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WHERE EVERY DAY  
FEELS LIKE YOUR

# DREAM ESCAPE





A COLLECTION OF

09

LUXURY, 2 BEDROOM  
APARTMENTS





# DISCOVER

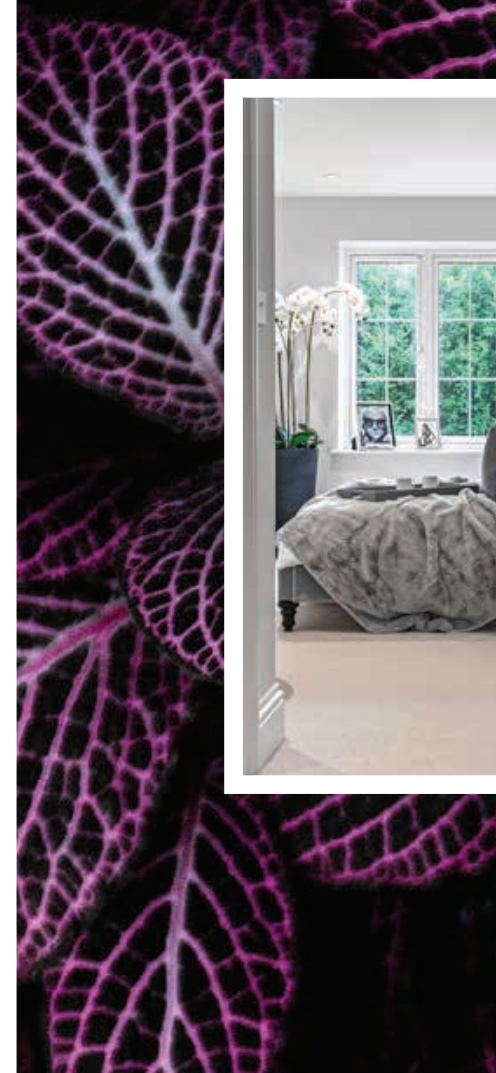
## CADDINGTON HOUSE

An exclusive collection of just 9 apartments, where every day feels like your dream escape. A unique fusion of contemporary luxury & quintessential charm, designed to evoke all the elegance of a boutique country hotel. A true testament to refined living.

Nestled amidst the sprawling greenery of the tranquil Digswell Village, Caddington House welcomes you to a haven of serenity and relaxation, and yet only a 5-minute stroll to Welwyn North station providing direct access into the hustle and bustle of London in just 30 minutes.







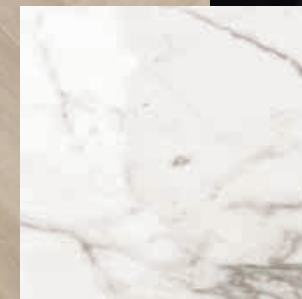
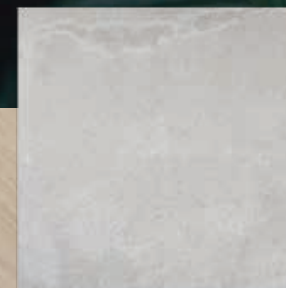




Working with the finest designers, craftsmen and materials each apartment boasts 2 double bedrooms and 2 bathrooms with walk in showers and deep soaking tubs. Expansive open plan living spaces are bathed in natural light and feature impressive well-equipped luxury kitchens and separate utility rooms. Bi-folding or patio doors bringing the 'outside in' throughout the bedrooms and living areas.

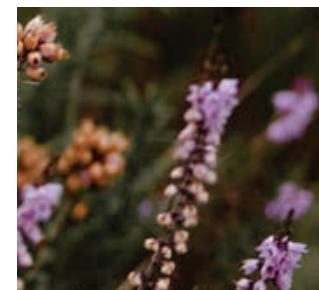
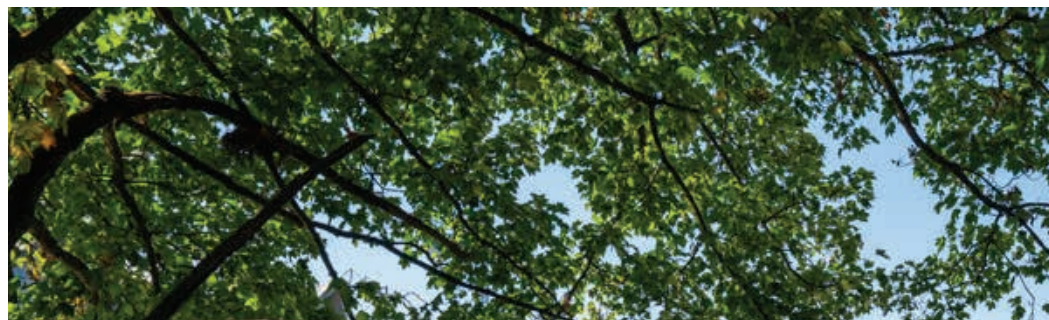
Communal and outside spaces have been carefully crafted to ensure your luxury experience begins the moment you approach the entrance gates. Stroll the landscaped gardens, relax on your private patio or balcony surrounded by nature, and while the days away enjoying everything Caddington House has to offer.

