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## Thorngrove, Bishops Stortford



Thorngrove is a select development of 4 number 5 bedroom luxury executive houses, 3 with integral garages and 1 with a double detached garage. The development is accessed by a private driveway and each house has its own security gated entrance and drive.

Construction work on this restricted site commenced with the demolition of 2 existing houses set within many mature trees with preservation orders. The houses are built of traditional cavity wall construction with articulated facades incorporating feature brickwork, stonework and render beneath tiled roofs. All the joinery including windows and doors to the development is purpose made.

Accommodation to the ground and first floors of each property ranges from 3500 to 4000 square feet of habitable space. Each house has a reinforced insitu concrete basement of approximately 450 square feet of habitable space forming a laundry, storage area, games room and wine cellar which can be accessed either internally or externally. The design features steel attic trusses to all of the properties creating an extra 1200 square feet of fully finished space with additional eaves storage areas.

All properties are finished to a superior standard with stone tiling and under floor heating to the ground floor and traditional radiators to the other areas. The houses have fully fitted bespoke individually designed kitchens, master bedrooms and en-suites to most bedrooms.

### Client

Mavrastar Ltd

### Architect

Robert Crawford Associates

### Contract Details

Value: £1,825,000 Period: 54 weeks  
JCT Specification and Drawings

### Constructed

2003-2004

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