



MARTINDALE

*Fields*

WARNERS END



**M**  
**MARTINDALE**  
*Fields*  
WARNERS END

Presenting Martindale Fields,  
a stunning collection of twenty-one  
contemporary 2 and 3 bedroom family homes  
in the Warners End neighbourhood  
of Hemel Hempstead.

---



# MARTINDALE *Fields*

These are homes with bold modern exteriors, and interiors that deliver all you could wish for in a comfortable, inviting family home. All have a good-sized private garden which you can reach from your open-plan kitchen/living room.

The location has been chosen with convenience in mind. Two neighbourhood centres are within 8 minutes' walk\*, providing small supermarkets, community centres, pubs, churches and a variety of groups and organisations within the local community. With Hemel Hempstead's busy town centre just one mile away\*, and the station only slightly further, Martindale Fields will meet every requirement for perfectly located, well-connected living.

\*Source: [www.google.co.uk/maps](http://www.google.co.uk/maps)



# OUT & *About* in Hemel Hempstead



1.

You could say that Hemel Hempstead is a tale of two towns. The picturesque Old Town has a colourful collection of buildings dating from Tudor times, with the spire of St Mary's Church presiding over it all. The Old Town Hall is now a theatre presenting a wide repertoire of drama, dance, film and family shows, and Gadebridge Park is the town's green oasis with a historic walled garden. Restaurants of all kinds proliferate in the High Street – including Indian, Thai, Italian and Turkish – while the shops are generally independent businesses. The Old Bell pub dates from the early 18th Century and extends a warm welcome with classic pub food.

Hemel Hempstead's more modern side offers two shopping complexes, The Marlowes and Riverside, where the brands on offer include Debenhams, Waterstones and Marks and Spencer.

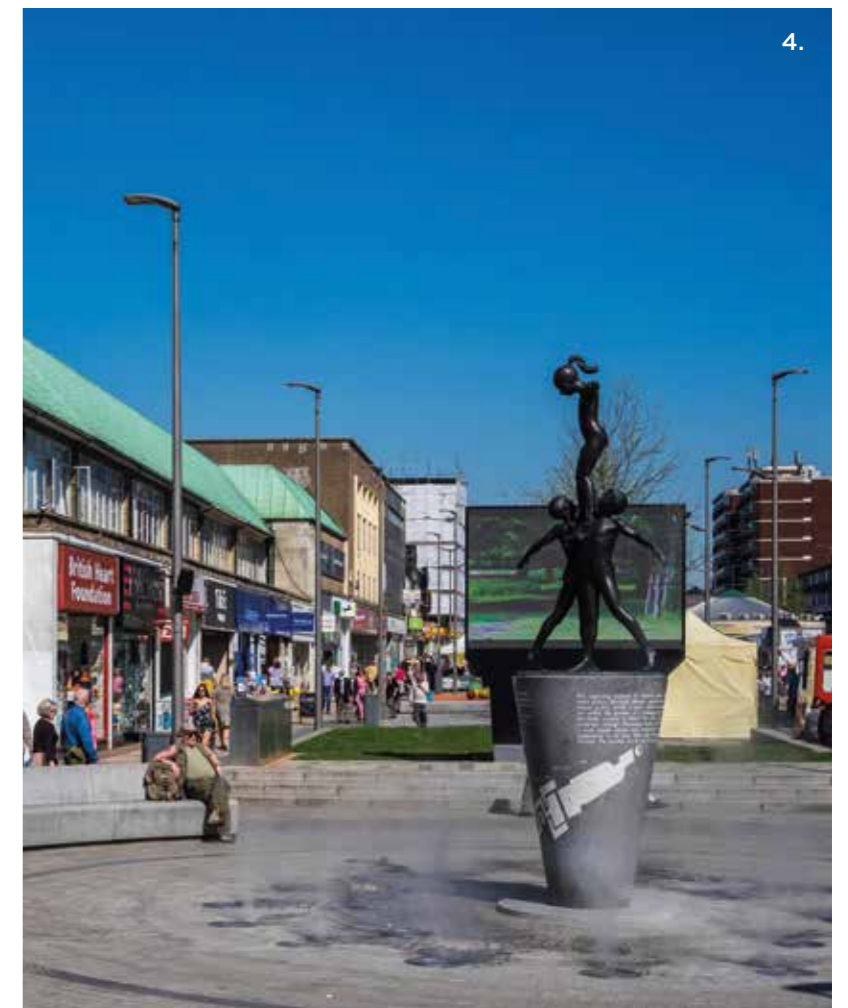
1. Part of the Old Mill reflected in the pool at the Watermill hotel in Bourne End
2. Period houses, High Street, Old Town
3. St Mary's Church
4. Hemel Hempstead Town Centre
5. Debenhams department store at Riverside Shopping Centre