# BEAUTIFULLY DESIGNED





# DIGSWELL VILLAGE



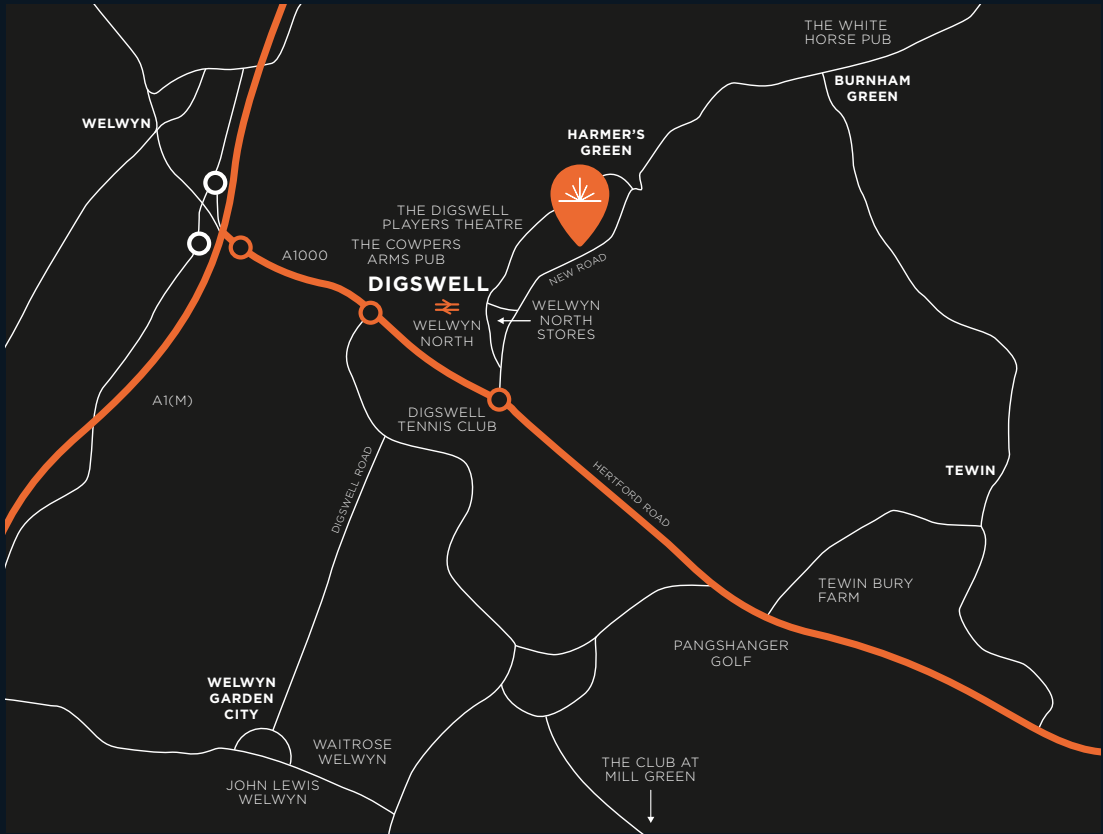
Welcome to the enchanting village of Digswell, where idyllic countryside living meets a rich history, dating back to 1086. Perfectly located between the county town of Hertford and Welwyn Garden City, Digswell is a true gem for those seeking a harmonious blend of rural tranquillity and urban access. The perfect place to call home.

Tree lined tranquil streets, peaceful walks and country pub dining is in abundance. Grab your racket and head for a game at the Digswell tennis club, cut the handicap at any one of the nearby golf courses or relax in the delightful tea rooms at the beautiful Tewinbury Farm.

If you enjoy things a little faster take the short walk to Welywn North station and be in central London in only 30 minutes or head to the county town, just a 10-minute drive, and experience an array of bars, restaurants independent retailers and the new Hertford Theatre and entertainment complex.

## AND BEYOND





LOCAL  
AMENITIES  
ON YOUR  
DOORSTEP

COUNTY PUBS & DINING

The Cowpers Arms  
The White Horse  
Tewinbury Farm  
Coltsfoot Country Retreat

SHOPS

Welwyn North Stores  
Waitrose Welwyn  
John Lewis Welwyn

SPORTS & RECREATION

Digswell Tennis Club  
Pangshanger Golf  
The Club at Mill Green  
The Digswell Players Theatre

