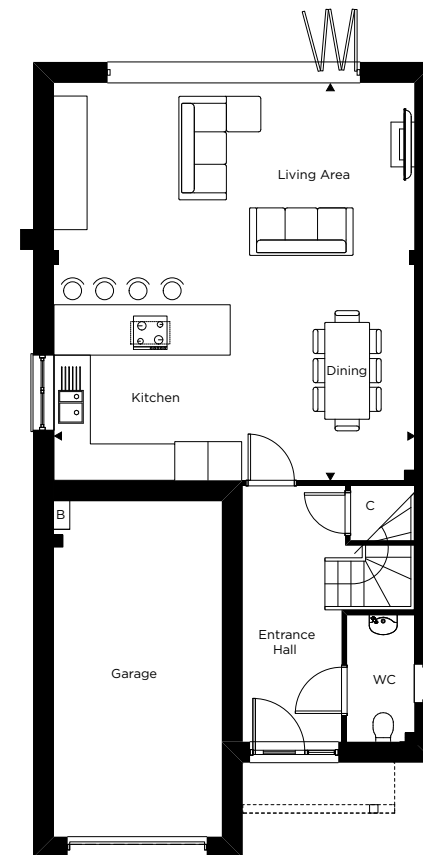
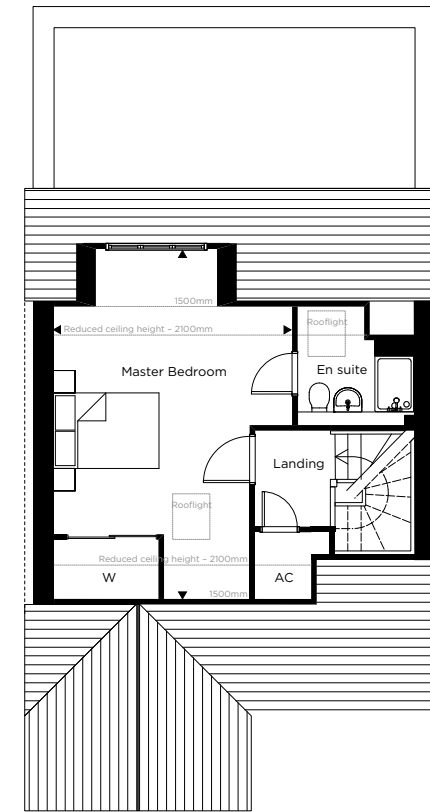


Computer generated image of The Steadings (above centre) is indicative only.

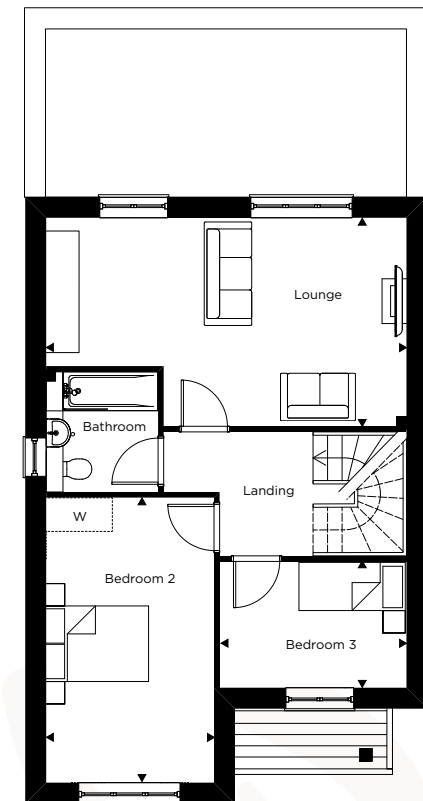
Ground Floor		
Living/Kitchen/Dining Area:	7.1m x 6.4m	23'4" x 21'1"
First Floor		
Lounge:	6.4m x 3.8m	21'1" x 12'5"
Bedroom 2:	5.1m x 2.9m	16'8" x 9'8"
Bedroom 3:	3.4m x 2.2m	9'8" x 7'3"
Second Floor		
Master Bedroom:	6.2m x 4.2m	20'3" x 13'10"

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Second Floor



Ground Floor



First Floor



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# The Grange

3 bedroom semi-detached house  
Plot 3



Computer generated image of The Grange (above right) is indicative only.

