



RECTORY FIELDS

WILSTONE





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Find your forever home at Rectory Fields - a collection of 2, 3, 4 and 5 bedroom family homes in the rural village of Wilstone, Hertfordshire.

With a strong sense of community spirit, essential amenities within walking distance and a landscape rich in natural beauty; you are sure to find a place to call home at Rectory Fields.

Rectory Fields is just two miles from Tring where you will find exceptional facilities and direct trains to London Euston, with journey times from as little as 28 minutes.

Village living, perfected.



INSPIRED BY THE
EXISTING
COMMUNITY

*Houses that immediately feel
like home*

Rectory Fields was influenced by Wilstone's evolved architecture and scale, so the development provides a natural, high-quality extension to the village. Contributing to the attractive street scenes are pitched roofs with slate and red clay tiles, chimney stacks, and façades featuring red brick and flint.

Whilst residents will be able to relax in their own private gardens, Rectory Fields incorporates grasslands, wildflower areas, mature trees and new planting ensuring biodiversity thrives around your new home.



WHERE COMMUNITY COMES FIRST

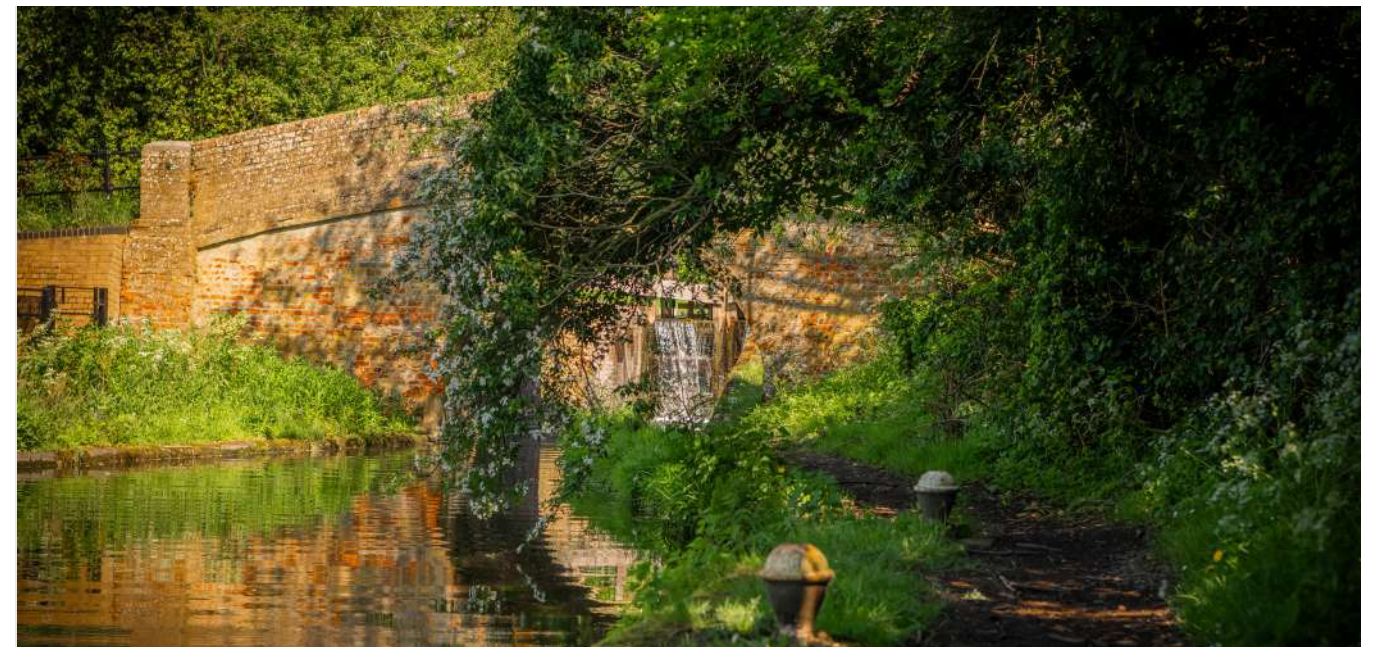
Small village, big heart

Wilstone is a community that comes together at every opportunity. The cornerstones of daily life are The Half Moon – a dog-friendly country pub with a full menu, garden and play area; Wilstone Community Shop – a newsagent and grocery store; Wilstone Village Hall, with its programme of activities, special events and film nights; and PE Mead Farm Shop, café and restaurant. An annual highlight is the traditional Wilstone Village Fete, while the Open Village & Gardens event takes place every other year.



ON YOUR DOORSTEP

Explore. Enjoy. Relax.



Wilstone is nestled in some of the prettiest countryside Hertfordshire has to offer and beauty of an aquatic nature is never far away. Within a three minute stroll of Rectory Fields is the Grand Union Canal. Join the tow path at the Aylesbury Arm bridge and enjoy over six miles of picturesque walks, criss-crossing quaint bridges, spotting wildlife and watching colourful barges navigate the locks.

A more open outlook can be found at Wilstone Reservoir. This, the largest of the four Tring Reservoirs, is one of the best bird-watching spots in Southern England. Follow the signposts and meander around the water's edge enjoying the tranquil environment.

Attractions located just outside of Wilstone are in abundance, ensuring diaries are always full of plans. To the southern edge of the village are the Chiltern Hills – an Area of Outstanding Natural Beauty (AONB) that offers quintessential countryside vistas, ancient

woodlands, and chalk downlands covering 324 square miles.

The Ashridge Estate located just 8 miles away provides residents of Rectory Fields another exceptional landscape for recreation. Both offer breath-taking landscapes crammed full of walking trails, Sites of Special Scientific Interest and Scheduled Ancient Monuments.

Whipsnade Zoo is less than 20 minutes by road, with the added bonus of soft play and a mini steam railway among the animal habitats. English Heritage's Berkhamsted Castle is a similar distance away, offering opportunities to explore ancient ruins.

Tring is just two miles from Rectory Fields. Here you'll find a bustling High Street and farmers' market, The Natural History Museum, the 264 acres of Tring Park, Champneys health resort and the Pendley Manor Estate, with its spa, restaurant and Court Theatre.



SOUGHT-AFTER
SCHOOLING
*A reputation for
educational excellence*

Schooling in the local area has an enviable reputation with many families aspiring to live in Wilstone in preparation for the academic years.

