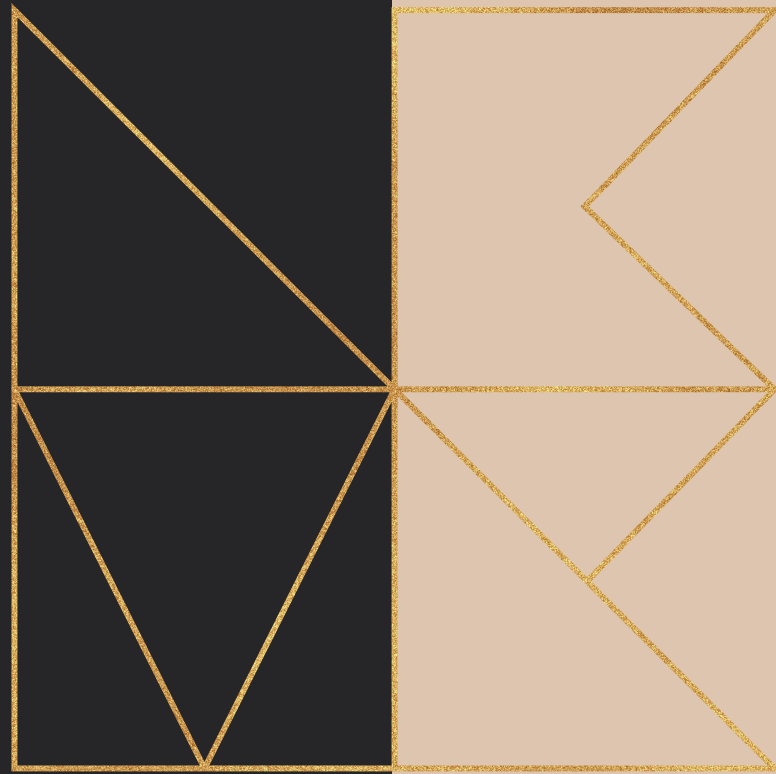


LYKKE LODGE





MAGNIFICENCE MUTED

Discover two luxury, detached properties in one of Berkhamsted's premier locations: Barncroft Road. Situated within easy walking distance of the thriving market town, this bespoke development allows a unique opportunity to collaborate with our award-winning team to customise your own home.

Created by skilled craftsmen, from the finest materials, beauty and function flow through every space. Designed for modern living within well-established surroundings – welcome to homes of the highest specification, built to the highest standards.

CREATE YOUR HAPPY AT HOME



A direct translation of *happiness*, the Danish concept of Lykke embraces the joy found in the simplicity of everyday life. Transforming this concept from theory to practice, buying off-plan allows the potential to work alongside our design and build team to select the elements that elevate a house to a home. From flooring, colour schemes and cabinetry, to the smallest details of ironmongery finishes – the choice is yours.

LYKKE LODGE





Our design partnership with Consilio Interiors ensures that no detail is overlooked. An experienced eye ensures that finishing touches of the highest quality are carefully considered in relation to your own lifestyle, facilitating effortless everyday living.

GRAND
DESIGNS



PASSIVHAUS – THE FUTURE OF SUSTAINABILITY

With a whole-building approach to sustainability and thermal performance energy efficiency, the Passivhaus Standard sets the world-leading bar for low energy bills, fresh air circulation and superior insulation. Built with these voluntary standards in mind, our homes strive to be good for the people, and good for the planet.

THE DETAILS

Our partnership with renowned interior design studio, Consilio Interiors, ensures that no detail is overlooked. Finishing touches of the highest quality reflect our own ambition for the perfect blend of function and design.

