



BRADFORD
& HOWLEY



R | REVERE
H O M E S

Harpenden, Hertfordshire, AL5 3PZ

A proud member of



LAND & NEW HOMES
NETWORK

The developer

Revere Homes is independently owned and managed by their directors so they can offer a truly bespoke service to all their valued customers. Each of their homes has been built with you, the owner, in mind, making sure that their designs match today's lifestyles, maximising space and natural light with a balance of outdoor living.

They pay attention to the smallest detail, providing a high specification throughout to meet their customers' high expectations. They want all their buyers to experience the best and they're here to ensure you make the right

choice and experience the highest customer service throughout the buying process from reservation to completion.

Their team of master craftsmen are dedicated to Revere Homes and produce exceptional properties of character and quality. Their two main directors Steve Britnell and Jamie Jones have a wealth of knowledge in housebuilding with a reputation of building outstanding homes. They understand the value that place-making brings, creating homes that will benefit many generations. They look forward to meeting you on that journey.



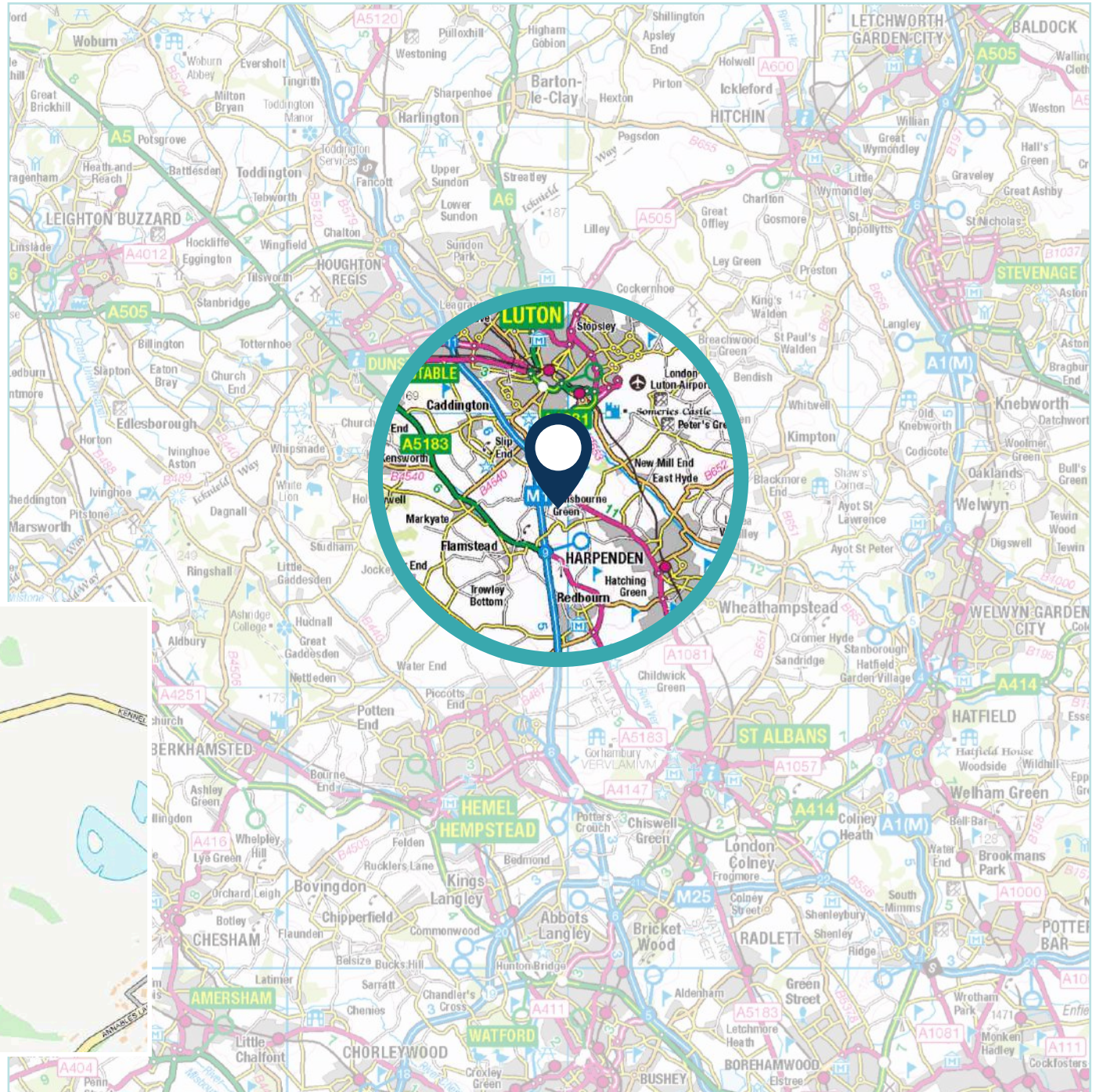
Location

For Sat Nav use postcode **AL5 3PZ**

From Harpenden follow the A1081 (Luton Road) out of Harpenden.