Primary Schools

- Dundale Primary School and Nursery
- Long Marston VA Church of England Primary School
- Marsworth Church of England Infant School
- Goldfield Infants' and Nursey School

Secondary Schools

- Berkhamsted School
- Westbrook Hay
- Aylesbury Grammar School (Boys)
- Aylesbury High School (Girls)
- Tring School
- John Colet School
- Dr. Challoner's Grammar School
- Dr Challoner's High School



PLAN YOUR
NEXT JOURNEY
Travelling near and far



Wilstone is a rural village with community facilities at its heart and great connections to local towns and beyond. Two miles away by road is Tring which offers direct rail services to London (from 28 minutes), with Aylesbury a little over 6 miles. The A41 is a three minute drive.

From Rectory Fields (on foot)

Grand Union Canal	3 minutes
Wilstone Village Hall	3 minutes
The Half Moon	4 minutes
Wilstone Village Shop	5 minutes
Wilstone Church	7 minutes
PE Mead & Sons Farmshop	14 minutes
Wilstone Reservoir	28 minutes

From Tring (by rail)

Berkhamsted	5 minutes
Hemel Hempstead	9 minutes
Leighton Buzzard	10 minutes
Milton Keynes	23 minutes
London Euston	28 minutes

* Timing accurate at time of print
From Trainline.com



RECTORY FIELDS

RECTORY HOMES



YOUR NEW ENVIRONMENT

Secluded living

Rectory Fields comprises 2, 3, 4, and 5 bedroom homes. Choose from detached and semi-detached properties complimented by garage and driveway parking.

Plot		Pages
Plots 12, 14, 17 & 18	Two bedroom home	Page: 11
Plot 15	Three bedroom home	Page: 13
Plot 16	Four bedroom home	Page: 15
Plot 24	Four bedroom home	Page: 17
Plot 25	Four bedroom home	Page: 19
Plot 26 & 27	Four bedroom home	Page: 21
Plots 23 & 28	Five bedroom home	Page: 23

Plots 8-11 and 13 are a mixture of Housing Association shared ownership and rented properties

Computer generated image. Levels and landscaping are indicative and may vary. Speak to staff for details.



PLOTS 12, 14, 17 & 18

Plots 12, 14 & 18 are handed
Plot 14 includes a bay window to the living room

Two bedroom semi-detached house.

A smartly laid out home that makes the most of every room. The entrance hall leads through to a well-proportioned kitchen at the front of the house, with a WC and understairs storage tucked neatly alongside. To the rear, an open-plan living and dining room spans the full width of the property, with double doors opening onto the garden – ideal for summer evenings and entertaining in the garden. Upstairs, two spacious bedrooms with a family bathroom complete the first floor.

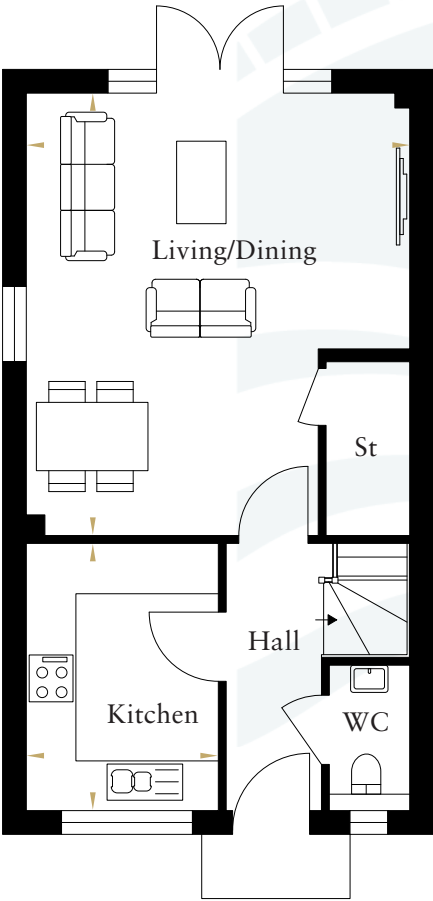
Ground floor

Kitchen	3.22m x 2.32m	10'7" x 7'7"
Living/Dining	5.35m x 4.64m	17'7" x 15'3"

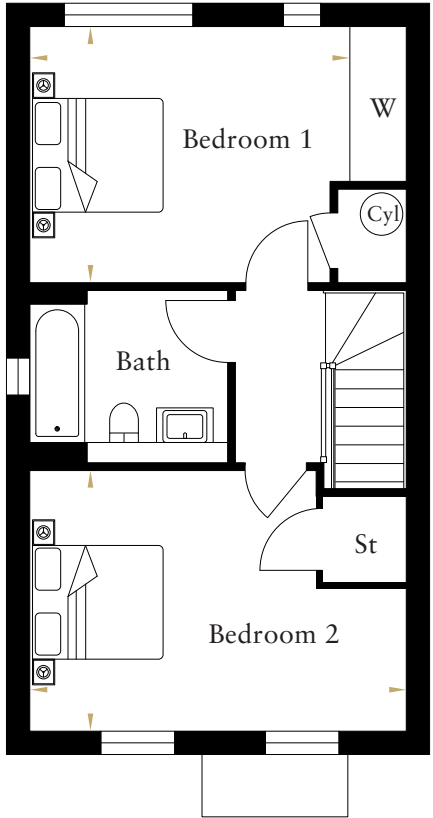
First floor

Bedroom 1	3.95m x 3.15m	12'11" x 10'4"
Bedroom 2	4.64m x 3.21m	15'3" x 10'6"

Ground floor



First floor





Computer generated image is for illustrative purposes only

CGI showing plot 15



PLOT 15

Three bedroom detached home.

Step through the front door into a welcoming hallway, with a handy WC and understairs storage close by. To one side, a generously proportioned living room runs the depth of the house, while to the other is an open-plan kitchen/dining room with a bay window and a further storage cupboard that would work nicely as a pantry. Upstairs, bedroom 1 benefits from a fitted wardrobe and its own en-suite shower room, while bedrooms 2 and 3 share access to a family bathroom.