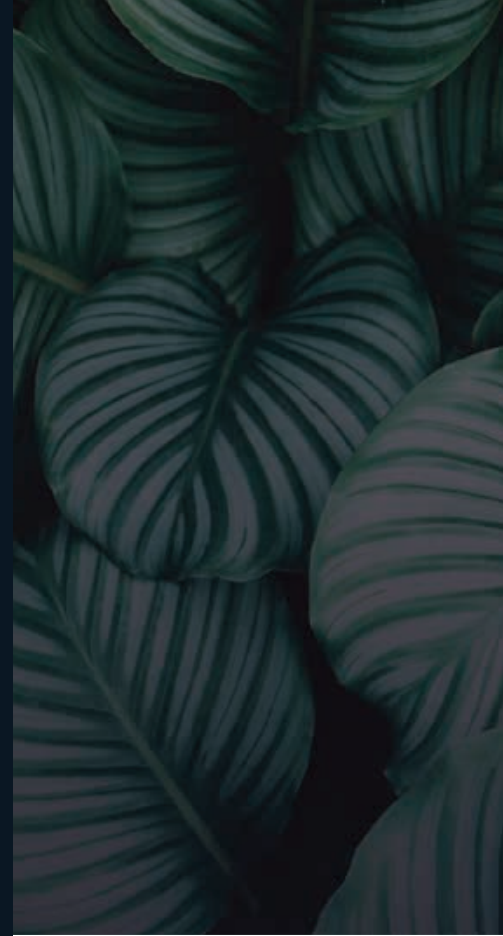
CONNECTION  
TIMES

BY TRAIN

Welwyn North to London Kings Cross	30 mins
Welwyn North to Peterborough	1 hour

BY CAR

Hertford Town Centre	12 mins
Welwyn Garden City	6 mins
A1 North and south	4 mins
Luton Airport	32 mins
Stanstead Airport	45 mins



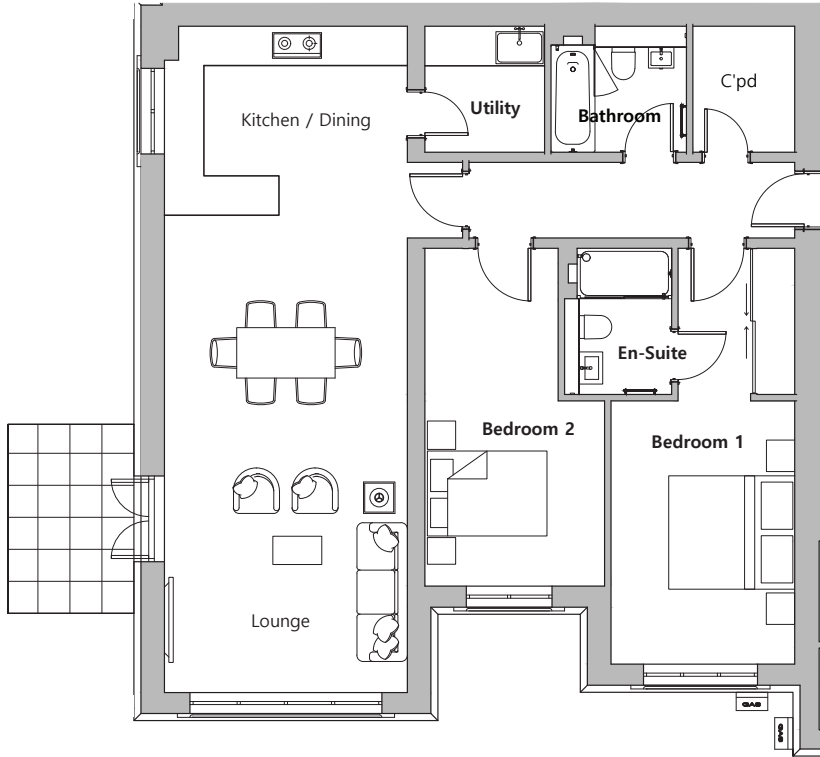
ON YOUR  
DOORSTEP

EVERY MEAL BECOMES A JOY IN THE CHIC KITCHEN SPACE



APARTMENT 1 - GROUND FLOOR

99M²/ 1065 SQ. FT.