## Ground Floor

Living/Kitchen/Dining Area:	7.4m x 5.4m	24'4" x 17'9"
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## First Floor

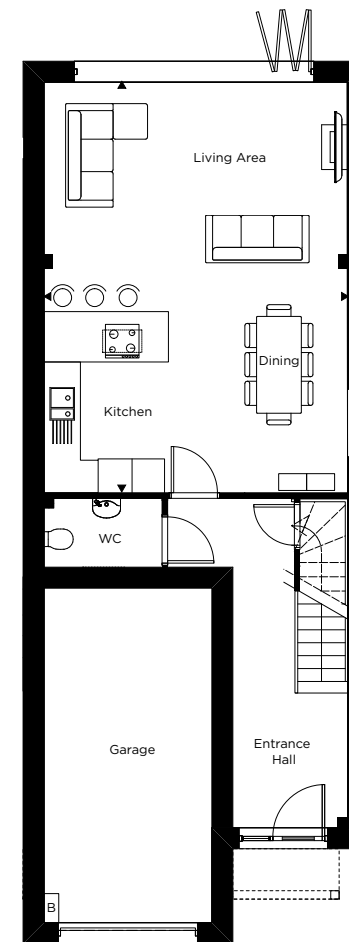
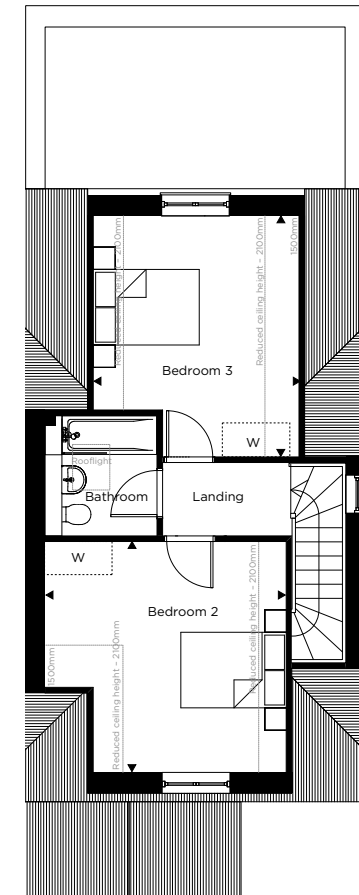
Lounge:	5.4m x 4.2m	17'9" x 13'11"
Master Bedroom:	5.1m x 3.1m	16'10" x 10'0"

## Second Floor

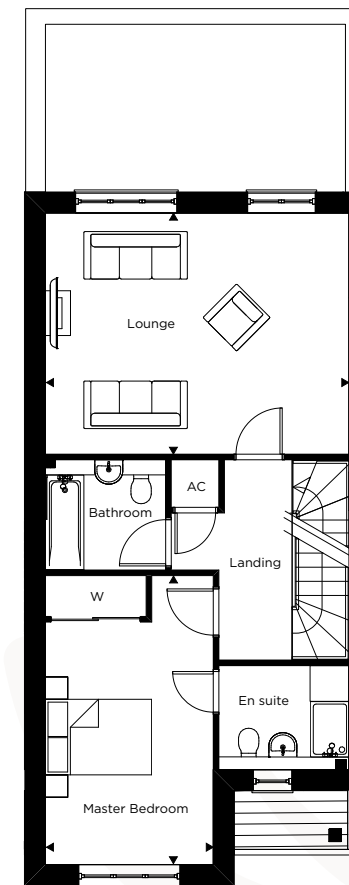
Bedroom 2:	4.4m x 4.1m	14'4" x 13'6"
Bedroom 3:	4.3m x 3.8m	14'2" x 12'4"

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Second Floor



Ground Floor



First Floor



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# The Fairways

3 bedroom semi-detached house

Plot 4



Computer generated image of The Fairways (above left) is indicative only.