Each home comprises:

- Bespoke architecture
- Open plan living
- Kitchen designed by Consilio Interiors
- Samsung smart appliances
- Underfloor heating throughout, with mobile phone smart controls
- Choice of floor finishes*
- Fitted wardrobes
- Bathrooms with low-level WC, wall-mounted hand basin, storage, bathtub and walk-in shower*
- Fire doors throughout
- Traditional block & brick construction
- Indoor/outdoor fireplace
- Highly-efficient thermal insulation
- Aluminum windows and hidden guttering*
- Cat 6 cabling and data centre
- Low maintenance sedum green roof
- Solar panels contributing to property running costs
- Mechanical ventilation heat recovery unit
- Air source heat pump
- Garage and driveway for 3 cars with electric charging
- Fully landscaped gardens and approach

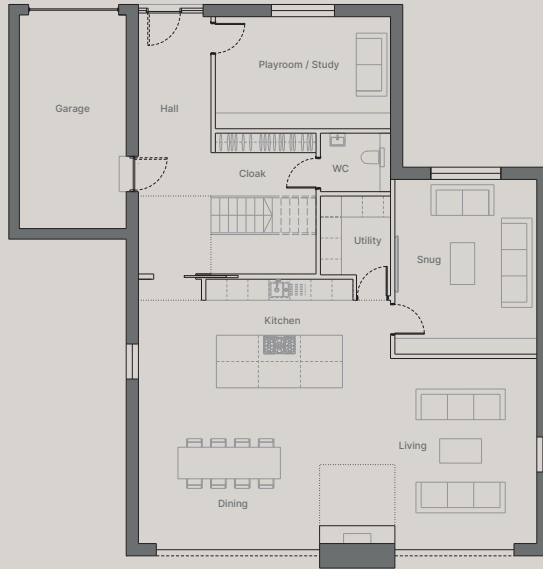
Each home we build is guaranteed with a 10-year homebuilders' warranty and a two-year full snag warranty. This brochure does not form part of the contract.

**Subject to design and build stage.*



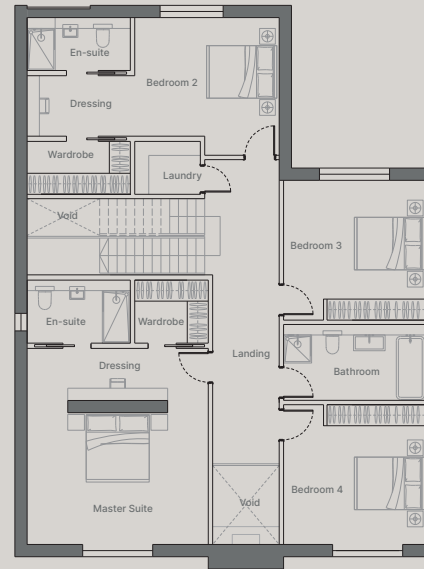
CGIs and illustrations are representative only.

SIMPLY SPACIOUS



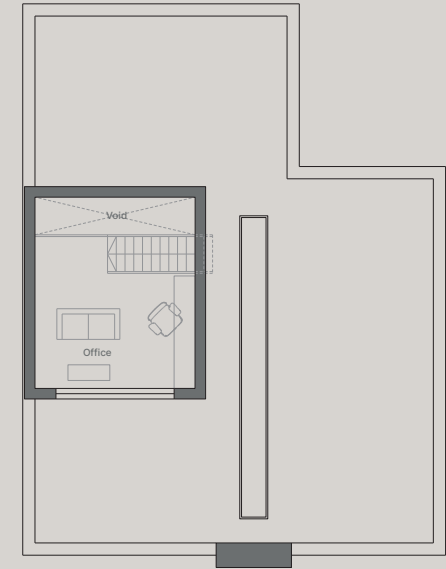
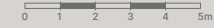
GROUND FLOOR

Entrance hall	7.3m x 2.05m	24.0ft x 6.7ft
Cloakroom	1.8m x 2.9m	5.9ft x 9.4ft
Playroom / study	3.2m x 4.7m	10.5ft x 15.4ft
Utility room	2.2m x 1.9m	7.2ft x 6.2ft
Snug	4.3m x 5.0m	14.1ft x 16.4ft
Kitchen / dining	7.5m x 6.9m	24.6ft x 22.6ft
Living	5.3m x 4.4m	17.4ft x 14.4ft
Garage	6.1m x 3.1m	20.0ft x 10.2ft