**KITCHEN/LIVING**  
3.9M X 10.6M - 12'8" X 30'9"

**BEDROOM 1**  
4.2M X 2.9M - 13'9" X 9'7"

**BEDROOM 2**  
2.9 X 2.9 - 9'7" X 9'7"

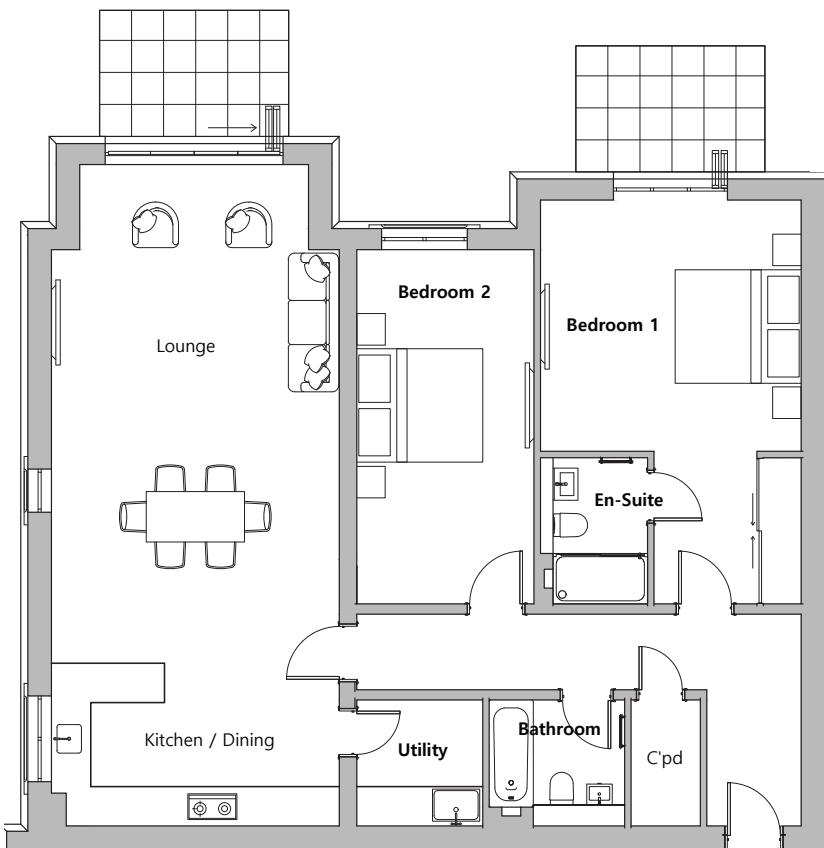
**ENSUITE**  
1.7M X 2.3M - 5'8 X 7'7"

**BATHROOM**  
2.2M X 2.0M - 7'1" X 6'7"

**UTILITY ROOM**  
1.9M X 2.0M - 6'3" X 6'7"

APARTMENT 2 - GROUND FLOOR

117 M²/ 1,259 SQ. FT.



**KITCHEN/LIVING**  
4.6M X 9.1M - 15 X 30'

**BEDROOM 1**  
4.0M X 4.1M - 13'1 X 13'7"

**BEDROOM 2**  
2.8 X 4.9 - 9'3" X 12'2"

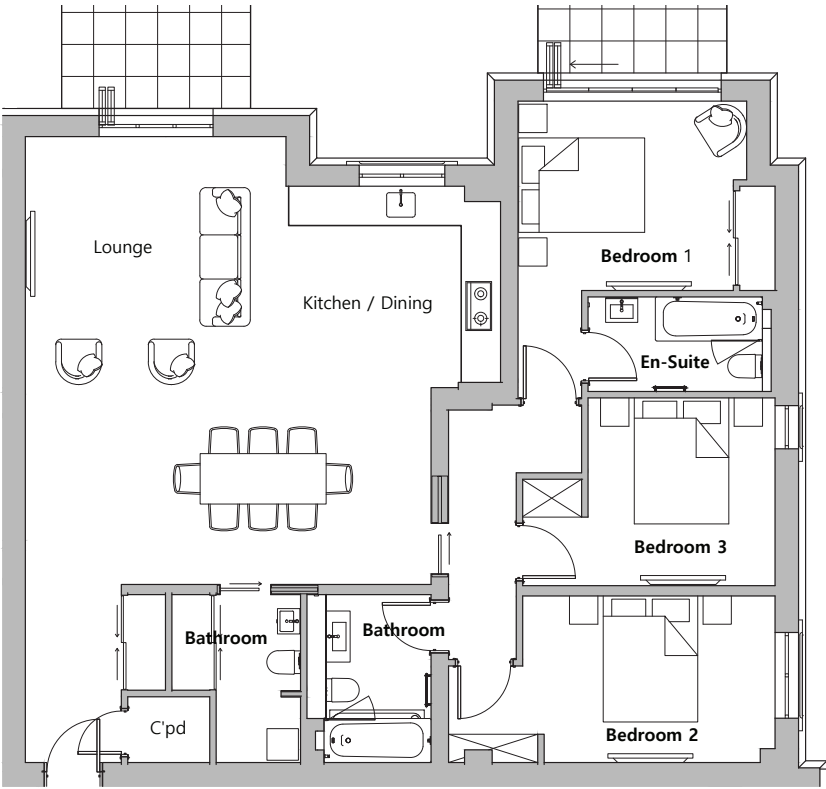
**ENSUITE**  
1.7M X 2.3M - 5'8 X 7'7"

