

# Two Rosebury Close

## Goffs Oak

One of the remaining properties in the Rosebury Farm development, a unique and exclusive three house development of exceptional build quality and environmental credentials

## Two Rosebury Close

An exceptional modernist luxury home built to world leading environmental standards



This is a home that will generate more free renewable energy than it will use

This is a **zero carbon luxury home**

# Two Rosebury Close

Located in Rural Hertfordshire location with easy access to M25 and central London

A modern and efficient house

Orientated to maximise sun and privacy, with incredible views

Highest environmental credentials

Seven bedrooms and eight bathrooms

Self-contained one bedroom flat with separate entrance

Gross Internal area of 665m<sup>2</sup> plus 36m<sup>2</sup> integrated double garage

0.47 Acre Plot

Two Rosebury Close is part of  
the Rosebury Farm  
development



1| Rosebury Farm

2| Two Rosebury Close

3| One Rosebury Close

Light  
Smart  
Comfortable  
Highest quality  
Top environmental credentials

The project delivers three modern, innovative,  
efficient and practical houses



Two Rosebury Close benefits from an attention to detail, quality, finish and specifications that are rarely found in new build developments



# Design

Simple, elegant and timeless modernist monochrome design by Squared Architects (ex. Foster Partners team)

Concealed gutters and drain pipes

Premium oversize windows throughout with black slim-line modernist frames positioned to maximise views of the countryside and garden whilst providing privacy in each house and garden

Durable and low maintenance render and slate finishes

Open plan living-room with central stairwells, kitchen and dining areas

2.5m high ceilings with floor to ceiling doors. High proportion of glazed walls including floor to ceiling sliding doors and frameless windows

Self contained flat with separate entrance and alarm

Seamless indoor/outdoor flooring with step free access throughout

Double garage integrated into the home

Large cinema/ games room , Gym room with sauna

Elevator shafts provided if elevators are required

# Environmental credentials you can be proud of and ultra low running costs

This home is predicted to generate more free renewable energy than it will consume and so should reduce CO2 in the atmosphere over its lifetime.

This is a zero carbon home



## Leading environmental credentials

Two Rosebury Close has a predicted Energy Performance Certificate score of 100 putting it in an exclusive category

This means the house is designed to not only generate its own free and clean energy to power, heat and cool your home, but that there may also be surplus energy for your electric car or to sell to the grid

The environmental, mechanical and electrical systems have been designed by award winning consultants WME Boom (now part of Inhabit group)

To achieve this environmental performance the home combines leading thermal performance, high air tightness, MVHR, triple glazed windows, efficient heating and cooling, with 15kW of Photo Voltaic solar generation and 11kWh smart battery storage

### Predicted Energy Assessment

Rosebury Farm Crouch Lane Goffs Oak WALTHAM CROSS EN7 6TH	Dwelling type: Semi-detached House Date of assessment: 25 March 2020 Produced by: Stroma Certification Total floor area: 622 m <sup>2</sup>	
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This is a Predicted Energy Assessment for a property which is not yet complete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, an Energy Performance Certificate is required providing information about the energy performance of the completed property.

Energy performance has been assessed using the SAP 2012 methodology and is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating																		
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="background-color: #90EE90; padding: 2px;">Very energy efficient - lower running costs (92 plus)</td> <td rowspan="7" style="font-size: 2em; vertical-align: middle;">100</td> </tr> <tr> <td style="background-color: #90EE90; padding: 2px;">(81-91) A</td> </tr> <tr> <td style="background-color: #90EE90; padding: 2px;">(69-80) B</td> </tr> <tr> <td style="background-color: #90EE90; padding: 2px;">(55-68) C</td> </tr> <tr> <td style="background-color: #90EE90; padding: 2px;">(39-54) D</td> </tr> <tr> <td style="background-color: #90EE90; padding: 2px;">(21-38) E</td> </tr> <tr> <td style="background-color: #90EE90; padding: 2px;">(1-20) F</td> </tr> <tr> <td style="background-color: #90EE90; padding: 2px;">Not energy efficient - high running costs (1-20) G</td> </tr> </table>	Very energy efficient - lower running costs (92 plus)	100	(81-91) A	(69-80) B	(55-68) C	(39-54) D	(21-38) E	(1-20) F	Not energy efficient - high running costs (1-20) G	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="background-color: #ADD8E6; padding: 2px;">Very environmentally friendly - lower CO<sub>2</sub> emissions (92 plus)</td> <td rowspan="7" style="font-size: 2em; vertical-align: middle;">100</td> </tr> <tr> <td style="background-color: #ADD8E6; padding: 2px;">(81-91) A</td> </tr> <tr> <td style="background-color: #ADD8E6; padding: 2px;">(69-80) B</td> </tr> <tr> <td style="background-color: #ADD8E6; padding: 2px;">(55-68) C</td> </tr> <tr> <td style="background-color: #ADD8E6; padding: 2px;">(39-54) D</td> </tr> <tr> <td style="background-color: #ADD8E6; padding: 2px;">(21-38) E</td> </tr> <tr> <td style="background-color: #ADD8E6; padding: 2px;">(1-20) F</td> </tr> <tr> <td style="background-color: #ADD8E6; padding: 2px;">Not environmentally friendly - higher CO<sub>2</sub> emissions (1-20) G</td> </tr> </table>	Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	100	(81-91) A	(69-80) B	(55-68) C	(39-54) D	(21-38) E	(1-20) F	Not environmentally friendly - higher CO <sub>2</sub> emissions (1-20) G
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England & Wales 2002/91/EC
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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