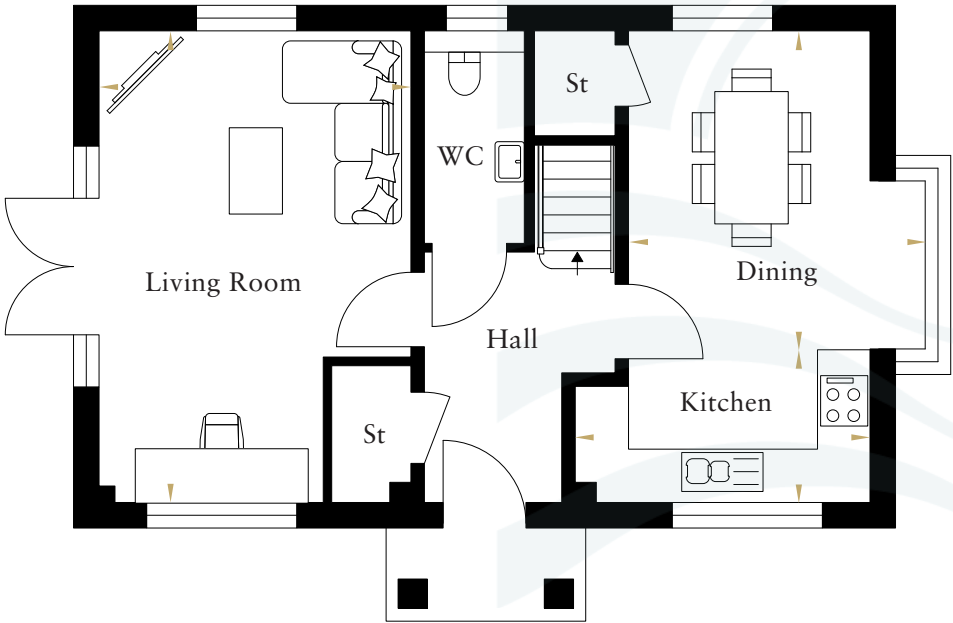
Ground floor

Kitchen	3.33m x 1.71m	10'11" x 5'7"
Dining	3.44m x 3.60m	11'3" x 11'10"
Living Room	3.51m x 5.30m	11'6" x 17'5"

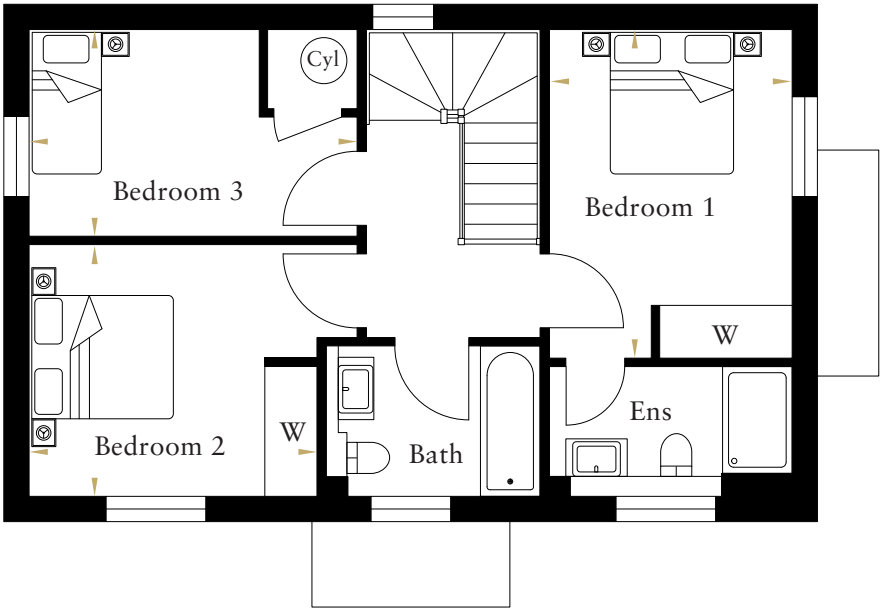
First floor

Bedroom 1	2.76m x 3.73m	9'1" x 12'3"
Bedroom 2	3.28m x 2.86m	10'9" x 9'5"
Bedroom 3	3.72m x 2.35m	12'2" x 7'9"

Ground floor



First floor





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CGI showing plot 16



PLOT 16

Four bedroom detached home, with a single garage.

Walking through the front door into the hallway, to your left you will find a well-equipped kitchen/dining room, with French doors opening onto the garden - ideal for entertaining - while a utility room adds everyday practicality. To the other side, a spacious living room enjoys a bay window and its own garden doors. A WC and large understairs storage completes the ground floor. Upstairs, bedroom 1 benefits from a fitted wardrobe and en-suite, while bedrooms 2, 3 and 4 share access to a family bathroom, with an airing cupboard completing the first floor.