**BATHROOM**  
2.2M X 2.0M - 7'1" X 6'7"

**UTILITY ROOM**  
2.0M X 2.0M - 6'7" X 6'7"



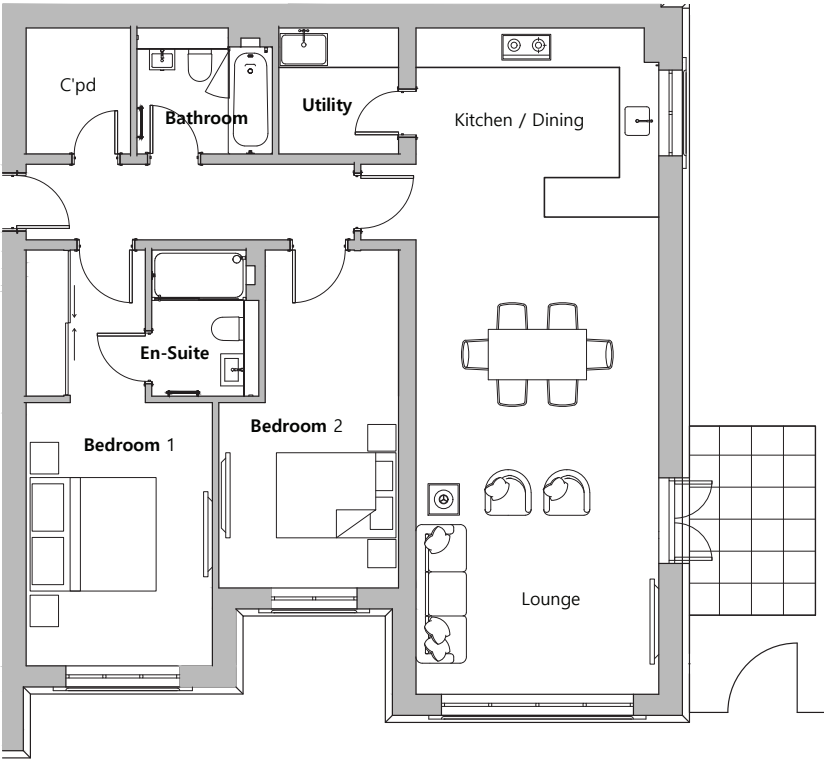
APARTMENT 3 - GROUND FLOOR



SOLD

APARTMENT 4 - GROUND FLOOR

99M<sup>2</sup>/ 1065 SQ. FT.



**KITCHEN/LIVING**  
3.9M X 10.6M - 12'8" X 30'9"

**BEDROOM 1**  
4.2M X 3.0M - 13'9" X 9'9"

**BEDROOM 2**  
2.9 X 2.9 - 9'7" X 9'7"

**ENSUITE**  
1.7M X 2.3M - 5'8 X 7'7"

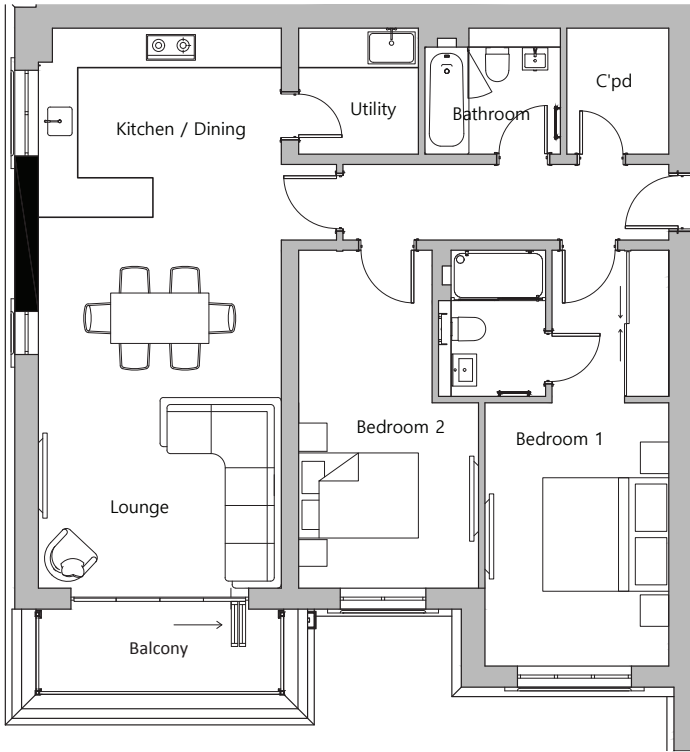
**BATHROOM**  
2.2M X 2.0M - 7'1" X 6'7"

**UTILITY ROOM**  
1.9M X 2.0M - 6'3" X 6'7"



APARTMENT 5 - FIRST FLOOR

92M<sup>2</sup>/1001 SQ. FT.