2.



3.



4.



5.



# KIDS *Stuff*

## Schools & Entertainment



Schools are always an important consideration. Those close to Martindale Fields all have a 'good' Ofsted rating and include: John F Kennedy Catholic School, Micklem Primary School, Galley Hill Primary and Nursery School, Potten End Church of England Primary School, St Cuthbert Mayne Catholic Junior School and Gade Valley Primary School.

For the weekends though Hemel Hempstead has many fun facilities to keep everyone active and entertained.

XC is an extreme sports facility based at Jarman Park, with an indoor concrete and wooden skatepark which allow skateboarders, BMXers, skaters, and scooter riders to push their skills to new limits. There is also an impressive 60m wide x 14m high climbing and bouldering wall, an indoor caving system and a high ropes obstacle course situated 12m above the ground.

**Planet Ice Hemel Hempstead** is a welcoming ice rink that's ideal for active families to come and get both their ice and roller skate on!

**Hemel Hempstead Leisure Centre** has a wide variety of fitness options including a gym, group fitness classes and swimming. Alongside all this, you can enjoy a game of squash, play football or relax and refuel in their café.

Up for a game of laser tag? Head out to **Quasar** and have a go at the world's only multi-theme Quasar laser tag arena! With great futuristic action and a sprinkle of competitiveness, the whole family will have a blast.

You can even brush up your winter sports technique at **The Snow Centre**, which has the UK's longest indoor ski tuition slope, and where the white stuff is of course guaranteed.



Images depict typical school life and local area amenities





# BEAUTIFUL *Countryside* to explore



Country walks can start in town, by following the towpath of the Grand Union Canal. There's a 3 mile route from Hemel Hempstead to Berkhamsted, taking you past watercress beds and some very nice pubs. Alternatively, you could head for Apsley Marina, where the old mill buildings are now cafés and bars.

There's plenty in store for family days out. Whipsnade Zoo and Langleybury Children's Farm are sure to delight animal lovers, while the Harry Potter Experience at Warner Bros Studios in Leavesden is a magical adventure for fans.

If you'd rather be outside, there are 5,000 acres to explore on the National Trust's Ashridge Estate. Dockey Wood is part of this wonderful wild landscape, producing an ocean of bluebells in spring. Tring Park is another wide open space, managed by the Woodland Trust to offer visitors waymarked walks and breathtaking views, as well as family-centred activities. Dunstable Downs is also a high vantage point, where the Chilterns countryside can be surveyed as you follow circular walks across the grasslands. Don't forget to take a picnic – and a kite!



1. The Lion of Whipsnade on a hillside at Whipsnade Zoo
2. Tring Park
3. An avenue of lime trees forms the Nave within Whipsnade Tree Cathedral
4. Grand Union Canal Berkhamsted
5. Dockey Wood

