

settle.

# Hurlocke Fields

HITCHIN

3-bedroom houses available with Shared Ownership





# Settle into your new home at Hurlocke Fields, Hitchin



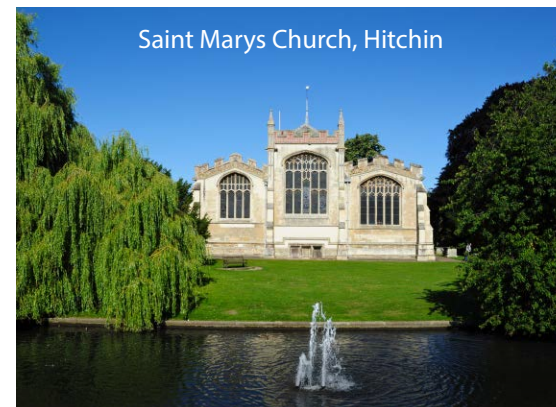
St. Mary's Church, Hitchin

**If you're thinking of buying a new home in Hitchin, make sure you take a look at our plans before making your own.**

Enjoying a peaceful location on the outskirts of the picturesque, medieval town of Hitchin, our contemporary development provides a wealth of lifestyle opportunities for first-time buyers, young families, couples and singles alike. The properties lie at the end of a quiet, no-through road, amongst the Cala Homes' development; on the doorstep is Purwell Meadows, a community green space. Together with excellent transport links by both rail and road, Hurlocke Fields presents the perfect location for country and commuter living.

**Light and airy by day, these homes are warm and cosy when the sun goes down.**

Each carefully-designed and traditionally-built two-storey house includes a much sought-after garden – a rarity for a flexible ownership scheme within easy reach of Cambridge and London. But if you think these stylish new homes are out of reach – think again! These new homes are available through Settle's Shared Ownership programme, a government sponsored scheme to help you onto the housing ladder.



Saint Marys Church, Hitchin



Hitchin town centre

## Make the most of life in Hurlocke Fields

**Hitchin, in North Hertfordshire, is an attractive market town with a strong sense of community... with all the amenities and entertainment you'll need.**

Only a mile and a half from Hurlocke Fields, Hitchin's bustling town centre offers something for everyone. The cobbled marketplace is a good place to start, with its historic architecture and views of beautiful St Mary's, the largest parish church in the county. There are plenty of places to meet friends for coffee, lunch, dinner or a drink – from cafes and restaurants to traditional pubs and highly rated restaurants.

Residents are well served by major supermarkets and a host of convenience stores for grocery shopping. And for a taste of retail therapy, Hitchin offers a full range of independent boutiques and branded outlets. The market is a popular feature offering general, craft and collectable markets throughout the week.