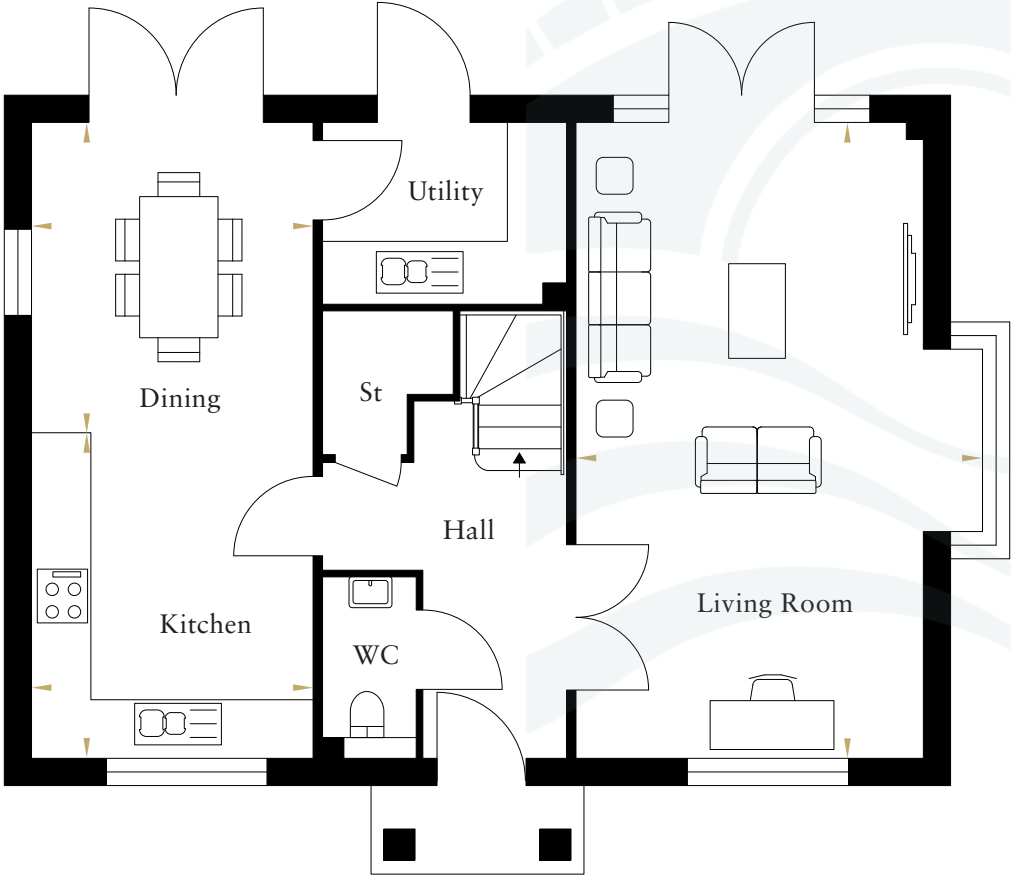
Ground floor

Kitchen	2.91m x 3.45m	9'7" x 11'4"
Dining	2.91m x 3.26m	9'7" x 10'8"
Living Room	3.61m x 6.65m	11'10" x 21'10"

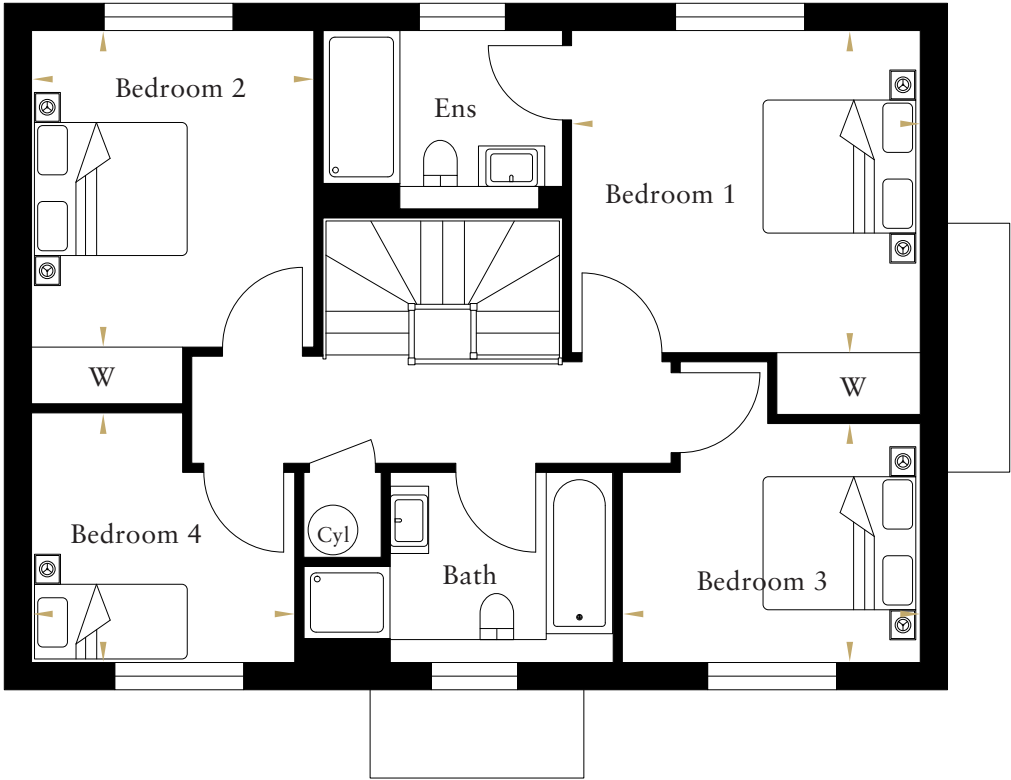
First floor

Bedroom 1	3.67m x 3.40m	12'0" x 11'2"
Bedroom 2	2.97m x 3.33m	9'9" x 10'11"
Bedroom 3	2.54m x 2.51m	8'4" x 8'3"
Bedroom 4	2.77m x 2.62m	9'1" x 8'7"

Ground floor



First floor





Computer generated image is for illustrative purposes only

CGI showing plot 24



PLOT 24

Four bedroom detached home, with a single garage.

This home gives every member of the family a space to call their own. The hallway connects a WC, with a private study and a separate living room leading off it. To the right, the kitchen and dining area open into a family room, complete with a storage cupboard and French doors leading out to the garden. Upstairs, bedroom 1 and bedroom 2 both come with a fitted wardrobe and their own en-suite, while bedrooms 3 and 4 share access to a family bathroom.

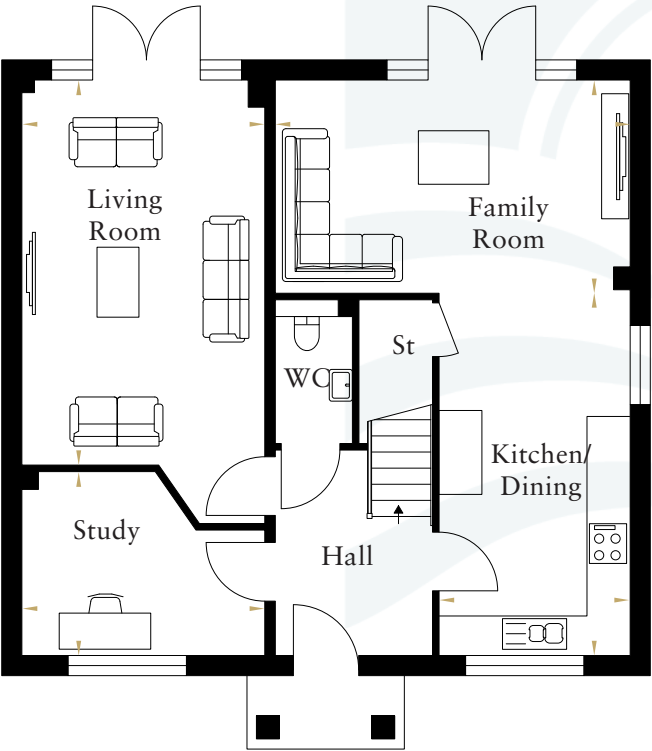
Ground floor

Kitchen/Dining	5.16m x 2.72m	16'11" x 8'11"
Family Room	5.06m x 3.03m	16'7" x 9'11"
Living Room	5.48m x 3.46m	18'0" x 11'4"
Study	2.62m x 3.46m	8'7" x 11'4"