## Ground Floor

Living/Kitchen/Dining Area: 7.4m x 6.4m 24'4" x 21'0"

## First Floor

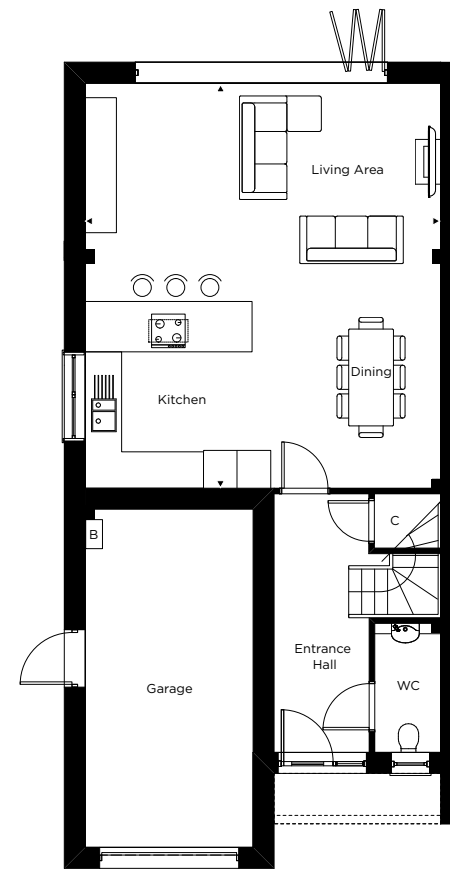
Lounge: 6.4m x 3.8m 21'0" x 12'6"

Bedroom 2: 5.1m x 3.1m 16'7" x 10'0"

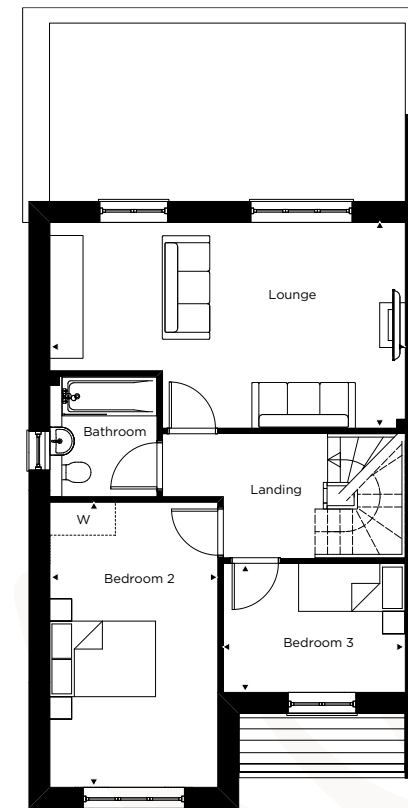
Bedroom 3: 3.2m x 2.1m 10'6" x 7'0"

## Second Floor

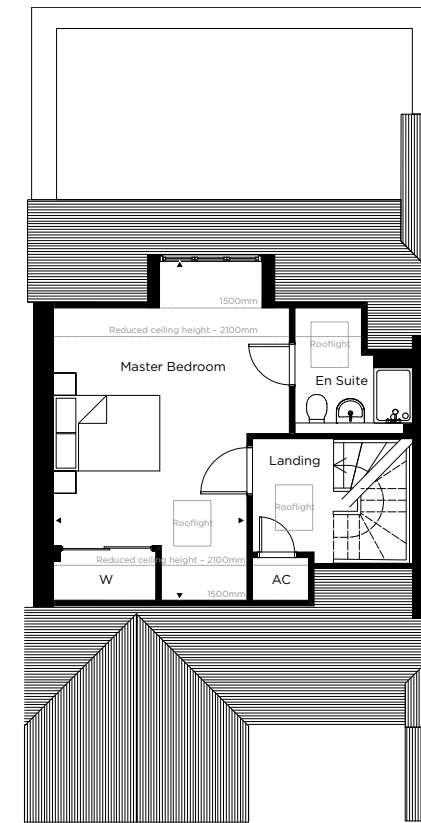
Master Bedroom: 6.2m x 3.4m 20'3" x 11'2"



Ground Floor



First Floor



Second Floor



### Key

- Room dimensions
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# The Rookery