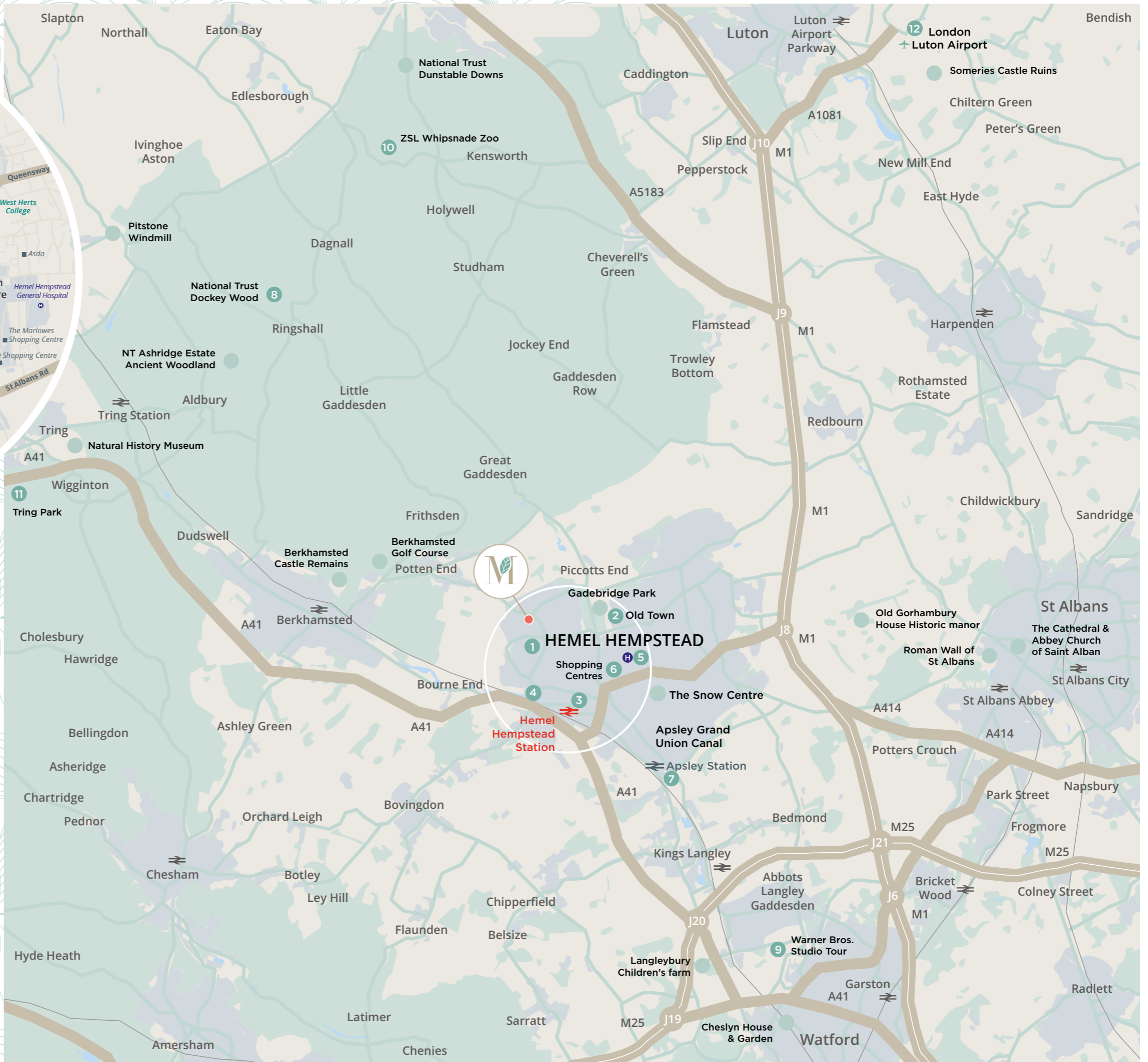
Images depict local area





1. Tesco Express & Co-op food - 1.5 miles
2. Hemel Hempstead Old Town High Street - 1.5 miles
3. Hemel Hempstead Station - 1.7 miles (+6 minute Drive)  
Bus No.3 - 14mins
4. Fishery Lock - 1.6 miles
5. Hemel Hempstead Hospital - 2 miles
6. The Marlowes & Riverside shopping Centres - 2.3 miles
7. Apsley Station - 3.3 miles (+11 minute Drive)
8. Dockey Wood Hertfordshire - 7.8 miles
9. Warner Brothers Studio Tour - Harry Potter - 8.4 miles
10. Whipsnade Zoo and Whipsnade Tree Cathedral - 9 miles
11. Tring Park - 10.7 miles
12. Luton Airport - 14.1 miles

Source: <https://www.google.com/maps>  
(Distances from Martindale Fields)







# HIT *London* in just half an hour

Take the train from Hemel Hempstead for the shops, shows and sights that draw visitors from all over the world. If you work in London too, it's a comfortably quick commute. The station is about 8 minutes\* by car from Martindale Fields, and there's some parking for cars and bicycles.