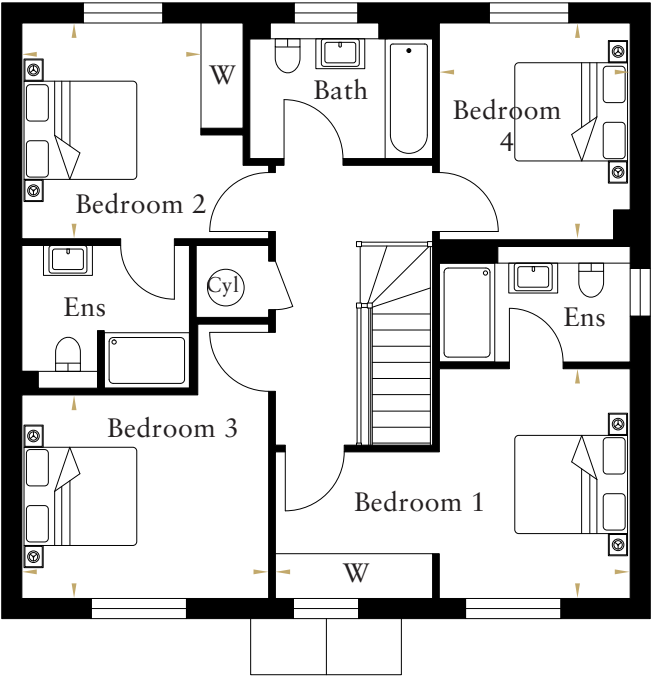
First floor

Bedroom 1	5.03m x 3.25m	16'6" x 10'8"
Bedroom 2	3.51m x 3.07m	11'6" x 10'1"
Bedroom 3	3.51m x 3.91m	11'6" x 12'10"
Bedroom 4	2.72m x 3.09m	8'11" x 10'2"

Ground floor



First floor





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CGI showing plot 25



PLOT 25

Four bedroom detached home, with a single garage.

This home strikes a great balance between everyday practicality and space to unwind. A central hallway connects a WC, understairs storage and a quiet study – ideal for working from home. The living room benefits from a bay window and French doors that open onto the garden. An open plan kitchen/dining on the other side of the hallway also has direct access to the garden as well as a useful utility room. Upstairs, bedroom 1 and bedroom 2 both benefit from a fitted wardrobe, with the principal bedroom also enjoying its own en-suite. Bedrooms 2, 3 and 4 share access to a family bathroom.

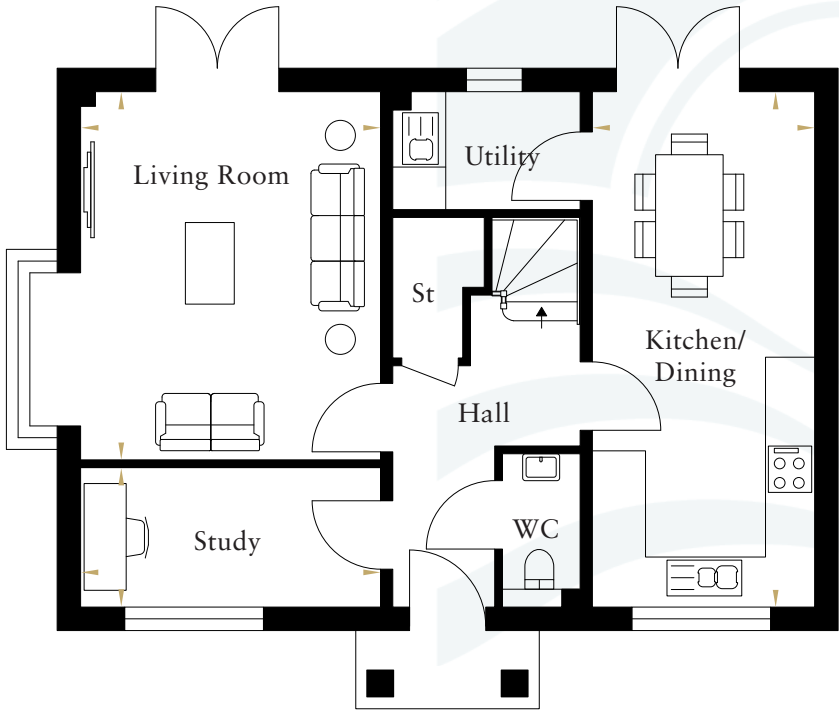
Ground floor

Kitchen/Dining	2.72m x 6.30m	8'11" x 20'8"
Living Room	3.66m x 4.50m	12'0" x 14'9"
Study	3.66m x 1.71m	12'0" x 5'7"

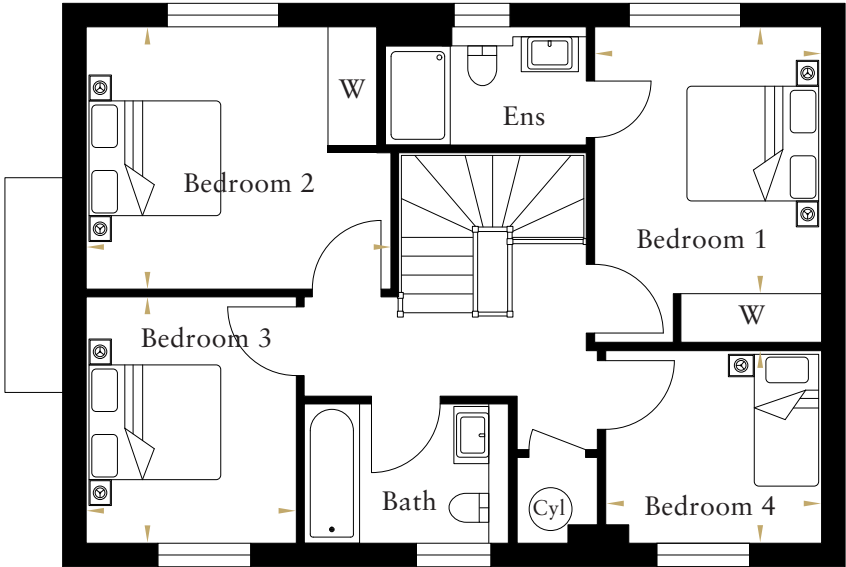
First floor

Bedroom 1	2.77m x 3.26m	9'1" x 10'8"
Bedroom 2	3.72m x 3.20m	12'2" x 10'6"
Bedroom 3	2.56m x 3.00m	8'5" x 9'10"
Bedroom 4	2.64m x 2.35m	8'8" x 7'9"

Ground floor



First floor





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CGI showing plot 27



PLOTS 26 & 27

Plot 26 is handed with a bay window to the dining room

Four bedroom detached home, with a single garage.