4 bedroom detached house

Plots 5 and 6



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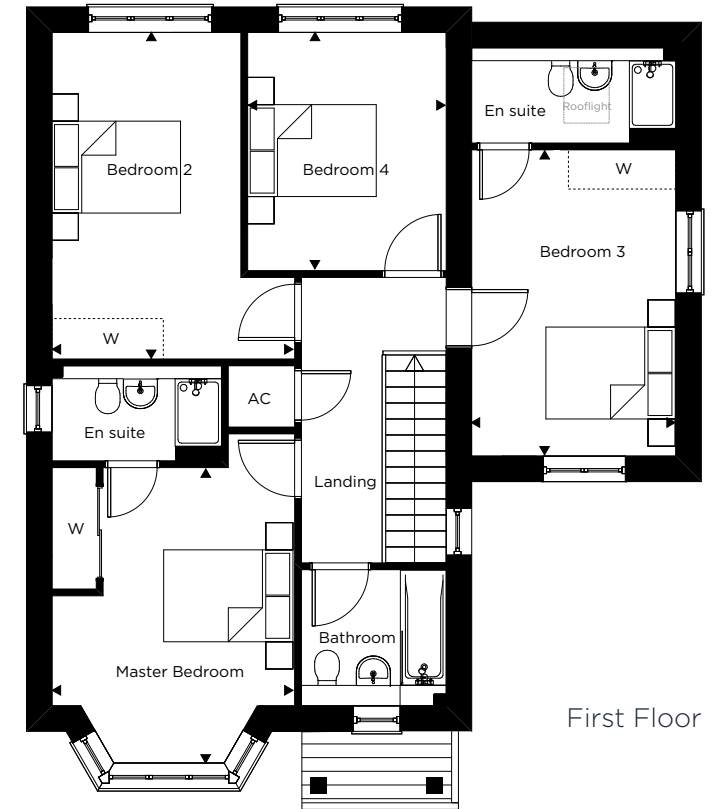
## Ground Floor

Kitchen/Dining Area:	5.8m x 3.6m	18'11" x 11'9"
Lounge:	5.2m x 3.7m	17'2" x 12'11"

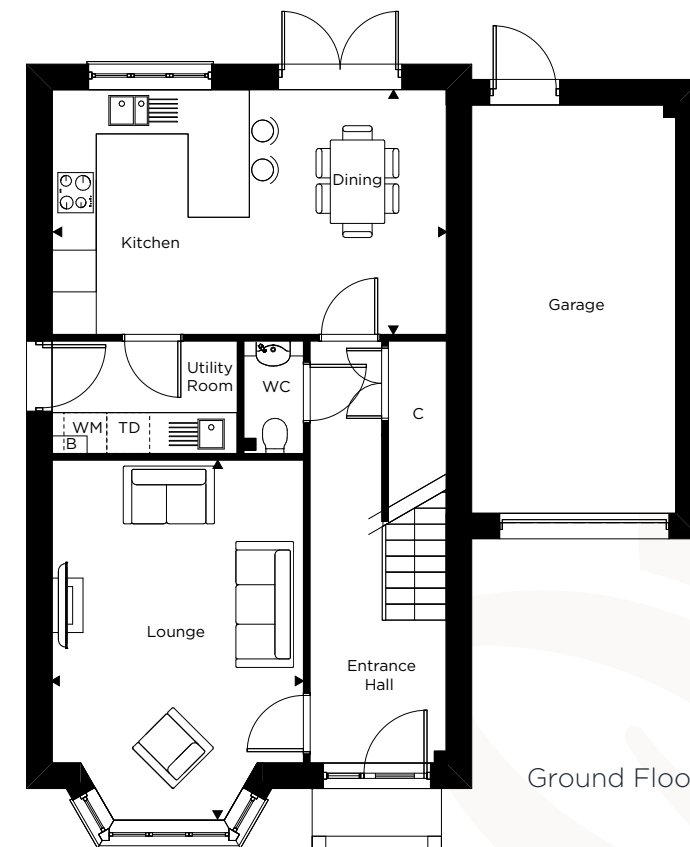
## First Floor

Master Bedroom:	4.4m x 3.5m	14'4" x 11'6"
Bedroom 2:	4.8m x 3.5m	15'9" x 11'6"
Bedroom 3:	4.6m x 3.0m	15'0" x 9'11"
Bedroom 4:	3.5m x 2.9m	11'6" x 9'6"