\*Source: [www.google.co.uk/maps](http://www.google.co.uk/maps)



Images depict local area



# FEEL RIGHT AT *Home*



## KITCHEN

- Handleless gloss unit doors with Earthstone worktops and matching upstands
- Bosch integrated single oven (to 2 bedroom homes), or double oven (to 3 bedroom homes)
- Bosch induction hob with stainless steel splashback
- Bosch integrated cooker hood
- Bosch integrated microwave
- Zanussi integrated fridge freezer
- Bosch integrated dishwasher
- Bosch integrated washing machine
- LED under-unit feature lighting to wall units
- 1 ½ bowl stainless steel sink with contemporary mixer tap

Kitchen designs and layouts vary, please speak to our Sales Consultants for further information.

## HEATING

- Central heating throughout
- Underfloor heating to the ground floor

## BATHROOM (2 & 3 bedroom homes)

- Ideal Standard sanitary ware
- Contemporary white bath with tiled bath panel and shower over bath
- Large heated mirror
- Large format wall and floor tiles
- Heated chrome towel rail
- Brushed chrome shaver outlet



Images of actual show home interiors



## EN-SUITE (3 bedroom homes only)

- Ideal Standard sanitary ware
- Low profile shower tray with glass shower door
- Large heated mirror
- Large format wall and floor tiles
- Heated chrome towel rail
- Brushed chrome shaver outlet

## DECORATIVE FINISHES

- White flush internal doors with contemporary chrome ironmongery
- White painted timber staircase
- Sliding wardrobes with mirrored doors to bedrooms
- LED spot lighting
- Walls painted in white emulsion
- Smooth ceilings in white emulsion

## FLOOR FINISHES

- Karndean finish to hallway, living room and kitchen/dining room
- Carpet to stairs, landings and bedrooms
- Large format tiles to bathroom and en-suite



# SITE Plan

Martindale Fields is located on a one way, access road with allocated parking off Boxted Road, on a site with a number of mature trees and landscaping. It's just a few streets away from the extensive playing fields of Warners End.

- 2 Bedroom Houses
- 3 Bedroom Houses





# 2 Bedrooms

Homes 1, 3\*, 6, 8\*, 10, 11, 12\*, 16, 17, & 20

\* Homes 3, 8 & 12 are handed to the plans drawn

**LIVING/DINING ROOM**  
5.75m x 4.40m 18' 10" x 14' 5"

**KITCHEN**  
3.20m x 2.15m 10' 5" x 7' 0"

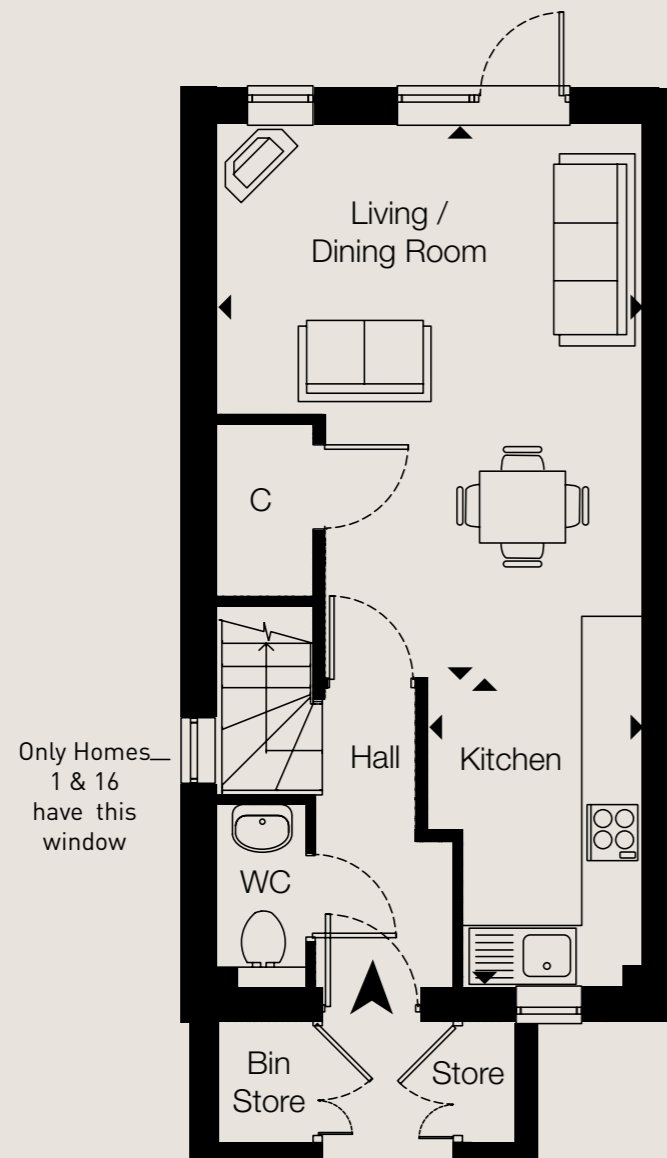
**BEDROOM 1**  
4.40m x 3.40m 14' 5" x 11' 1"