**KITCHEN/LIVING**  
3.9M X 8.9M - 12'8" X 29'2"

**BEDROOM 1**  
4.2M X 2.9M - 13'9" X 9'7"

**BEDROOM 2**  
2.9 X 2.9 - 9'7" X 9'7"

**ENSUITE**  
1.7M X 2.3M - 5'8 X 7'7"

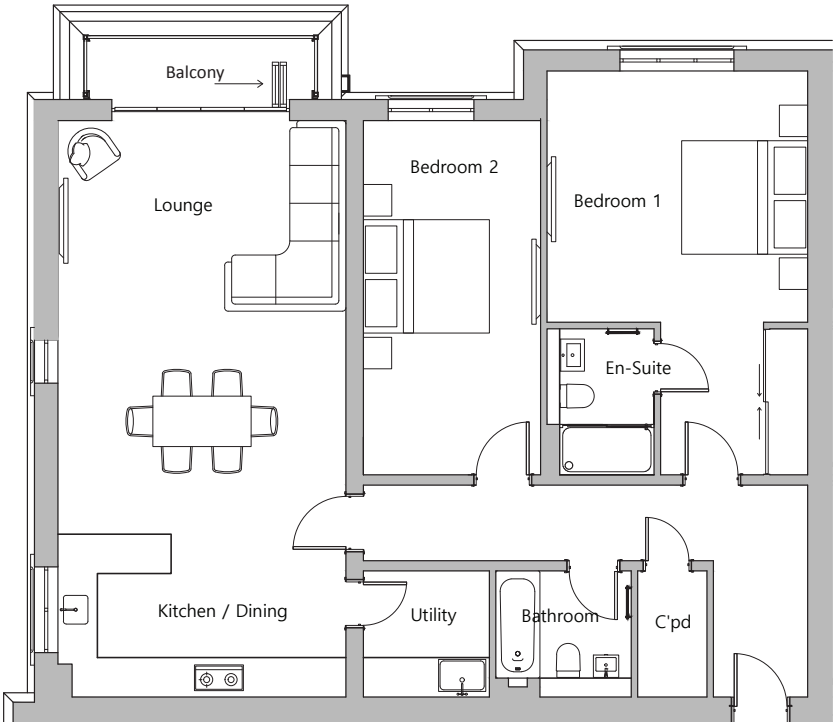
**BATHROOM**  
2.2M X 2.0M - 7'1" X 6'7"

**UTILITY ROOM**  
1.9M X 2.0M - 6'3" X 6'7"

**BALCONY**  
5.2 M<sup>2</sup>

APARTMENT 6 - FIRST FLOOR

112M<sup>2</sup>/1205 SQ. FT.



**KITCHEN/LIVING**  
4.6M X 9.1M - 15 X 30'

**BEDROOM 1**  
4.0M X 4.1M - 13'1 X 13'7"

**BEDROOM 2**  
2.8 X 4.9 - 9'3" X 12'2"

**ENSUITE**  
1.7M X 2.3M - 5'8 X 7'7"

**BATHROOM**  
2.2M X 2.0M - 7'1" X 6'7"

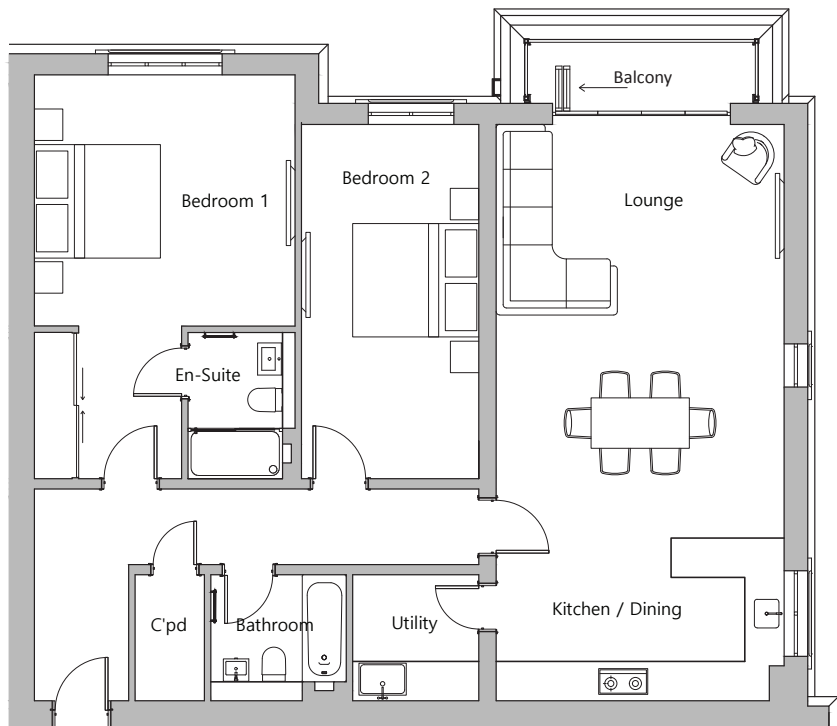
**UTILITY ROOM**  
2.0M X 2.0M - 6'7" X 6'7"