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First Floor



Ground Floor



### Key

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# The Howards

5 bedroom detached house  
Plot 7



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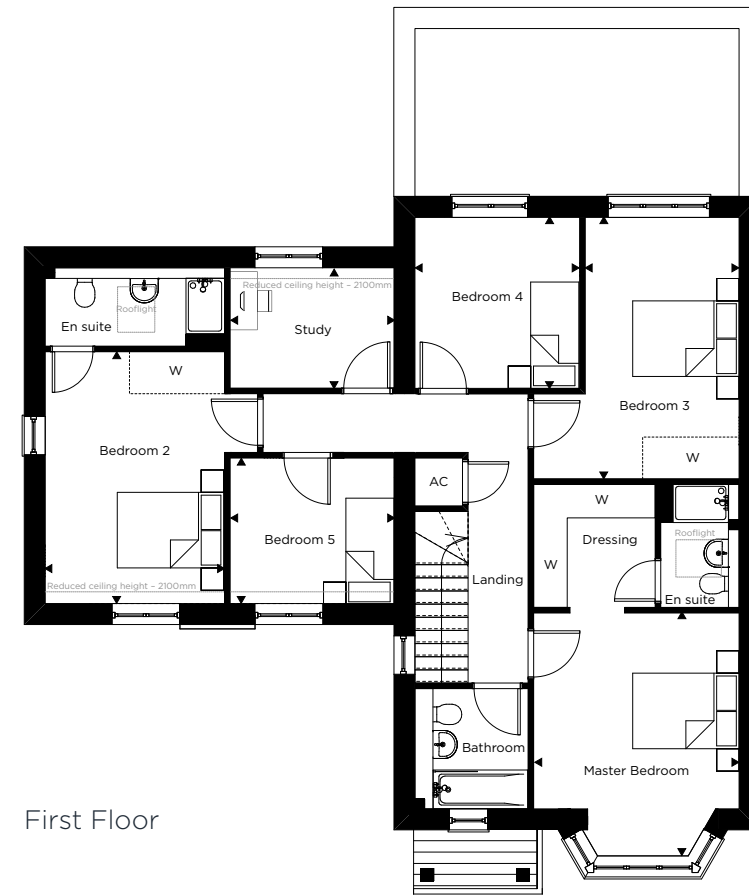
## Ground Floor

Living/Kitchen/Dining Area:	7.2m x 5.9m	23'8" x 19'3"
Lounge:	5.5m x 3.7m	18'0" x 12'1"

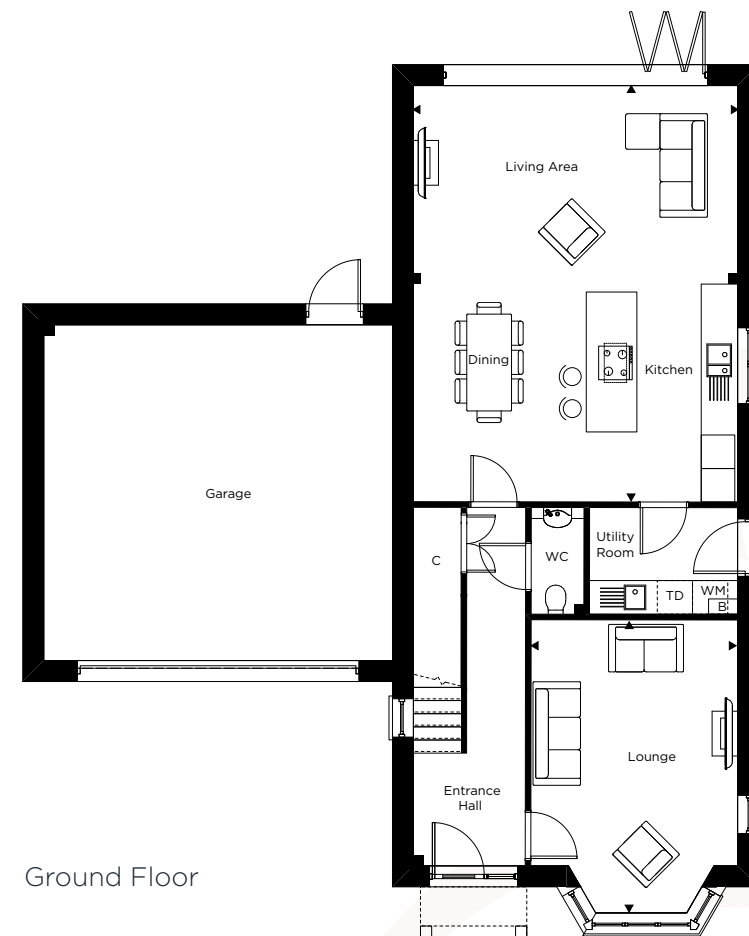
## First Floor

Master Bedroom:	4.4m x 3.8m	14'4" x 12'4"
Bedroom 2:	4.6m x 3.1m	15'0" x 10'2"
Bedroom 3:	4.7m x 2.8m	15'4" x 9'0"
Bedroom 4:	3.0m x 3.0m	9'10" x 9'10"
Bedroom 5:	2.9m x 2.8m	9'5" x 9'0"
Study:	2.9m x 2.1m	9'5" x 6'11"

