



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 AONB



CASSIOBURY PARK

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 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.

MOVEMENTS
of calm



PLACES to enjoy

WATERSMEET

2.1 miles

7 min
drive

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.

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.



THE GROVE HOTEL AND GOLF CLUB



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



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.

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.

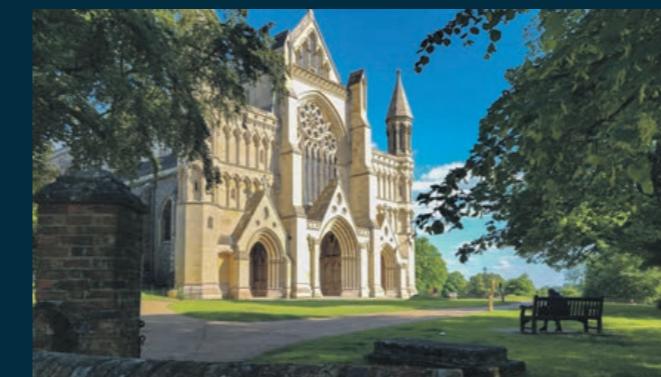


KEEPING you connected

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



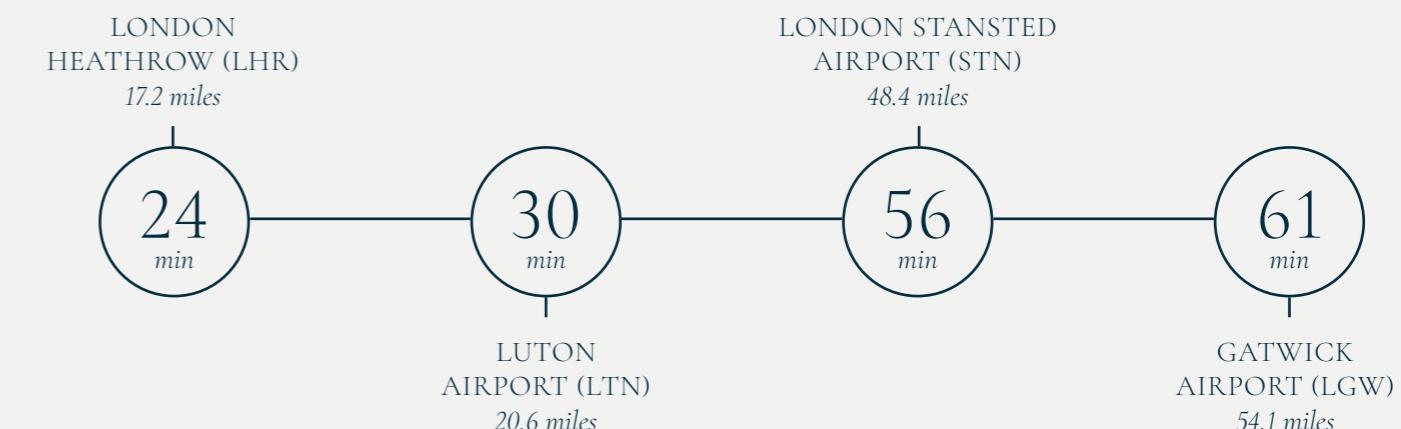
BY ROAD

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

WATFORD GRAMMAR SCHOOL FOR BOYS

Ofsted: Outstanding (2021)

2 miles | 6 min drive

WATFORD GRAMMAR SCHOOL FOR GIRLS

Ofsted: Outstanding (2011)

3.3 miles | 10 min drive

CROXLEY DANES SCHOOL

Ofsted: Good (2022)

1.1 miles | 24 min walk

4 min drive

SAINT JOAN OF ARC CATHOLIC SCHOOL

Ofsted: Good (2018)

2.4 miles | 8 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 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 GREEN
2 Bedroom Detached House
Plot: 151

● 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 ELMS
3 Bedroom Detached House
Plots: 4, 8, 49, 52, 53, 64, 73, 76, 82, 83, 86, 87, 150, 152

● THE CRESCENT
4 Bedroom Semi-Detached House
Plots: 30, 31, 61, 62

● THE SARRATT
4 Bedroom Detached House
Plots: 3, 7, 15, 18, 24, 47, 48

● THE MALVERN
4 Bedroom Detached House
Plots: 5, 29, 36, 154, 155, 158

● THE BALDWIN
4 Bedroom Detached House
Plots: 6, 19, 25, 27, 32, 33, 63, 67, 68, 69

● THE OAK
4 Bedroom Detached House
Plots: 157, 159

● THE LAWRENCE
5 Bedroom Detached House
Plots: 1, 2, 26, 28, 153, 156, 160

● AFFORDABLE HOUSING



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

The Hill Group is a top 10 housebuilder* and one of the leading developers in London, the home counties, and the South. The company is renowned for its partnership ethos, specialising in the building of distinctive new places and communities where people want to live, work, and socialise.

In its 25th year, this family-owned and operated company has grown to establish itself as the UK's second-largest privately-owned housebuilder, with an impressive and diverse portfolio of projects ranging from landmark, mixed-use regenerations, and inner-city apartment developments to homes in rural communities.

Employing over 950 staff, the company operates from six strategically located regional offices including Bristol and Abingdon to help facilitate growth in the South West and the Midlands, with its head office based in Waltham Abbey, Essex.

Hill completed 2,886 homes in the last financial year and has a controlled development pipeline of over 8,800 homes. Around half of its portfolio is in joint ventures to deliver a range of mixed-tenure developments, reflecting Hill's commitment to partnerships with government, local authorities, housing associations, and private clients.

Since the company was founded in 1999, Hill has won over 500 industry awards, including the esteemed title of WhatHouse? Housebuilder of the Year in 2015, 2020 and 2023. Most recently in 2024, Millside Grange in Croxley Green also won The Standard's Homes & Property Award for Best Commuter Home.

In addition, Hill's dedication to delivering the highest quality homes and exceptional customer service has earned the housebuilder its 5-star status in the Home Builders Federation's annual Customer Satisfaction Survey for the past eight years. Hill is a registered developer with the New Homes Quality Board (NHQB) and follows the New Homes Quality Code (NHQC), a new industry standard to ensure high-quality homes and an exceptional customer experience. With a score of 4.8 out of 5, Hill is also ranked as the number one housebuilder on Trustpilot.

Hill is donating 200 fully equipped modular homes to local authorities and homeless charities as part of a £15 million pledge through its Foundation 200 programme, launched in 2019 to mark Hill's 20th anniversary.

Follow us on Facebook and Instagram
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HOW TO *find us...*



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