There is plenty of room to spread out in this beautifully proportioned home. A separate living room and study provide quiet spaces to relax or work in peace, while on the other side of the house, the impressive open-plan kitchen, dining and family room creates a sociable heart to the home, a place to gather, entertain and spill out into the garden. A useful utility room just off the kitchen adds everyday practicality, complemented by convenient understairs storage. Upstairs, the first floor offers four generous bedrooms. Bedrooms 1 and 2 both benefit from fitted wardrobes and en-suite bathrooms, while a well-appointed family bathroom completes the floor.

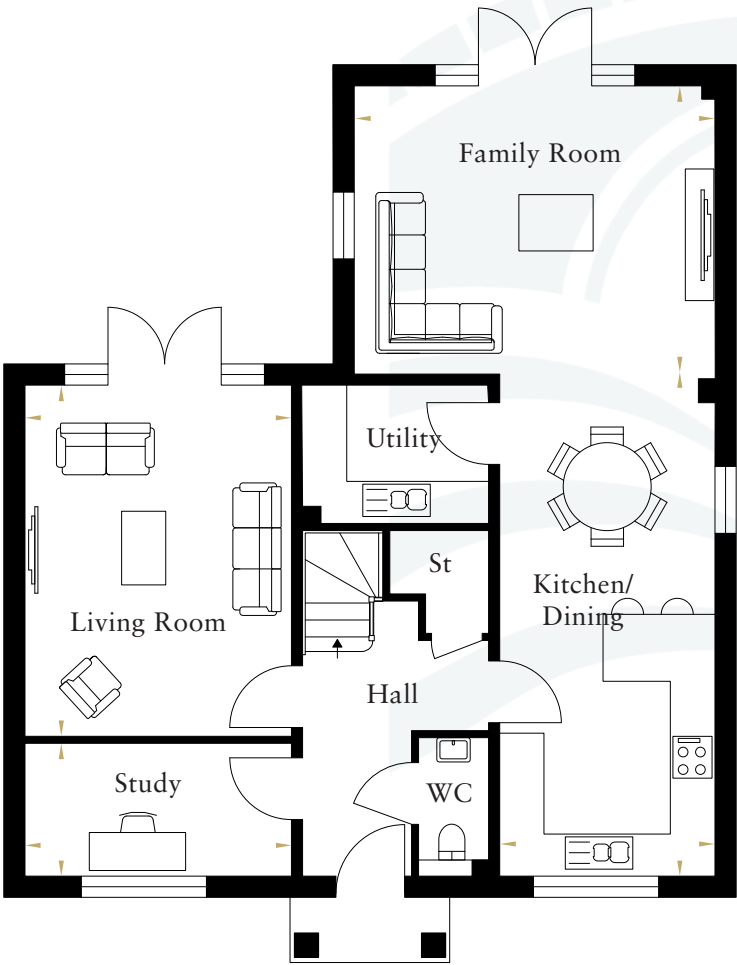
Ground floor

Kitchen/Dining	6.73m x 2.91m	22'1" x 9'7"
Family Room	4.87m x 3.97m	16'0" x 13'0"
Living Room	3.61m x 4.76m	11'10" x 15'7"
Study	3.61m x 1.80m	11'10" x 5'11"

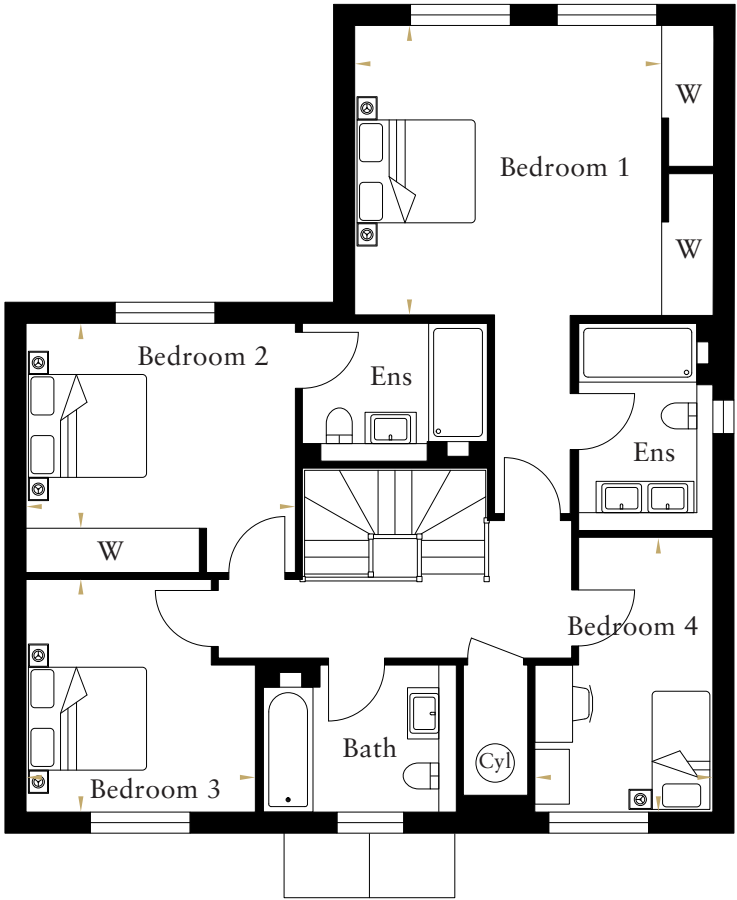
First floor

Bedroom 1	4.18m x 3.94m	13'9" x 12'11"
Bedroom 2	3.67m x 2.79m	12'0" x 9'2"
Bedroom 3	3.14m x 3.16m	10'4" x 10'4"
Bedroom 4	2.43m x 3.74m	8'0" x 12'3"

Ground floor



First floor





Computer generated image is for illustrative purposes only

CGI showing plot 28



PLOTS 23 & 28

Plot 23 is handed

Five bedroom detached home with a double garage.