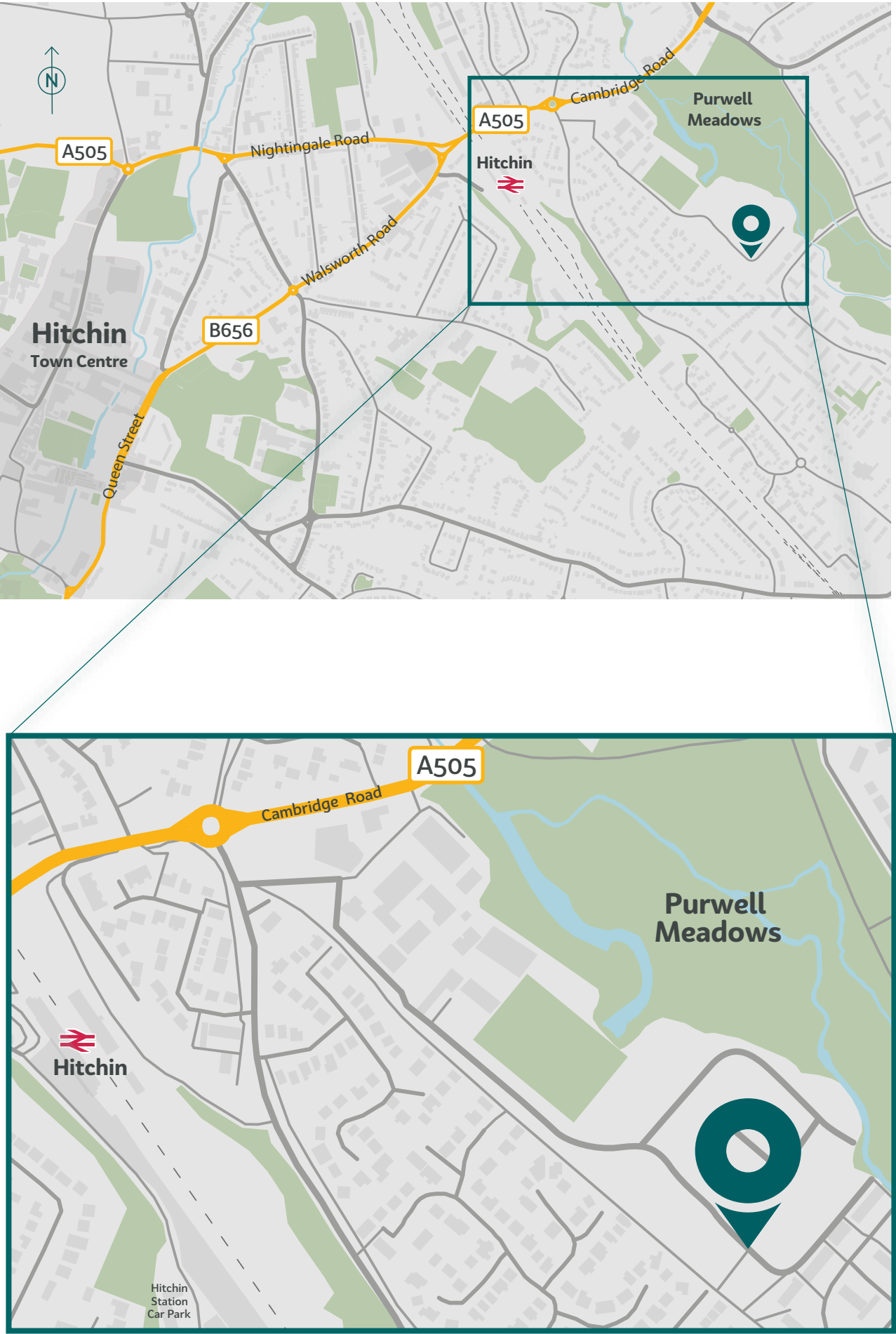
Hitchin boasts an impressive variety of arts and entertainment venues including museums, galleries and three theatres hosting professional and amateur productions; the outdoor Sundown Cinema hosted at Hitchin Lavender fields is not to be missed. There are renowned music colleges and venues which host regular live performances in town. The annual Hitchin Arts & Music Festival is a particular highlight, showcasing over one hundred events during festival month.

For those interested in health & fitness, Hitchin caters for a wide variety of interests with a wealth of local sporting teams – hockey, cricket, football, cycling, swimming and running clubs to mention a few. Easy access to the immediate countryside offers endless opportunities to enjoy nature reserves and walking trails, including the scenic 13km Hicca Way along the River Hiz valley.



Market-Square, Hitchin





# Hitchin – a market town that’s very well connected

Hitchin is 3 miles from Junction 8 of the A1(M) which takes you south to London or north towards Scotland. Junction 10 of the M1 is approximately 10 miles to the west, just a 16-minute drive away.

Hitchin mainline railway station is just an 11-minute walk from Hurlocke Fields, providing direct links south to London’s Kings Cross/St Pancras and a journey time of 33 minutes. Direct connections north to Cambridge take 33 minutes too.

By road:		By bus from Hurlocke/North Herts College:	
Letchworth Garden City	2.5 miles	Hitchin Town Centre	8 minutes
Stevenage	6 miles	Letchworth Garden City	11 minutes
Luton Airport	11 miles	Stotfold	28 minutes
Cambridge	27 miles	By bus from Hitchin Town Centre:	
Central London	38 miles	Letchworth Garden City	17 minutes
Heathrow Airport	43 miles	Stevenage	21 minutes
Peterborough	52 miles	Luton Airport	34 minutes
Gatwick Airport	80 miles	Luton Town Centre	45 minutes
By rail from Hitchin:		Travel times supplied by Google.co.uk	
Letchworth Garden City	5 minutes		
Stevenage	6 minutes		
Cambridge	33 minutes		
KX/St Pancras	33 minutes		
Peterborough	45 minutes		
Luton Airport	1hr 6 minutes		
Gatwick Airport	1hr 27 minutes		
Heathrow Airport	1hr 35 minutes		

