



The Woodlands

Ickleford SG5 3UZ



TROY HOMES
EXCEEDING YOUR EXPECTATIONS

**An exclusive new development
of three and four-bedroom plus
study homes in a village location
near Hitchin town centre.**



Find your perfect home at The Woodlands



★ Individually designed detached and semi-detached homes that exceed your expectations — with a focus on modern living

🏠 Superior specifications throughout, including integrated kitchen appliances and quartz worktop, a separate study and utility room

🔥 Underfloor heating to the ground floor

🌬️ Air source heat pumps

🌳 Turfed garden with patio

🔌 Electric car charging points

📊 Energy-efficient, EPC rating A


✅ 10-year NHBC warranty

Situated in the sought-after village location of Ickleford, a short drive from Hitchin town centre, this private development of just eight luxury homes offers:

- A village hall, general store, local pubs and a highly regarded primary school in Ickleford
- An array of eateries, shopping, leisure and entertainment facilities in nearby Hitchin town centre
- Beautiful walks with access to open countryside and the famous Hitchin Lavender fields
- Excellent schools in the surrounding areas, including Hitchin Boys’ School and Hitchin Girls’ School
- Commuter-friendly transport links to London and Cambridge

Well connected


Despite Ickleford’s rural village feel, it’s incredibly well-connected. The thriving town centre of Hitchin — with its ample shops, restaurants, pubs and popular market — is only a few minutes’ drive or bike ride away. Hitchin railway station also offers fast trains to London, Cambridge and other hubs, while easy access to the A1(M) provides good road links to major routes up and down the country.



Hitchin Train Station (1.8 miles — approx. 7 mins by car or 20-min bus journey) to:

Cambridge	33 mins
London King’s Cross	36 mins
London Bridge	48 mins

*Current train times shown are the fastest from thetrainline.com



Distance by car to:

Hitchin Station	1.8 miles
London Luton Airport	10 miles
St Albans	21 miles
Cambridge	31 miles

The Woodlands, Ickleford, Hitchin SG5 3UZ
(Sat Nav)



Available homes

Four bedroom detached homes



● The Dahlia
Plot 1



● The Rose
Plot 8

Three bedroom homes



● The Jasmine
Plots 2, 4



● The Peony
Plots 3, 5, 6*



● The Bluebell
Plot 7*



*The Peony, Plot 6 and The Bluebell, Plot 7 are handed.



The Dahlia - Plot 1

4 | 2 | 1,974 sq ft | 183.37 sq m NIA*



Ground Floor

	Metric (mm)	Imperial
Kitchen/Dining	5750 × 3210	18' 11" x 10' 6"
Utility	2970 × 1860	9' 9" x 6' 1"
Family Room	4270 × 3510	14' 0" x 11' 6"
Living Room	6710 × 3960	22' 0" x 13' 0"



First Floor

	Metric (mm)	Imperial
Bedroom 1	4810 × 3040	15' 9" x 10' 0"
Dressing Room	3040 × 1820	10' 0" x 6' 0"
Bedroom 2	3780 × 3700	12' 5" x 12' 2"
Bedroom 3	4010 × 3470	13' 2" x 11' 5"
Bedroom 4	4010 × 3120	13' 2" x 10' 3"
Study	2900 × 2550	9' 6" x 8' 5"

*NIA – net internal area is taken to a minimum of 1500mm. † – Max measurement. ‡ – Min measurement. Computer generated illustration is indicative. Floor plans are indicative. Dimensions are intended for guidance only and may vary by + or – 76mm/3". Please refer to sales representative for final details.

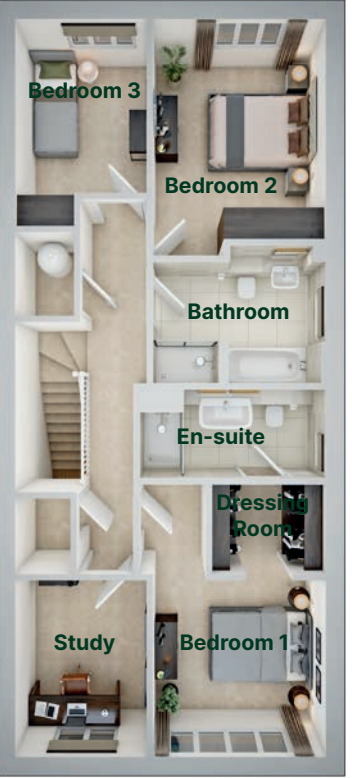
The Jasmine - Plots 2,4

3 | 2 | 1,597 sq ft | 148.42 sq m NIA*



Ground Floor

	Metric (mm)	Imperial
Kitchen	3600 × 3460	11' 10" x 11' 4"
Utility	1890 × 1800	6' 3" x 5' 11"
Living Room	4980 × 3460	16' 4" x 11' 4"
Family Room	3460 × 2770	11' 4" x 9' 1"