**BALCONY**  
3.8M<sup>2</sup>



APARTMENT 7 - FIRST FLOOR

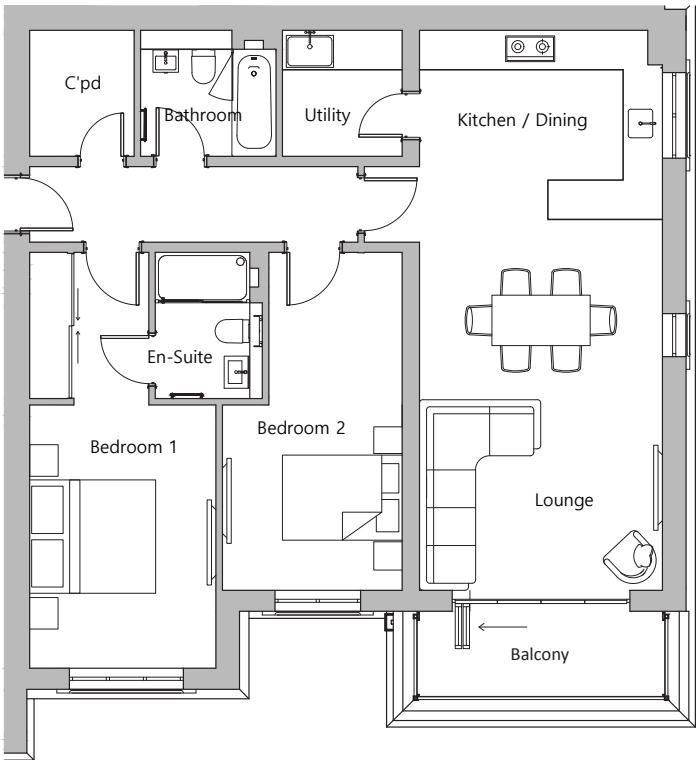
112M<sup>2</sup>/1205 SQ. FT.



<b>KITCHEN/LIVING</b> 4.6M X 9.1M - 15 X 30'	<b>ENSUITE</b> 1.7M X 2.3M - 5'8 X 7'7"	<b>UTILITY ROOM</b> 2.0M X 2.0M - 6'7" X 6'7"
<b>BEDROOM 1</b> 4.0M X 4.1M - 13'1 X 13'7"	<b>BATHROOM</b> 2.2M X 2.0M - 7'1" X 6'7"	<b>BALCONY</b> 3.7M <sup>2</sup>
<b>BEDROOM 2</b> 2.8 X 4.9 - 9'3" X 12'2"		

APARTMENT 8 - FIRST FLOOR

92M<sup>2</sup>/1001 SQ. FT.

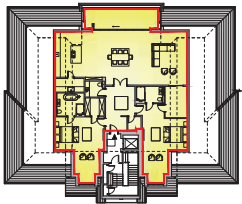
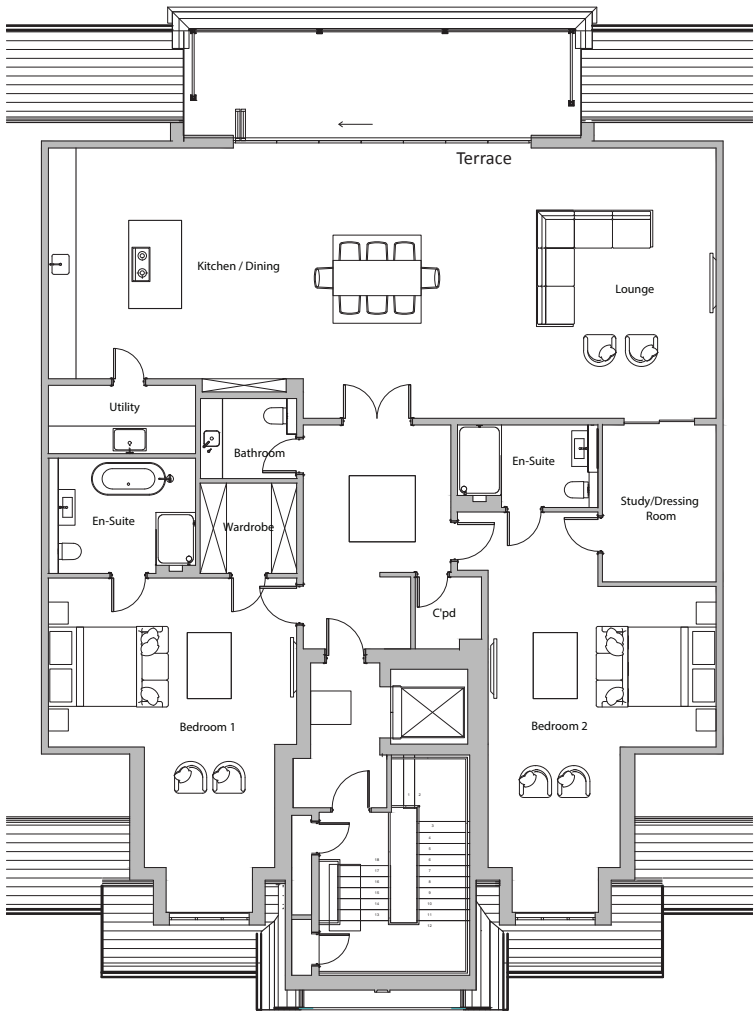