FIRST FLOOR

Master suite	5.6m x 5.2m	18.4ft x 17.1ft
Master en-suite	1.8m x 2.9m	5.9ft x 9.5ft
Master walk-in wardrobe	1.8m x 2.1m	5.9ft x 6.9ft
Bedroom 2	3.9m x 6.9m	12.8ft x 22.6ft
En-suite 2	1.5m x 2.9m	4.9ft x 9.5ft
Walk-in wardrobe 2	2.9m x 1.5m	9.5ft x 4.9ft
Bedroom 3	4.0m x 4.0m	13.1ft x 13.1ft
Bedroom 4	4.0m x 4.0m	13.1ft x 13.1ft
Bathroom	4.0m x 2.2m	13.1ft x 7.2ft
Laundry	1.5m x 1.9m	4.9ft x 6.2ft

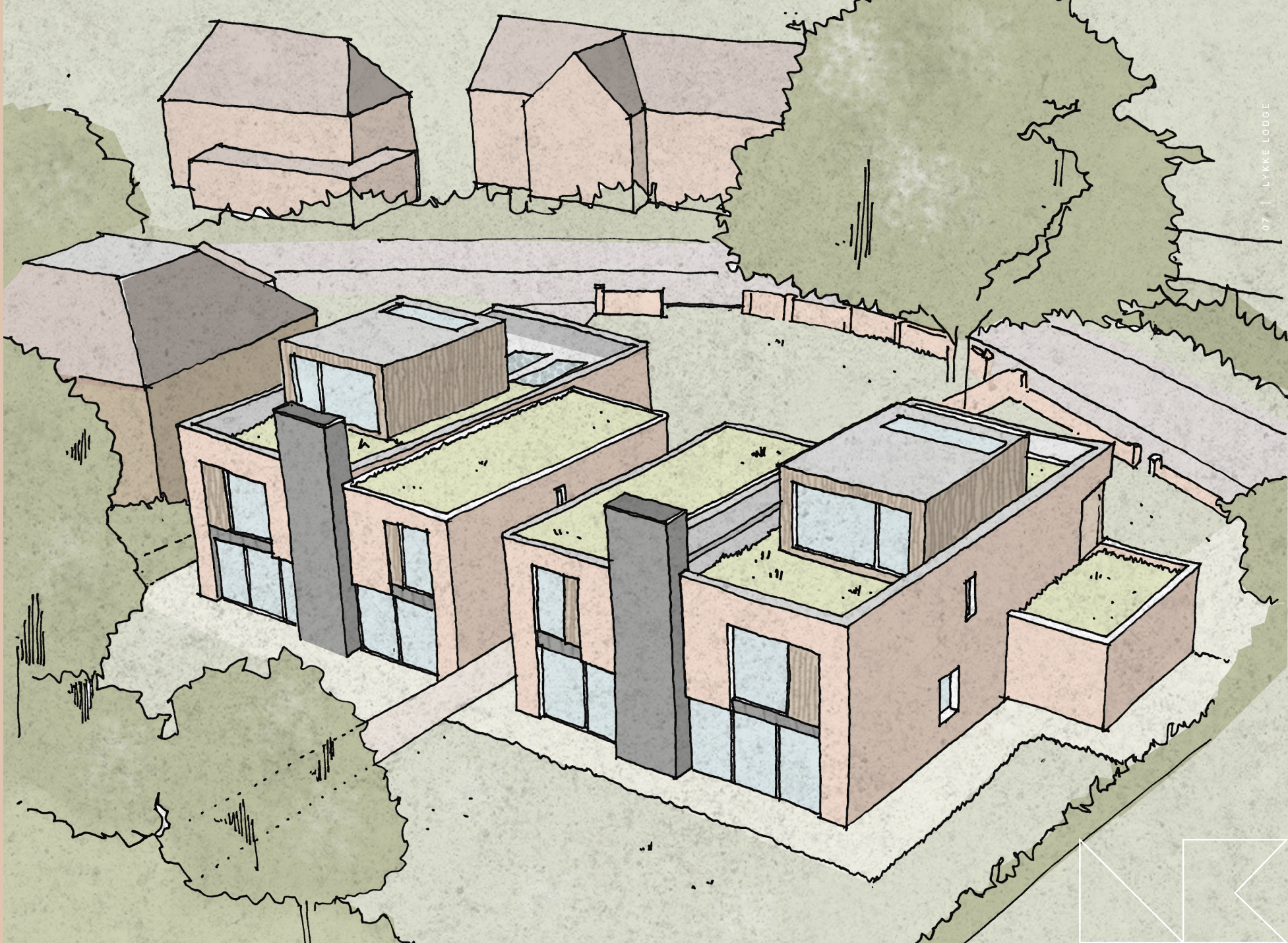


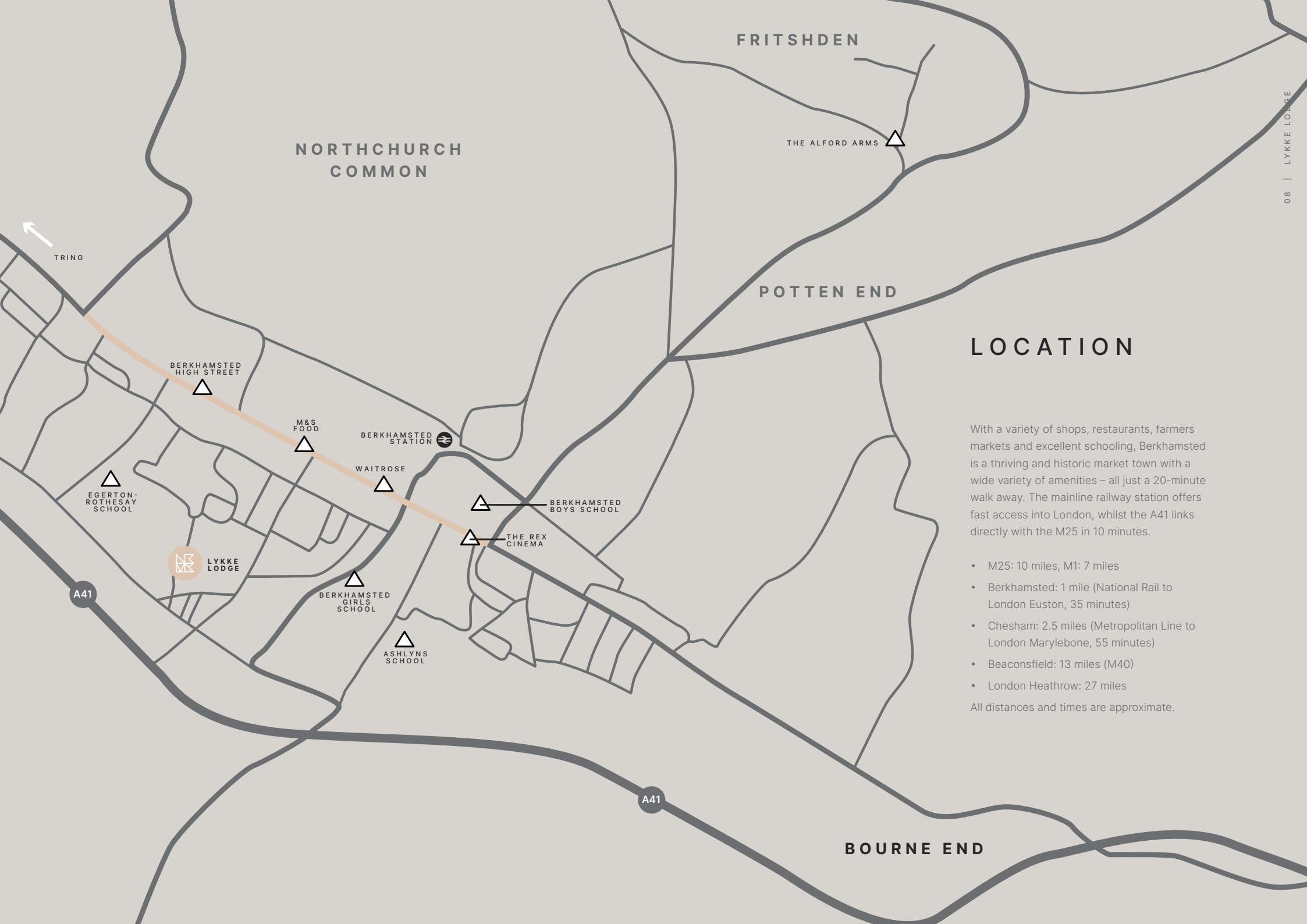
SECOND FLOOR

Office	4.3m x 4.2m	14.1ft x 13.8ft
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TOTAL FLOOR AREAS

Ground floor	131.3m ²	1,413ft ²
Garage	18.7m ²	201ft ²
First floor	150m ²	1,615ft ²
Second floor	23m ²	248ft ²
Entire property	323m ²	3,477ft ²





LOCATION

With a variety of shops, restaurants, farmers markets and excellent schooling, Berkhamsted is a thriving and historic market town with a wide variety of amenities – all just a 20-minute walk away. The mainline railway station offers fast access into London, whilst the A41 links directly with the M25 in 10 minutes.