To the front is a living room with two sets of French doors to the garden. To the rear are two exceptional spaces: an open-plan kitchen/dining room with two bay windows and a large island, and a triple aspect family room with direct garden access. The utility is accessible from the kitchen and has direct access to the driveway/front garden. A study and cloakroom complete the ground floor layout. Choose from five bedrooms on the first floor – three of which have an en-suite. Bedroom 1 also has a dressing room whilst Bedroom 2 has a fitted wardrobe. Bedrooms 4 and 5 share a family bathroom.

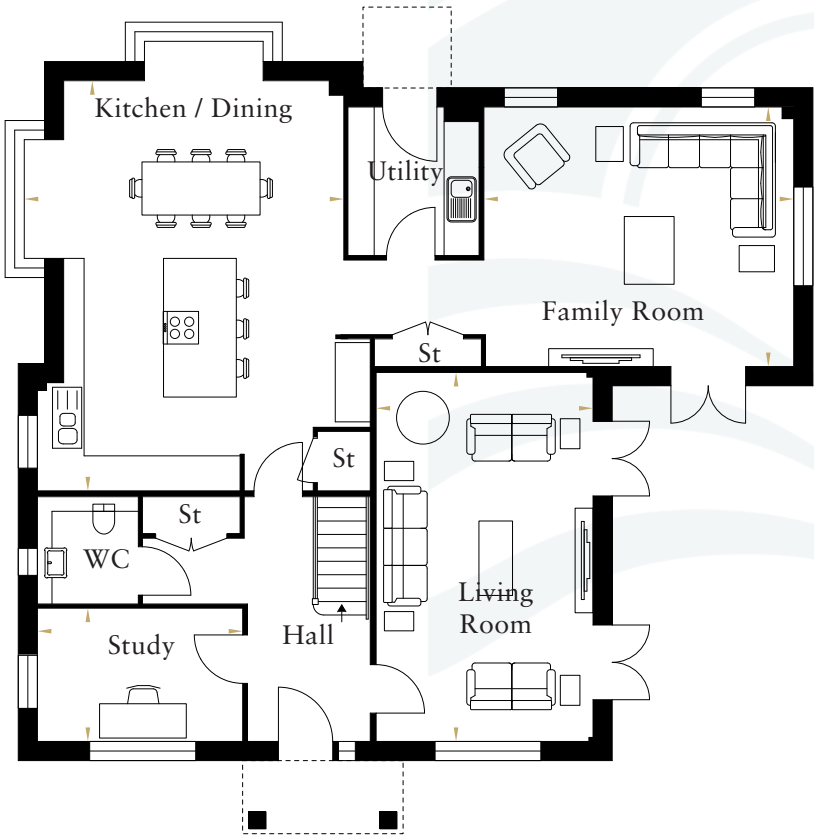
Ground floor

Kitchen/Dining	6.97m x 5.42m	22'10" x 17'9"
Family Room	5.27m x 4.39m	17'3" x 14'4"
Living Room	6.27m x 3.66m	20'6" x 12'0"
Study	3.48m x 2.24m	11'5" x 7'4"

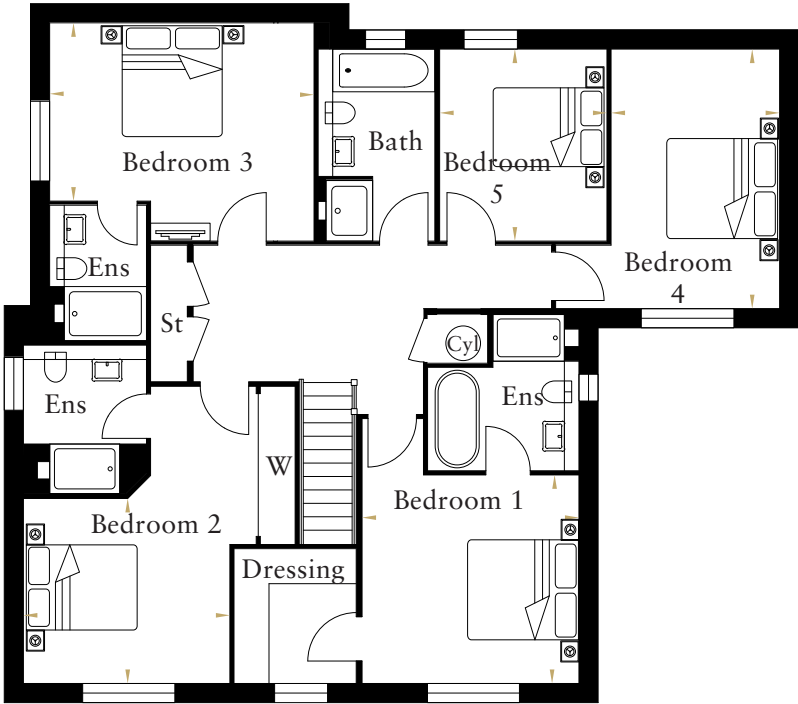
First floor

Bedroom 1	3.72m x 3.53m	12'2" x 11'6"
Bedroom 2	3.49m x 3.13m	11'5" x 10'3"
Bedroom 3	4.49m x 3.01m	14'8" x 9'10"
Bedroom 4	4.39m x 2.85m	14'4" x 9'4"
Bedroom 5	3.25m x 2.84m	10'7" x 9'3"

Ground floor



First floor





QUALITY IN EVERY DETAIL

- ◆ Diamond plots- 23 & 28
- Gold plots- 15, 16, 24, 25, 26, 27
- Silver plots- 12, 14, 17, 18

Kitchen

60cm 4 ring induction hob	●●
80cm 4 ring induction hob with integrated ventilation system	◆
Single oven	●
1.5 oven	●
2 x single ovens	◆
Integrated microwave	●◆
Integrated fridge/freezer	●●
Integrated tall fridge	◆
Integrated tall freezer	◆
Integrated dishwasher	●●◆
Under counter wine fridge	◆
Integrated washer/dryer (if no utility)	●●
Stainless steel inset sink with stainless steel drainer	●
Stainless steel under-mounted sink with drainer grooves to worktop	●
Stainless steel split bowl under-mounted sink with drainer grooves to worktop	◆
Laminate worktop with upstand and stainless steel splashback	●
Composite stone worktop, upstand and splashback	●◆
Integrated recycling bin	●●◆
Integrated non-recycling bin	●●◆
Amtico flooring	●●
Minoli flooring	◆
Soft close joinery	●●◆
Under cabinet lighting	●●◆
Space and electrical allowance for water softener	●◆