First Floor

	Metric (mm)	Imperial
Bedroom 1	4930 × 3130	16' 2" x 10' 3"
Dressing Room	2050 × 1620	6' 9" x 5' 4"
Bedroom 2	4280 × 3130	14' 1" x 10' 3"
Bedroom 3	3750 × 2380	12' 4" x 7' 10"
Study	3200 × 2380	10' 6" x 7' 10"

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The Peony - Plots 3, 5, 6**

3 | 2 | 1,568 sq ft | 145.75 sq m NIA*



Ground Floor

	Metric (mm)	Imperial
Kitchen	3600 × 3460	11' 10" x 11' 4"
Utility	1890 × 1800	6' 3" x 5' 11"
Living Room	4980 × 3460	16' 4" x 11' 4"
Family Room	3460 × 2770	11' 4" x 9' 1"



First Floor

	Metric (mm)	Imperial
Bedroom 1	4680 × 3970	15' 5" x 13' 0"
Bedroom 2	4280 × 3130	14' 1" x 10' 3"
Bedroom 3	3750 × 2380	12' 4" x 7' 10"
Study	3130 × 2070	10' 3" x 6' 10"

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The Bluebell - Plot 7

3 | 2 | 1,596 sq ft | 148.34 sq m NIA*



Ground Floor

	Metric (mm)	Imperial
Kitchen	3600 × 3460	11' 10" x 11' 4"
Utility	1890 × 1800	6' 3" x 5' 11"
Dining Room	5690 × 2160	18' 8" x 7' 1"
Lounge	3460 × 2770	11' 4" x 9' 1"
Living Room	4980 × 3460	16' 4" x 11' 4"



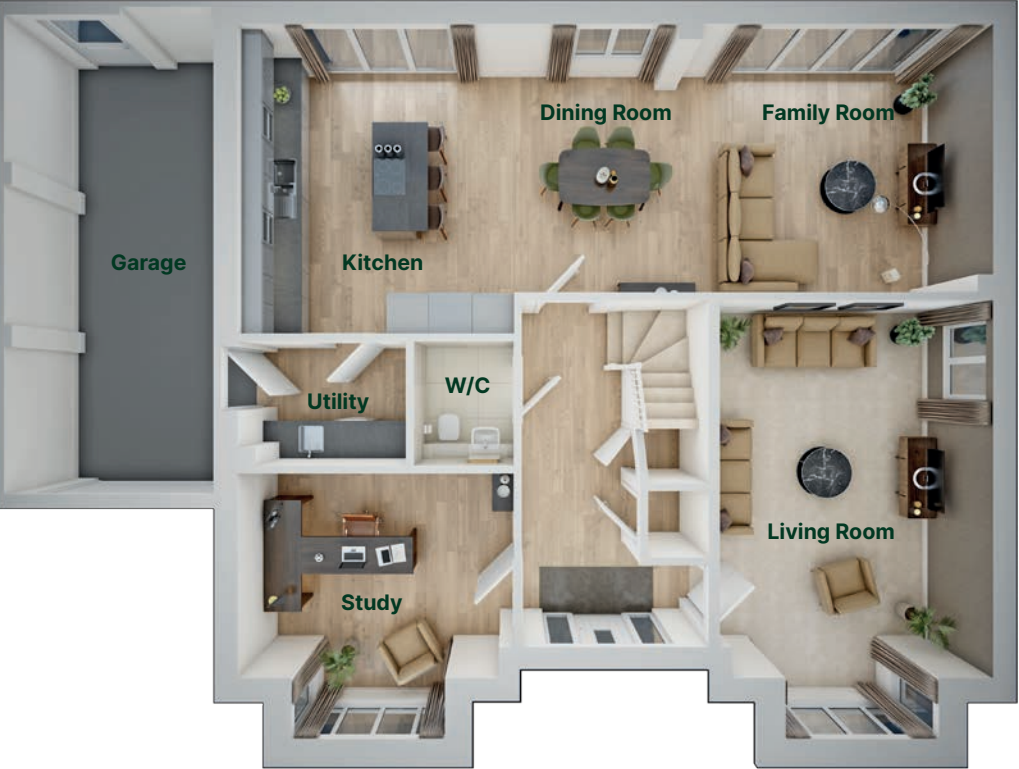
First Floor

	Metric (mm)	Imperial
Bedroom 1	4930 × 3130	16' 2" x 10' 3"
Bedroom 2	4280 × 3130	14' 1" x 10' 3"
Bedroom 3	3500 × 2380	12' 4" x 7' 10"
Study	3200 × 2380	10' 6" x 7' 10"