- M25: 10 miles, M1: 7 miles
- Berkhamsted: 1 mile (National Rail to London Euston, 35 minutes)
- Chesham: 2.5 miles (Metropolitan Line to London Marylebone, 55 minutes)
- Beaconsfield: 13 miles (M40)
- London Heathrow: 27 miles

All distances and times are approximate.

BOURNE END

FRITSHDEN

NORTHCHURCH
COMMON

POTTEN END

TRING

BERKHAMSTED
HIGH STREET

M&S
FOOD

BERKHAMSTED
STATION

WAITROSE

EGERTON-
ROTHESAY
SCHOOL

BERKHAMSTED
BOYS SCHOOL

THE REX
CINEMA

LYKKE
LODGE

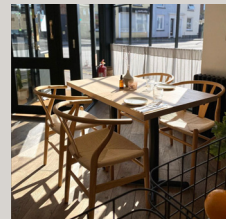
BERKHAMSTED
GIRLS
SCHOOL

ASHLYNS
SCHOOL

A41

A41

SOUL FOOD



Above: Plates.
Left and right: Olive Tree.

Plates

Brought to you by the team behind Fred & Ginger Coffee. Plates café-restaurant serves up the best of British cuisine, washed down with organic wines, craft beers and cocktails.

BEST BITES

The King's Arms

Former 18th-century coaching inn, The Kings Arms provides an open log fire, seasonal Mediterranean-inspired menu and wood-fired pizzas throughout the day.

Lussmans

Enjoy lunch or dinner in the delightful surroundings of Berkhamsted's newest resident - Lussmans sustainable kitchen and garden.

Zaza

Dine under an ancient olive tree draped in fairy lights at Zaza's cosy Italian restaurant. Authentic, fresh, artisan food & wine directly from Italy.

The Gatsby

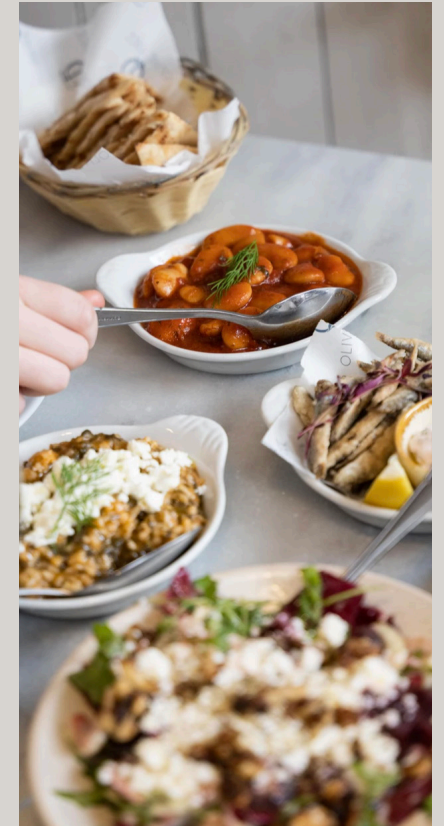
Berkhamsted's premier destination for fine dining, The Gatsby offers modern European cuisine and cocktails within the luxurious surroundings of a beautifully restored 1930s cinema.

The Olive Tree

Enjoy a taste of Greece at an independently-owned taverna, serving traditional meze-style food for a relaxed authentic Greek dining experience.

Copper House

An independent bar and brasserie within a stunning grade-II listed building provides the perfect setting for lunch, dinner, champagne afternoon tea, and world-class cocktails.