**BEDROOM 2**  
4.40m x 2.95m 14' 5" x 9' 8"

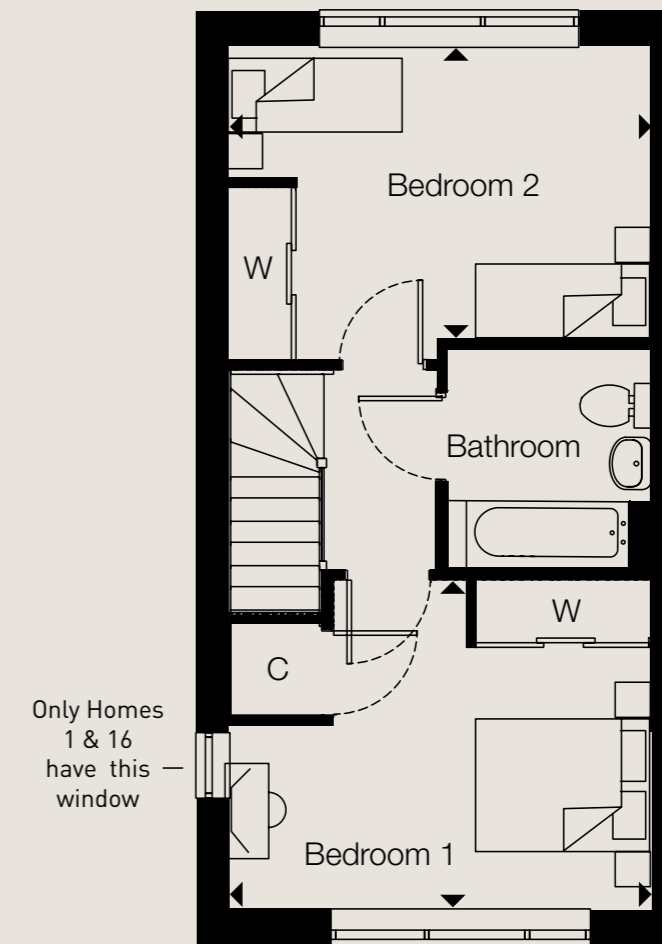


**TOTAL AREA**  
79 sq.m. 854 sq.ft.

## Ground Floor



## First Floor



Floor plans shown are approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of +/- 50mm and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only. Kitchen layouts are indicative only, please speak to a Sales Consultant for further information.