<b>KITCHEN/LIVING</b> 3.9M X 8.9M - 12'8" X 29'2"	<b>ENSUITE</b> 1.7M X 2.3M - 5'8 X 7'7"	<b>UTILITY ROOM</b> 1.9M X 2.0M - 6'3" X 6'7"
<b>BEDROOM 1</b> 4.2M X 3.0M - 13'9" X 9'9"	<b>BATHROOM</b> 2.2M X 2.0M - 7'1" X 6'7"	<b>BALCONY</b> 5.2 M <sup>2</sup>
<b>BEDROOM 2</b> 2.9 X 2.9 - 9'7" X 9'7"		



APARTMENT 9: PENTHOUSE - SECOND FLOOR

217M²/2,335 SQ. FT.



**KITCHEN/LIVING**  
6.1M X 15.2M - 20'2" X 49'9"

**BEDROOM SUITE 1**  
5.6M X 7.6M - 18'6" X 24'10"

**BATHROOM**  
2.6M X 3.3M - 8'7" X 10'11"

**WALK IN WARDROBE**  
2.1M X 2.2M - 6'9" X 7'2"

**BEDROOM SUITE 2**  
5.2 X 9.1M - 17' X 29'10"

**BATHROOM**  
1.9M X 3.2M - 6'2" X 10'6"

**WALK IN WARDROBE/STUDY**  
2.6M X 3.2M - 8'2" X 11'8"

**UTILITY ROOM**  
1.6M X 3.4M - 5'1" X 11'

**BALCONY**  
22M²

SPECIFICATIONS

INTERNAL FINISHES

- Black Redwood panelled front door with security features
- Internal panelled beaded doors with black nickel ironmongery
- Luxury vinyl herringbone flooring in hallway, lounge, and kitchen
- Luxury loop pile carpet to bedrooms and dressing areas
- High efficiency UPVC windows
- Black Nickel Ironmongery
- Fitted wardrobes in principle bedroom with sliding mirrored doors
- White painted skirtings and architraves
- Underfloor heating (wet system) throughout
- Glazed patio or bi-fold doors

ELECTRICAL

- Bespoke lighting design to each apartment
- LED Spotlights
- TV points in Living room and all bedrooms with CAT 6 Wiring
- White aluminium cover plates
- CAT 6 wiring throughout.

KITCHENS

- Oven & Microwave combi
- Induction hob with extractor hood
- Fridge/Freezer
- Integrated dishwasher
- Quartz worktops with matching splash back
- LED lit shelves and under cabinet lighting
- Soft closing units
- Kitchen island or Breakfast bar

BATHROOMS

- Porcelain floor tiles
- Tiled bath and shower enclosures.
- Bath with shower to family bathroom
- Walk in shower with fixed glass screen to en-suite.
- Rain shower heads
- Lit shower niche
- Wall hung cabinetry & WC with concealed cistern
- Recessed mirror
- Gun metal brassware
- Electric ladder towel rail
- Feature wall panelling

SECURITY

- Secured by design front door
- Video entry system
- Smoke and heat detectors
- Electric gates
- Provision for electric charging
- 10-year new home warranty

GROUND FLOOR ENTRANCE HALL

- Tiled floor
- Mirrored feature wall and wall panelling
- LED lit handrail to communal staircase.
- Lift to all floors
- Postal boxes

EXTERNAL

- Allocated parking
- Private patio or balcony
- Landscaped communal gardens
- Storage unit
- External lighting to building and grounds
- Bin store
- Bike racks



A LUXURY DEVELOPMENT BY

RIVAL

## ABOUT THE DEVELOPER

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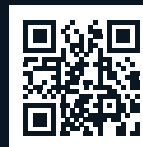
### WE STRIVE FOR EXCELLENCE

Rival Group are a boutique property developer that design and build beautiful homes of the finest quality and style throughout the home counties and beyond. Our relentless pursuit of excellence and a passion for all things development exudes from every inch of our new builds. We craft with skill, care, and finesse. From large luxury homes to cosy apartments, a Rival home is as stunning as it is practical.

### PEACE OF MIND IN YOUR NEW HOME

When buying a new home from Rival Developments you can be safe in the knowledge you will be well-looked after. From meeting our sales representatives to handing over the keys and beyond we will take care of you every step of the way. All our properties come with a 10-year structural warranty and a snagging and defects period. Our first-class aftercare service ensuring all you need to do is relax and enjoy your new home.

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0203 751 5742  
sales@xanderhomes.co.uk  
[www.caddingtonhouse.co.uk](http://www.caddingtonhouse.co.uk)

#### CGI Disclaimer

Computer generated images are for illustrative purposes only and are not intended to form part of any contract, actual specification may vary. Please consult your sales agent for details.

#### General disclaimer

Whilst every care has been taken to ensure measurements are correct purchasers are advised to rely on their own measurements.





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SELLING AGENT  
**XANDER**  
LAND & NEW HOMES