Turn left onto The Common which becomes Annables Lane and then Coles Lane.

Take the first right onto Kennel Lane and Lady Bray Grange is located on the first left, as you drive into the development Coles Farm is on the right with Lady Bray Grange located at the end of the driveway.



The local area

Perfectly positioned between open countryside and just 26 minutes from London St Pancras by train, Harpenden offers an exceptional lifestyle for those seeking both tranquillity and connectivity. With outstanding commuter links, lush green spaces, and a thriving community spirit, it's no surprise that many families are choosing to make Harpenden home.

At the heart of local life is Harpenden Common, where dog walks, cricket matches, and community events are a daily fixture. Bordering the town centre, it offers a rare combination of nature and convenience. Rothamsted Park is another gem, ideal for strolls, family outings, or a coffee and bagel from Brad & Dills.

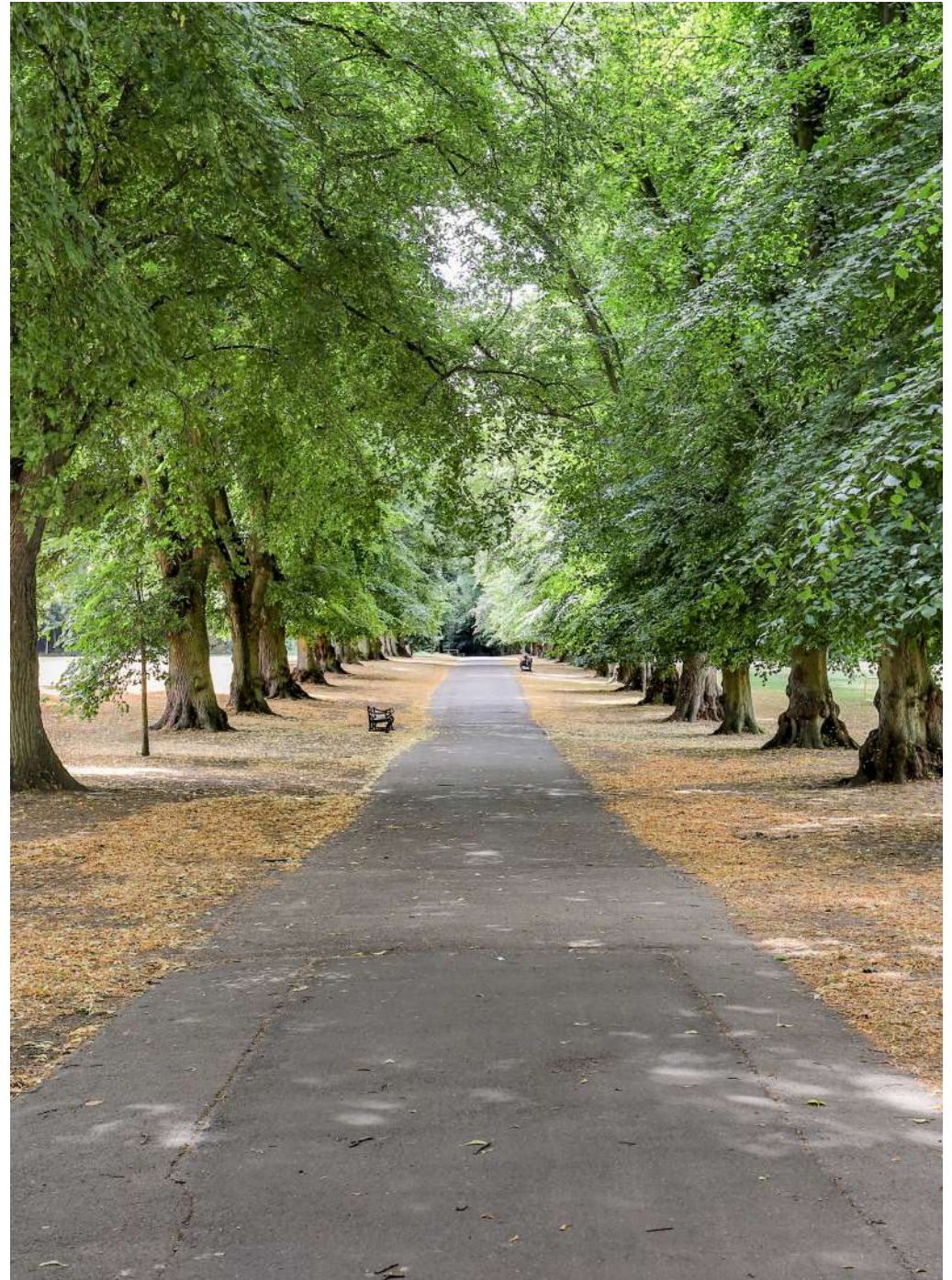
Harpenden's high street features an appealing mix of independent boutiques and trusted names like Waitrose, Mint Velvet, and The Cotswold Company. Longstanding local favourites such as Thorns