W WARDROBE B BOILER C CUPBOARD  
▶ DENOTES POINTS BETWEEN WHICH MEASUREMENTS ARE GIVEN



# MARTINDALE *Fields*





# 3 Bedrooms

Homes 2\*, 4, 5, 7\*, 9, 13\*, 14\*, 15, 18\*, 19\* & 22

\* Homes 2, 7, 13, 14, 18 & 19 are handed to the plans drawn



**LIVING/DINING ROOM**  
5.30m x 5.05m 17' 4" x 16' 6"

**KITCHEN**  
3.55m x 2.70m 11' 7" x 8' 10"

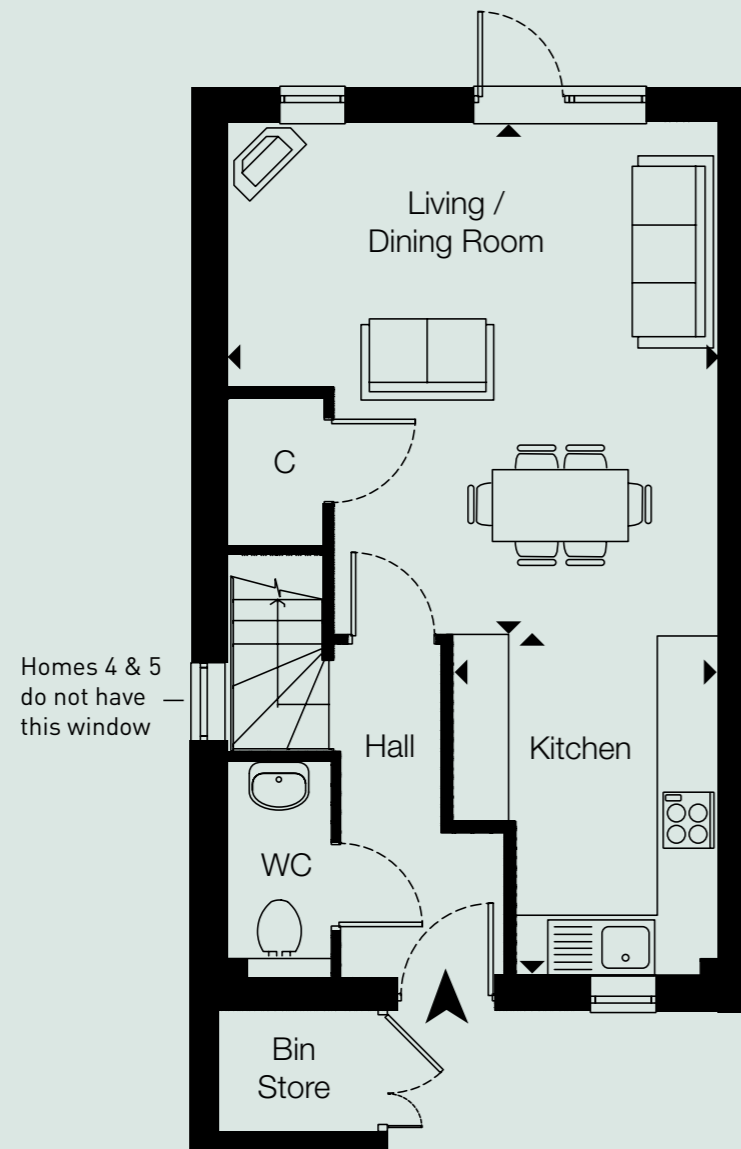
**BEDROOM 1**  
5.05m x 3.40m 16' 6" x 11' 1"