- Settle Affordable Rent
- Settle Shared Ownership
- Cala Private Sale





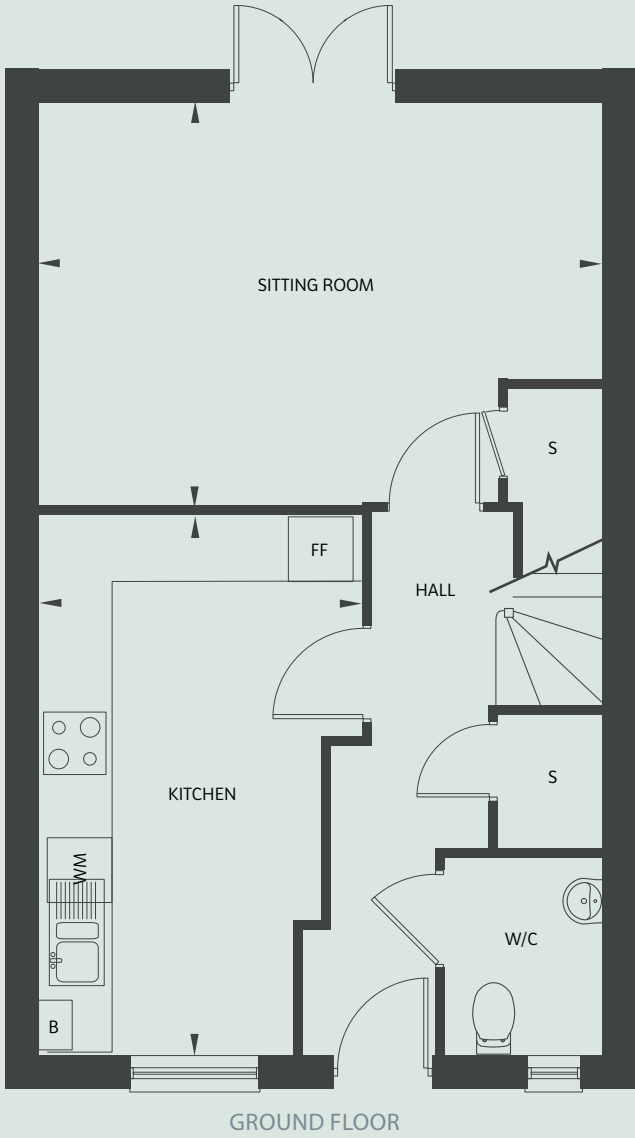


Computer generated image



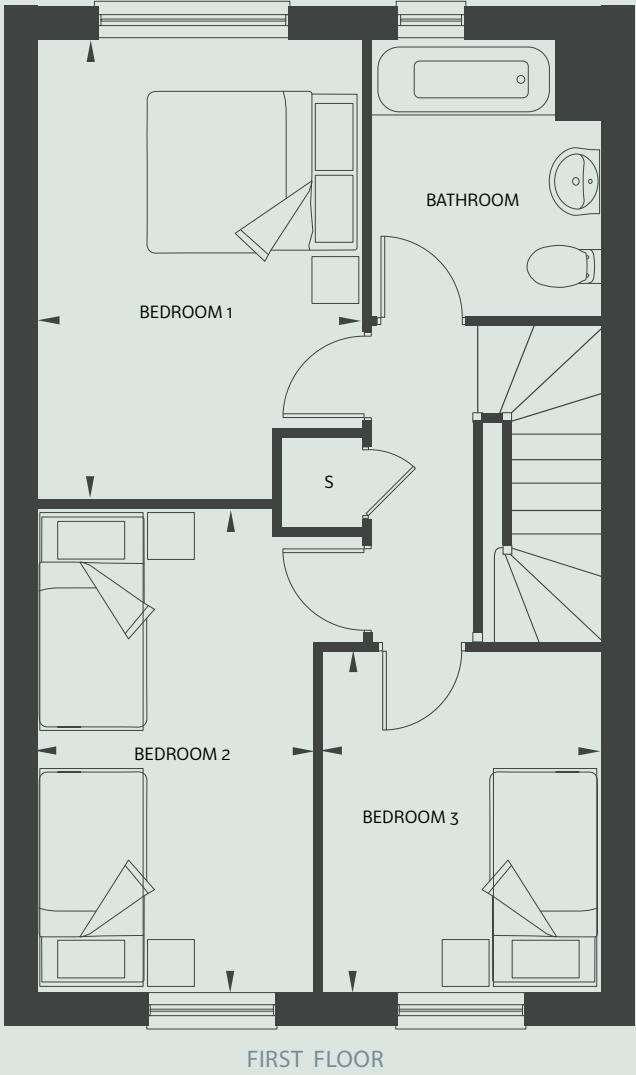
# 3-bedroom house

24\* Brockett Drive  
34 & 36\* Springhead Lane  
10, 12 & 14\* Chapman Way



\*Mirrored version of plan shown  
B – Boiler S – Storage WM – Washing Machine FF – Fridge/Freezer

KITCHEN	3.01m x 5.03m	9' 10" x 16' x 6"
SITTING ROOM	5.25m x 3.73m	17' 2" x 12' x 2"
BEDROOM 1	3.05m x 4.28m	10' 0" x 14' x 0"
BEDROOM 2	2.59m x 4.23m	8' 5" x 13 x 10"
BEDROOM 3	2.59m x 3.19m	8' 5 x 10' x 5"
BATHROOM:	2.12m x 2.59m	6' 11 x 8' x 5"
TOTAL AREA	93.0 Sq M	1001 Sq Ft



Whilst these floor plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.