and Threads preserve the town's character, while the monthly Farmers' Market showcases the best local produce.

Food lovers are spoiled with options—from brunch at Okka or Silver Palate to dinner at Lussmans and drinks at The Harpenden Arms. Family-friendly spots like Pizza Express and The Waffle House make dining out easy for all ages.

The town also boasts excellent sports facilities, including tennis, rugby, cricket, and a modern leisure centre. Cultural life thrives at the Eric Morecambe Centre, hosting theatre, music, and comedy.

With top-rated schools, proximity to major motorways and airports, and fast trains to London, Harpenden truly offers the best of both worlds.





The development

Introducing an exclusive collection of three luxury detached homes, set within a private gated development in the Hertfordshire greenbelt, just moments from the sought-after market town of Harpenden.

A private retreat with countryside charm set against a backdrop of rolling green fields, these wonderful family homes offer the perfect balance of countryside tranquillity and modern convenience. Thoughtfully positioned to make the most of their natural surroundings, each property boasts generous gardens, private driveways, oak beamed car ports, and stunning views—making them a true sanctuary for family life.

Exceptional design and craftsmanship, built to exacting standards by award winning development firm Revere Homes. Open-plan living spaces, bespoke kitchens with high-end appliances, luxurious bathrooms, and spacious bedrooms all reflect the quality and care poured into every detail.

Features include: elegant, energy-efficient design; large open-plan oak beamed kitchen/dining/family rooms; principal suites with open views and en-suite bathrooms and dressing areas; private landscaped gardens of between 0.30 and 0.50 acres.

High-spec finishes and smart home options offer the best of both worlds located just a short drive from Harpenden, with its charming high street, outstanding schools, fast rail links to London St Pancras, and vibrant community life, these homes offer rural living without compromise.

Whether it's weekend walks through the nearby countryside or morning commutes to the city, everything you need is within easy reach. Perfect for growing families, professionals, or those seeking a peaceful escape with excellent connections, this is countryside living redefined.







The specifications

Flooring

- LVY Herringbone Flooring to Kitchen, Study, Utility Room and Hallway
- Carpets to Bedrooms and Landing
- Tiles to Bathrooms, En Suite and Guest Cloakroom

Kitchens

- Hamptons Shaker Style Doors (Heritage Green, Hague Blue & Light Gray) Plot Dependant
- Worksurfaces – Athena Surfaces, Calacatta Vista, White & Grey Marble Effect
- Quooker Tap
- Siemens integrated Fridge & Freezer, Oven (Includes Steamer) Micro Oven, Single Oven, Induction Hob & Integrated Dishwasher
- Central Island Units

Laundry Room

- Franke Sink with Brushed or Gunmetal Pull out Tap
- Bosch Washing Machine & Tumble Dryer

En Suite – Guest Cloakroom & Family Bathroom

- LED De-Misting Mirror
- Zaneti Wall Hung Basin – Wall Hung W/C
- Tiled Shower Cubicles with Quality Fittings
- Brushed Brass Fittings (Room and Plot Dependant)
- Electric Extractor fan to all En Suites and Bathrooms with Low Noise Rating
- Tiled Flooring with Underfloor Heating
- Imex Premier cast Multi-Layer Reinforced Double Edged Bath
- Thermostatic Shower

Heating & Plumbing

- Worcester Greenstar 24Ri LPG boiler with 10-year guarantee
- Heatmiser NeoStat for all UFH (Underfloor Heating) and radiators
- Indirect hot water cylinder 300 litres