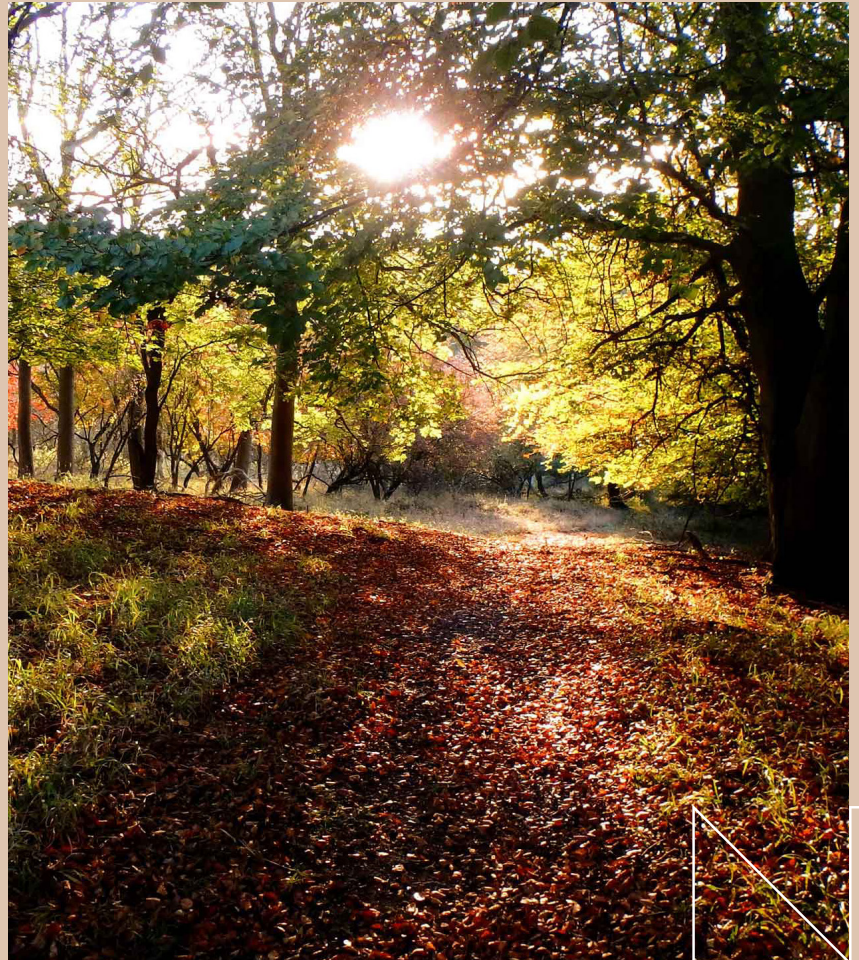


Offering a variety of culinary delights for any occasion, Berkhamsted's myriad of bars, pubs and restaurants provide something for every taste.

Berkhamsted and the local area offer a wealth of leisure and lifestyle opportunities. Just five miles away lies Ashridge Estate – over 2,000 acres of ancient beech and oak woodlands within the outstanding natural beauty of the Chiltern Hills, ideal for exploring by foot or bicycle. With the addition of nearby health clubs and spas, renowned golf courses, sports facilities, and extensive walking alongside the Grand Union Canal, Berkhamsted makes a wonderful base from which to combine country pursuits with urban living.



Top left: Grand Union Canal.
Left: Fallow Buck on the Ashridge Estate.
Bottom left: Champneys Spa, Tring.
Below: Northchurch Common.



LYKKE
LIFE



INSPIRATIONAL
ARCHITECTURE.

AMBITIOUS DESIGN.

VERSATILE,
PRACTICAL LIVING.




Austin Worboys are an independent, family-run business with a vision for best-in-class contemporary and traditional developments.

We're dedicated to offering the perfect combination of modern living and exceptional attention to detail, evident from the very foundations of each building we create - from architecture that sits in harmony with the local landscape and authentic building materials sourced from local suppliers, to the lightest of interior design touches.

We are proud to have won national and local awards for our projects, with recent involvement in a unique, one-off property for the upcoming series of Grand Designs.

CREATING
A HERITAGE



LYKKE LODGE

Lykke Lodge, Barncroft Road,
Berkhamsted, HP4 3NL

OUR LEGACY IS YOUR HOME.

BUILD	AUSTIN WORBOYS
ARCHITECT	ARKLE BOYCE
DESIGN	CONSILIO INTERIORS

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+44 7738 157753