# Homes designed for comfort and convenience

At Hurlocke Fields, each Settle home has been designed with comfort, convenience and style in mind. With a traditional exterior, these two-bedroom houses offer private parking and gardens. Inside you'll find light, bright and contemporary interiors with open plan living spaces, sleek kitchens with integrated appliances, built-in storage, and neutral décor so you can make your home your own.



Computer generated image of a previous Settle Home

**KITCHEN**

- Contemporary fitted kitchen from Commodore Kitchens in Cashmere grey. Laminate worktop in "Dark Mountain Oak" finish.
- Stainless steel upstand to hob.
- Integrated appliances from Indesit, including: gas hob, single electric oven & chimney hood, washer dryer and fridge/freezer.

**BATHROOM**

- Modern white bathroom suite from Roca, chrome taps from Vado.
- Wall tiling, full-height around baths and showers.
- Thermostatic shower/bath mixer from Vado.
- Shower rail and curtain.



**FLOORING**

- Practical limed oak-finish vinyl flooring to kitchen, hallway and bathroom Leoline Chaparrall Oak finish vinyl flooring to Bathrooms, WC, & Kitchen
- Neutral-coloured carpet to bedrooms, stairs and landings.

**GENERAL**

- Dedicated parking space.
- Private, turfed garden with shed
- PVC-u double glazed windows.
- Loft access
- Gas combi boiler from Ideal Standard.
- Telephone socket to lounge area (subject to owners' subscription).
- TV/FM radio points to lounge and master bedroom
- Mains-powered smoke, carbon monoxide and heat detection systems.
- Future provision for EV charging point by customer.
- 12 year NHBC structural warranty



# Why buy from Settle?

As the name suggests, we want to help you settle in a new community – by delivering new homes that meet local needs and creating diverse new neighbourhoods that let you live the life you choose.

At Settle we are proud providers of high-quality, affordable homes across Hertfordshire, Bedfordshire and Cambridgeshire. We provide a variety of tenures to suit everyone's needs, including offering affordable rent and shared ownership options.

## What is Shared Ownership?

Shared ownership is a great way to get your foot on the housing ladder if you're unable to purchase a home on the open market.

The Government backed scheme allows you to purchase between 40-75%\* of a home available for shared ownership and you'll usually pay a mortgage on the part you own.

You'll then pay a subsidised rent of 2.75% on the remaining share of your home. This figure is reviewed annually in line with the Retail Price Index (RPI)

The deposit required for a shared ownership mortgage is a lot lower than if you were purchasing the property outright. This is because it is calculated on the initial share you are purchasing, rather than the full value of the property and can be as little as 5%.

## Am I eligible?

You'll need to meet the following criteria to qualify for shared ownership:

- + Have a household income of less than £80,000
- + Unable to buy a home on the open market that satisfies your housing need
- + You can pay for the mortgage deposit, legal, surveying and mortgage fee and stamp duty (if applicable).

## You won't be able to buy a shared ownership property if:

- You already own a home in the UK, or abroad, that you are unable or willing to sell
- You have any outstanding credit issues (i.e. unsatisfied defaults or County Court judgements)
- You have had a home repossessed within 6 years prior to the application or any mortgage arrears in the past 3 years.

Priority is given to buyers who are in, or have been in, eligible roles within the Ministry of Defence, current council or housing association tenants, and those who live or work in North Hertfordshire. However, applications are welcome from all interested parties.

*\*lower share percentages may be available – please speak to a member of the sales team for more information.*

The artist's impressions in this brochure have been created to give a general indication of the finished properties. During the construction process it may be necessary to make certain changes. Landscaping, ground levels, steps, retaining walls, planting and material colours are indicative only. All room dimensions are given in metres and are between finished plastered faces. Dimensions are the maximum measurements and include window recesses. All dimensions are taken from architect's plans and are likely to vary during the construction process.







HURLOCKE FIELDS, HITCHIN, BEDFORDSHIRE SG4 0LF

[settsales.co.uk/hurlocke-fields](https://settsales.co.uk/hurlocke-fields)

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