Internal & External Finishes & Doors

- Double Stepped Skirting & Architrave
- Matt White Walls
- Oak Cottage Internal Doors with Quality Door Furniture
- Todd External Doors
- Aluminium Windows and Solid Oak Front Door

Exterior & Services

- Water Tap and external sockets
- Power to each car port
- Alarm System

- Gated Development with permeable block paving
- Gardens are Laid to Lawn with Paved Terrace
- Black Guttering and Downpipes

Parking

- Triple Oak Framed Car Port with Red Tiled Roof – House One
- Double Oak Framed Car Port with Red Tiled Roof – House Two & Three
- Electric Car Charging in each Car Port

Plot Sizes (approximately)

- 0.40 Acres – House One
- 0.50 Acres – House Two
- 0.30 Acres – House Three

Warranty

- Build Zone Structural Defects Liability Insurance





Plot 1

4 bedroom detached house

Houses one and two are set on plots of 0.40 and 0.50 acres.

A private retreat with countryside charm set against a backdrop of rolling green fields, these wonderful family homes offer the perfect balance of countryside tranquillity and modern convenience.

Both houses one and two offer either a triple or double oak framed car ports with additional parking.



Ground floor

Dining /Family area	9.64m x 4.38m	31'9" x 14'4"	Bedroom 3	4.80m x 3.75m	15'9" x 12'4"
Kitchen/ Breakfast Room	6.59m x 4.56m	21'8" x 14'11"	Bedroom 4	4.30m x 3.32m	14'1" x 10'11"
Living Room	4.56m x 4.42m	14'11" x 14'6"	Bathroom	3.05m x 2.59m	10' x 8'6"
Office	3.05m x 2.54m	10' x 8'4"	Laundry Room	2.71m x 1.93m	8'11" x 6'4"

First floor

Bedroom 1	6.44m x 5.56m	21'2" x 18'3"	Guest Bedroom	4.56m x 4.36m	14'11" x 14'4"
-----------	---------------	---------------	---------------	---------------	----------------



Plot 2

4 bedroom detached house

Houses one and two are set on plots of 0.40 and 0.50 acres.

A private retreat with countryside charm set against a backdrop of rolling green fields, these wonderful family homes offer the perfect balance of countryside tranquillity and modern convenience.

Both houses one and two offer either a triple or double oak framed car ports with additional parking.



Ground floor

Dining /Family area	9.64m x 4.38m	31'9" x 14'4"	Bedroom 3	4.80m x 3.75m	15'9" x 12'4"
Kitchen/ Breakfast Room	6.59m x 4.56m	21'8" x 14'11"	Bedroom 4	4.30m x 3.32m	14'1" x 10'11"
Living Room	4.56m x 4.42m	14'11" x 14'6"	Bathroom	3.05m x 2.59m	10' x 8'6"
Office	3.05m x 2.54m	10' x 8'4"	Laundry Room	2.71m x 1.93m	8'11" x 6'4"

First floor

Bedroom 1	6.44m x 5.56m	21'2" x 18'3"	Guest Bedroom	4.56m x 4.36m	14'11" x 14'4"
-----------	---------------	---------------	---------------	---------------	----------------



Plot 3

4 bedroom detached house

House Three is set on a plot of 0.30 acres.

A private retreat with countryside charm set against a backdrop of rolling green fields, these wonderful family homes offer the perfect balance of countryside tranquillity and modern convenience.

House three offers a double oak framed car port with additional parking.



Ground floor

Kitchen/Dining / Family area	10.77m x 5.03m	35'4" x 16'6"	Laundry Room	3.40m x 1.95m	11'2" x 6'5"
Living Room	5.03m x 4.81m	16'6" x 15'9"	Bedroom 3	4.22m x 3.20m	13'10" x 10'16"
Reception Hall	3.38m x 3.28m	11'1" x 10'9"	Bedroom 4	3.40m x 3.19m	11'2" x 10'5"
Office	3.61m x 2.28m	11'10" x 7'6"	Bathroom	3.40m x 2.02m	11'2" x 6'8"

First floor

Bedroom 1	5.35m x 2.90m	17'7" x 9'6"	Guest Bedroom	4.39m x 2.90m	14'5" x 9'6"
Dressing Area	2.61m x 1.73m	8'7" x 5'8"	Dressing Area	1.94m x 1.73m	6'4" x 5'8"

Register your interest today.

For all enquiries, please
contact sole selling agents
Bradford & Howley.



✉ harpenden@bradfordandhowley.com

☎ 01582 769966  bradfordandhowley.com

A proud member of:



**LAND & NEW HOMES
NETWORK**