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The Rose - Plot 8

4 | 3 | 2,280 sq ft | 211.87 sq m NIA*



Ground Floor

	Metric (mm)	Imperial
Kitchen	4510 × 4030	14' 10" x 13' 3"
Utility	2450 × 1810	8' 1" x 5' 11"
Living Room	6390 × 3980	21' 0" x 13' 1"
Dining/Family	6980 × 3910	22' 11" x 12' 10"
Study	4030 × 3870	13' 3" x 12' 8"



First Floor

	Metric (mm)	Imperial
Bedroom 1	4200 × 3910	13' 9" x 12' 10"
Dressing Room	2380 × 1910	7' 10" x 6' 3"
Bedroom 2	4030 × 3910	13' 3" x 12' 10"
Bedroom 3	4030 × 3320	13' 3" x 10' 11"
Bedroom 4	4030 × 3010	13' 3" x 9' 11"

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Specification

Kitchen – All Plots

- High quality kitchen furniture in choice of colours*
- Quartz worktops and upstand
- Glass Splashback behind hob where applicable
- 1.5 bowl under mounted sink and hot Tap
- Under cabinet LED lighting
- Soft close doors and drawers
- Integrated cutlery drawer
- Amtico flooring in choice of colours throughout kitchen/dining room*

Appliances

- Integrated single multifunction oven
- Integrated combination microwave
- Black induction hob Plots 1 - 7
- Integrated extractor hood Plots 1 - 7
- Black self-extracting glass induction hob Plot 8 only
- Wine Cooler
- Integrated dishwasher
- Integrated Fridge
- Integrated Freezer



Utility Room – All Plots

- High quality kitchen furniture in choice of colours*
- Quartz worktops and upstand
- Freestanding washing/dryer
- Single bowl inset sink, drainer and tap
- Amtico flooring in choice of colours*

Cloakroom

- White sanitaryware with chrome taps
- Under sink cabinet and wall mirror
- Half height tiling on all walls, in choice of colours*
- Amtico flooring in choice of colours*

Bathroom & En-suite

- White sanitaryware with chrome taps and showers, rain shower in en-suite bedroom 1
- Chrome heated towel rails
- Mirrored wall cabinets including shaver socket
- Full height tiling around bath and shower enclosures and half height on all other walls with sanitaryware where appropriate, in choice of colours*
- Amtico flooring in choice of colours*

Heating and Electrical

- Air source heat pump
- Wet system underfloor heating to ground floor, compact radiators to all other floors
- LED downlighters throughout
- White screwless metal sockets throughout (excluding cupboards)
- TV points in kitchen/dining room, living room, study and all bedrooms
- TV/SAT distribution system
- Fibre broadband available (subject to connection by homeowner)
- BT points in kitchen/dining room, living room and hall cupboard
- USB & USB-C sockets kitchen/dining room, living room, study and bedrooms

Hallway

- Amtico flooring throughout in choice of colours with matwell*

Internal

- Contemporary grey external / white internal front door with brushed chrome ironmongery, letter plate and door bell
- White painted internal doors with brushed chrome handles
- All walls to be painted with Dulux paint, Timeless
- Bedroom 1: dressing room Plots 2, 4, 7 & 8
- Bedroom 1: fitted wardrobes Plots 1, 3, 5 & 6
- Grey external with white internal UPVC windows with chrome handles

External

- Electric garage doors Plots 1 & 8
- Carport Plot 7
- Sheds Plots 2 – 7 only
- Electric car charger
- Front and rear outside tap
- Front and rear double power socket
- Patio and Lawn

Construction Type

- Timber frame

Warranty

- NHBC 10 year warranty



Computer generated illustration of a previous kitchen. Photographs from a previous showhome.
* All specification is subject to change and availability at stage of construction. ** Please refer to sales representative for location.

About Troy Homes

Established in 2015, Troy Homes is a privately owned housebuilder that specialises in small to medium-sized developments across the Southeast, including prime locations in Buckinghamshire, Hertfordshire, North London and Essex.

We know that choosing your new home is one of the most important decisions you'll make.

Our award-winning team is here to help throughout your purchase and ensure a flawless process from start to finish. When you buy new from Troy Homes, you'll also have complete peace of mind that our premium homes have been built on thoughtful, quality design — with a focus on energy efficiency and impressive specifications throughout.





For more information please call

020 3829 5550

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troyhomes.co.uk/development/ickleford

It is not possible in a brochure of this nature to do more than give a general impression of the range, quality and variety of the homes we have on offer. The computer generated imagery, floor plans, configurations and layouts are included for guidance only. The properties may vary in terms of elevational design details, position/size of garage and materials used. Such changes are due to our commitment to creating homes of individual character, although similar to others. We operate a policy of continuous product development so there may be material differences between the accommodation depicted in our literature and that on offer on any particular development or different times during the progress of any development. Maps not to scale. Photographs are of the local area or are indicative lifestyle images. 06/24.