Utility*

Space and plumbing for washing machine	●◆
Space and allowance for tumble dryer	●◆
Laminate worktop with upstand	●◆

Stainless steel inset sink with stainless steel drainer	●◆
Amtico flooring	●
Minoli flooring	◆

Bathrooms and En-Suites*

Villeroy & Boch sanitaryware	●●◆
Hansgrohe taps	●●◆
Amtico flooring	●●
Minoli flooring	◆
Under sink vanity to family bathroom	●
Under sink vanity to family bathroom and en-suite 1	●
Under sink vanity to WC, family bathroom and en-suite 1 & 2	◆
Shaving points to all bathrooms and en-suites	●●◆
Ceiling-mounted extractor fans	●●◆
Chrome heated towel radiators (Dual Fuel)	●●
Chrome heated towel radiators (Electric Only)	◆
Fitted mirrors – please ask for location details	●◆

Finishing Touches

Built in wardrobe to bedroom 1	●
Built in wardrobes to bedrooms 1 and 2	●
Walk in wardrobe to bedroom 1 and built in wardrobe to bedroom 2	◆
Painted moulded internal doors	●
Painted solid core internal doors	●◆
Staircase with solid oak handrail, oak newel capping and painted balustrades	●●◆

Heating, Lighting and Electrical

Air source heat pumps	●●◆
Underfloor heating to the ground floor	●●◆
Electrically heated floors in the en-suites and bathrooms	◆
USB sockets in kitchen and bedrooms 1 & 2	●●◆
Fitted EV charger point	●●◆
TV points with wiring for SKY Q	●●◆
BT Fibre optic broadband	●●◆

*If applicable

During the construction process it may be necessary to make certain changes. Landscaping, ground levels, steps, walls, boundary treatments, and material colours are indicative.

Security

Mains powered smoke alarms, heat alarm and CO2 detector	●●◆
Patch point fitted for future wireless burglar alarm	●●◆
Ten year Premier Guarantee	●●◆

Parking

Private block paved driveway (P12 has a separate pair of parking spaces)	●●◆
Garage (P15 has 2 parking spaces only)	●◆
Spur fitted for automated garage door	●
Automated garage door with key fobs	◆
Power sockets and lights to garage	●◆

Outside

External cold water tap	●●◆
External double plug socket	●●◆
External wall lights to the front and rear	●●◆
Landscaped front gardens	●●◆
Patio to the rear garden	●●◆





At Rectory Homes, we are passionate about creating new homes with character that are carefully designed around the needs of our customers. Our developments are purposely built to blend in with their unique surroundings whilst balancing practicality and timeless design.

With over thirty years of experience in identifying and selecting prime locations, designing, and delivering premium developments, Rectory Homes is committed to the highest standards of design, construction, specification and customer service.

The foundation of the Rectory Homes brand, and the hallmark of any Rectory home, is a completely bespoke approach to the design and build process, and unrivalled attention to detail throughout each development. As a privately owned and managed developer, Rectory Homes excels at creating stunning developments in highly desirable locations, with beautiful properties that are full of character that our customers are proud to call home.

From our headquarters in Haddenham, Buckinghamshire, Rectory Homes first made its mark on the discerning market of the Home Counties thirty years ago, and we have upheld our track record proudly ever since. We are committed to investing in our people, continually improving our standards, and

delivering the highest quality homes, whilst creating new communities which respect their surroundings and leave a legacy of lasting quality.

We are proud of our reputation for providing high standards of living, and a specification truly unrivalled by our competitors. Rectory Homes has built an industry-leading reputation on superior quality and design. Our high level of service is maintained from the build process, with an exceptional technical and build team, to the sales process, with dedicated sales and aftercare teams. We also recognise the benefits of integrating our new homes with existing towns and villages by supporting local facilities through sponsorship and support of community projects, arts and leisure organisations in addition to the contributions made through our planning obligations.

SUSTAINABILITY INSIDE AND OUT

These days many of us are concerned about the impact our lives are having on the planet, as well as the costs of running a family home. At the same time, steeply rising energy bills are having an effect on many households. The homes at Rectory Fields include many features to help address both issues.

At Rectory Fields, your running costs will be reduced by high performance wall insulation, double glazed windows and energy efficient white goods fitted within the homes.

Whenever possible, we choose suppliers with impeccable environmental credentials. For example, timber products are responsibly and sustainably sourced, their goods fully certified.

One of the companies we work with, Merronbrook, which makes our joists, is a carbon neutral business.

Through new native planting, wild flowers and soft landscaping, we will encourage a net gain in biodiversity across the site. We hope that wildlife will also choose Rectory Fields, with a whole range of habitats provided.

Initiatives include bat tubes, boxes for all kinds of birds with special ones for swifts and sparrow terraces. Log piles will also be a refuge for smaller creatures.





RECTORY FIELDS

WILSTONE

Hornbeam Lane, Wilstone, Tring, Herts, HP23 4GE

for sales enquiries please contact sales@rectory.co.uk or call us on 01844 295100

PREMIER GUARANTEE

In addition to our quality inspection regime, all our homes are independently inspected by Premier Guarantee to ensure all technical and industry quality standards are met. On completion, a ten year warranty will be issued.

RESERVATIONS

Rectory Homes accepts reservations from purchasers who are proceedable and able to exchange contracts within six weeks from receipt of papers from our solicitors. At the time of reservation a deposit is payable, which forms part of the purchase price. On exchange of contracts a 10% deposit is payable (less the initial reservation deposit). If the property is complete then a fixed completion date will be agreed, if the property is under construction an anticipated date for completion will be given and updated as the build progresses.

CUSTOMER CARE

Rectory Homes does its utmost to ensure your new home is constructed to the highest possible standard.

Each home is thoroughly checked during the build by our construction team in order to achieve a high quality finish.

Prior to completion, Customer Care will take you through a home demonstration followed by a handover on the day of legal completion.

For your assurance, post completion there is also a 2 year defect warranty followed by a further 8 year structural warranty with Premier.

KEEP UP TO DATE

For the latest news on our developments, find us at rectory.co.uk or on Facebook and Instagram.



Protection for new-build
home buyers



SCAN ME