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First Floor



Ground Floor



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## Malvern Place Specification

### Kitchen

- Shaker style matt finish kitchen units with soft close doors and drawers
- Caesarstone worktops with matching upstand and splashback behind hob where applicable
- Integrated single oven
- Integrated compact combi oven/microwave
- Induction hob, with integrated extractor where on island
- Integrated cooker hood to plots 5 & 6
- Integrated fridge/freezer
- Integrated dishwasher
- Stainless steel under mounted sink with brushed steel mixer tap
- LED feature lighting to wall units
- Integrated washer/dryer (where no utility)

Kitchen designs and layouts vary; please speak to our Sales Executives for further information

### Utility Room (where applicable)

- Shaker style units to match kitchen
- Slimline laminate worktop
- Stainless steel sink with brushed steel mixer tap
- Freestanding washing machine and condenser tumble dryer

Utility room designs and layouts vary; please speak to our Sales Executives for further information

### En suites

- Low profile shower tray with glass shower door
- Mirror with shelf to master en suite (where layout allows)
- Large format wall and floor tiles
- Heated chrome towel rails

### Bathroom

- Bath with shower over, glass screen and bath panel to match vanity tops
- Mirror with shelf (where layout allows)
- Large format wall and floor tiles
- Heated chrome towel rails

### Decorative Finishes

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

### Floor Finishes

- Amtico Spacia to entrance hall, kitchen, utility, ground floor reception rooms and WC
- Carpet to stairs, landings, first floor lounge, study and bedrooms
- Large format tiles to bathroom and en suites

### Doors and Windows

- GRP front door with multi-point locking system
- High efficiency double glazed UPVC windows with matching patio doors or aluminium bifold doors, finished white inside
- Roof lights, where shown on floor plans are finished white internally and grey externally
- Up and over garage door, colour to match front door

### Electrical

- Downlights to entrance hall, open plan kitchen/living/dining room, bathroom, en suites, WC and utility room
- Pendant fittings to landings, lounge, study and all bedrooms
- LED feature lighting to wall units in kitchen
- Shaver sockets to bathroom and en suites
- TV, BT and data points to selected locations
- Wiring for customer's own broadband connection
- Pre-wired for customer's own Sky Q connection
- External lighting to front and rear of property
- Light and power to garages
- Hard-wired smoke and heat detectors
- Spur for customer's own installation of security alarm panel

### Heating and Water

- Underfloor heating to ground floor, radiators to upper floor
- Heated chrome towel rails to bathroom and en suites
- Gas fired boiler
- Hot water storage tank

### External Finishes

- Landscaping to front garden
- Turf to rear garden
- Paved patios
- External tap

### 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 buff facing bricks with grey roof tiles
- PVC rain-water goods

### Warranty

- 10 year NHBC warranty

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.

Photographs depict previous Hill developments and are indicative only.



# Creating exceptional places to live

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

This family owned and operated company has grown to establish itself as the UK's third largest privately owned housebuilder, with an impressive and diverse portfolio ranging from landmark mixed use regeneration schemes and inner-city apartments to homes set in 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 homeownership.

Hill was awarded a 5 star status from the Home Builders Federation's annual Customer Satisfaction Survey in 2018, 2019, 2020 and 2021.

Hill has won over 450 industry awards in the past 20 years, recently including the prestigious Housebuilder of the Year, Best Medium Housebuilder and Best Development at the WhatHouse? awards in 2020. Hill, with joint-venture partners Peabody, also received the coveted Grand Prix at the Evening Standard New Homes Awards in 2020, the respected ceremony's highest honour.

With a staff of over 650, the company operates from five strategically located offices across the South-East, with its head office based in Waltham Abbey.