**BEDROOM 2**  
4.40m x 2.75m 14' 5" x 9' 0"

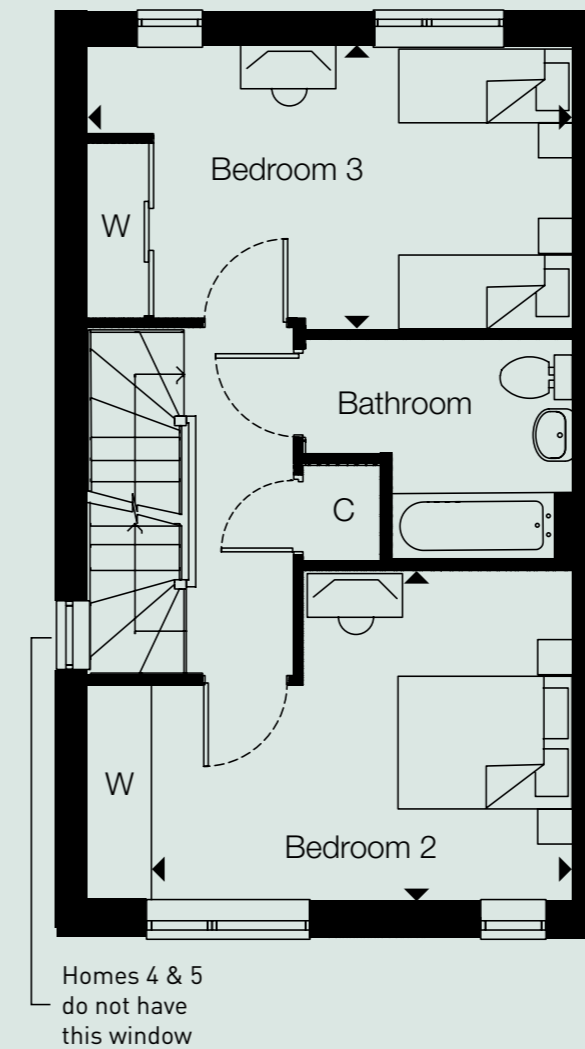
**BEDROOM 3**  
5.05m x 2.90m 16' 6" x 9' 6"

**TOTAL AREA**  
120 sq.m. 1,301 sq.ft.

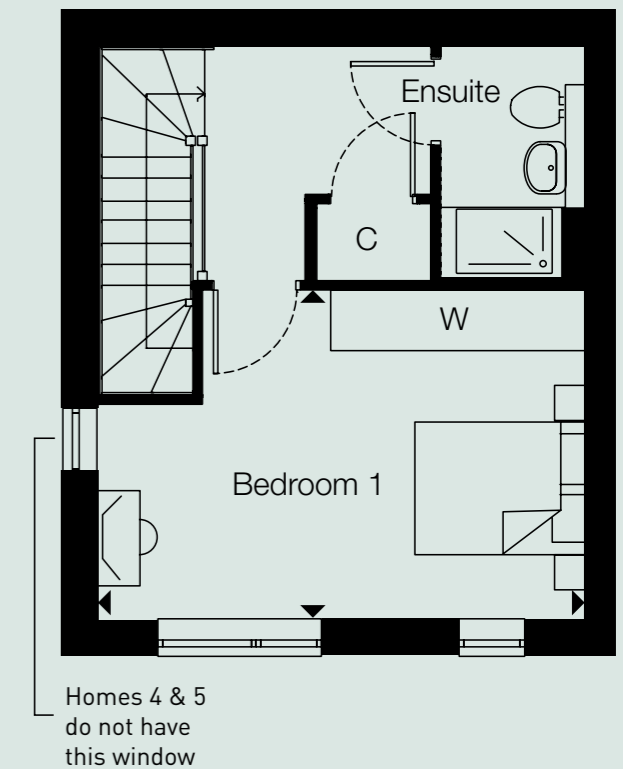
## Ground Floor



## First Floor



## Second Floor



Floor plans shown are approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of +/- 50mm and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only. Kitchen layouts are indicative only, please speak to a Sales Consultant for further information.

W WARDROBE B BOILER C CUPBOARD  
▶ DENOTES POINTS BETWEEN WHICH MEASUREMENTS ARE GIVEN





Image of actual show home interior

The information in this document is indicative and intended to serve only as a guide to the finished product. All computer generated images (CGIs) used in this brochure are for illustrative purposes. They are not intended to provide an actual forecast or impression of the measurements, dimensions, layout, placement, context and/or finishes of the buildings, premises or landscaping. They should not be relied upon as true or accurate. This information does not constitute a contract or warranty. Floor plans are not to scale and are indicative only. Location of windows, doors, kitchen units and appliances may differ. Doors may swing in the opposite direction to that shown on selected apartments. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used to calculate space for items of furniture. Total areas are provided as gross internal areas and are subject to variance. Martindale Fields is a marketing name and does not form part of the approved postal address. All information is believed to be correct at the time of going to print in February 2020. Please speak to our Sales Consultant for further information.





0344 892 0097  
[www.martindalefields.co.uk](http://www.martindalefields.co.uk)