Hill builds in excess of 2,000 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 20 year anniversary and to give back to local communities, Hill Group designed and is donating 200 fully equipped modular homes to homelessness charities as part of a £12 million pledge through its Foundation 200 initiative.

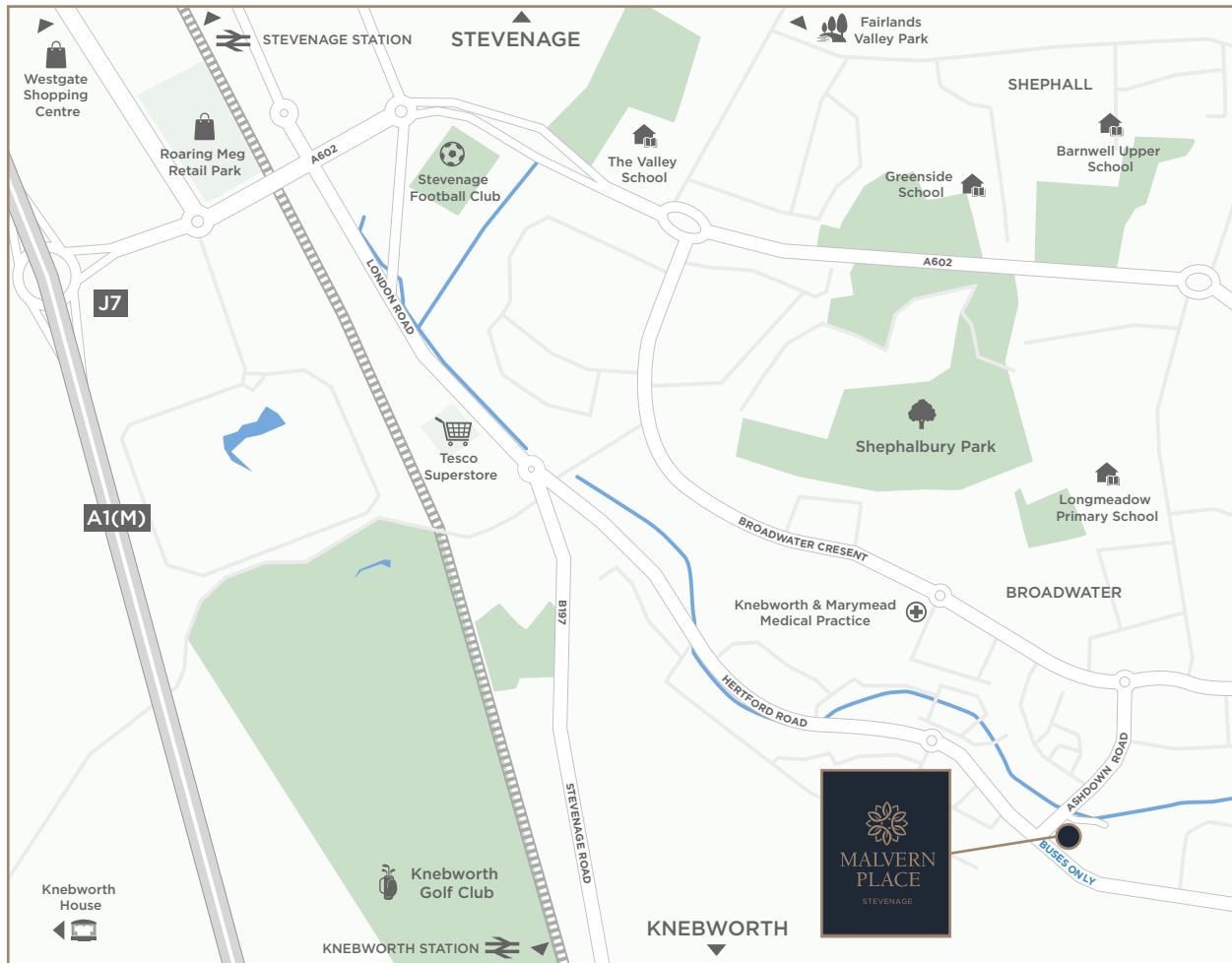
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# How to find Malvern Place



## Malvern Place

Ashdown Road  
Stevenage SG2 8TX

**01462 453195**

**[www.malvernplace.co.uk](http://www.malvernplace.co.uk)**



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