# Heating, cooling and ventilation – a healthy and comfortable home



## Heating – the perfect temperature in every room

- High efficiency air source heat pumps for space heating and hot water
- Space heating distributed throughout the house via underfloor liquid system with individually controllable thermostats in each key room
- All bathrooms and WCs are on separate electric underfloor heating circuits to provide higher levels of comfort

## Cooling – Chilled ceilings and Air Conditioning for best comfort

- High efficiency air source heat pumps for cooling using chilled ceilings
- Living rooms, studies and main bedrooms cooled by chilled ceilings which provide higher levels of comfort
- Gym and cinema/games rooms cooled by traditional air conditioning to better suit room use

## Mechanical Ventilation Systems

- Two Rosebury Close has a complete integrated mechanical ventilation and heat recovery (MVHR) system by market leading Swiss supplier Zehnder. This brings in fresh, clean, filtered air to the house whilst extracting stale air and humidity
- This means the house is never stuffy with fresh smelling bathrooms and cooking areas as air is rapidly replaced thanks to booster functions in these rooms
- The MVHR recovers heat that would otherwise have been vented in the winter, and in the summer, it draws in cooler fresh air from outside

## Filtered Air – improving the quality of life

- The MVHR system filters fresh air through an advanced F7 HEPA filter which is designed to capture particles of the smallest allergens, mould spores, and combustion particles (smog).
- This significantly improves the indoor air quality compared to a traditional home and improves the quality of life for all, and especially those with asthma and hay fever



# Lighting and communication

## Beautiful lighting

One Rosebury Close is fitted with high quality LED lighting throughout. The fittings have been chosen not just because of their build quality, aesthetics and efficiency, but also because they create a high-quality broad spectrum white light.

Higher quality of light means the spectrum of the sun is more accurately recreated making things look better as well as being better for your eyes and health than traditional low-cost LEDs.

Key areas have full RGB control enabling beautiful lighting scenes to be created and easily controlled

## Fibre optic communication

This home has optical fibre cabled all the way into the main communications gateway in the plant room

Homes come wired with CAT6A (10Gps capable) throughout which, combined with WiFi boosters, ensures high bandwidth and coverage

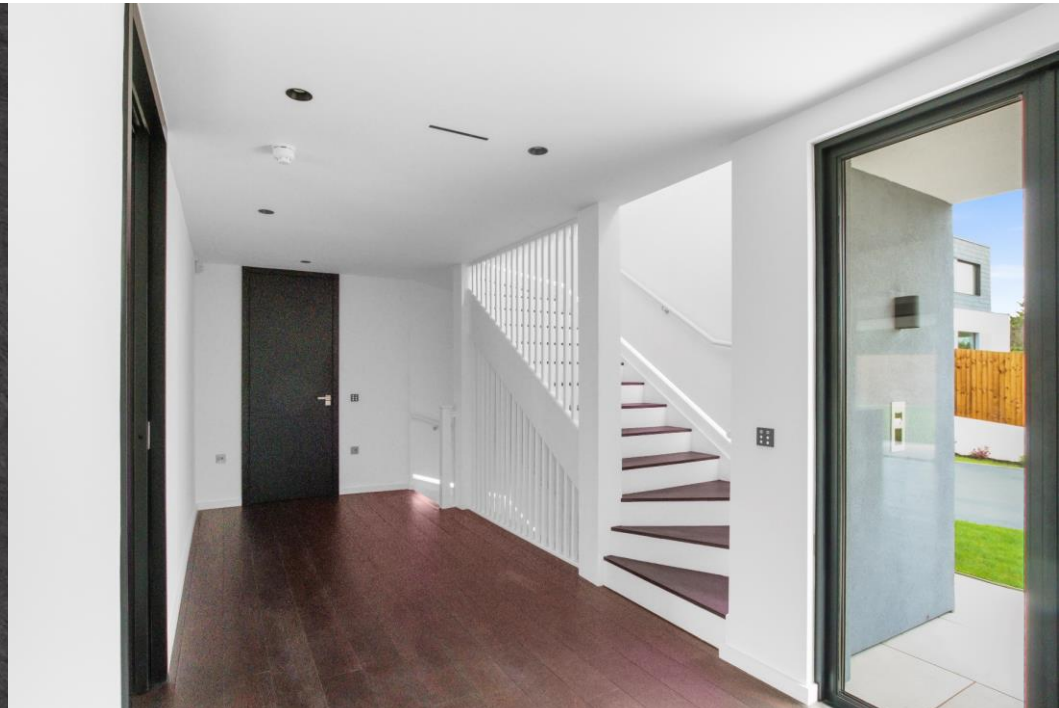
Energy efficient

Latest technical specifications

Health conscious

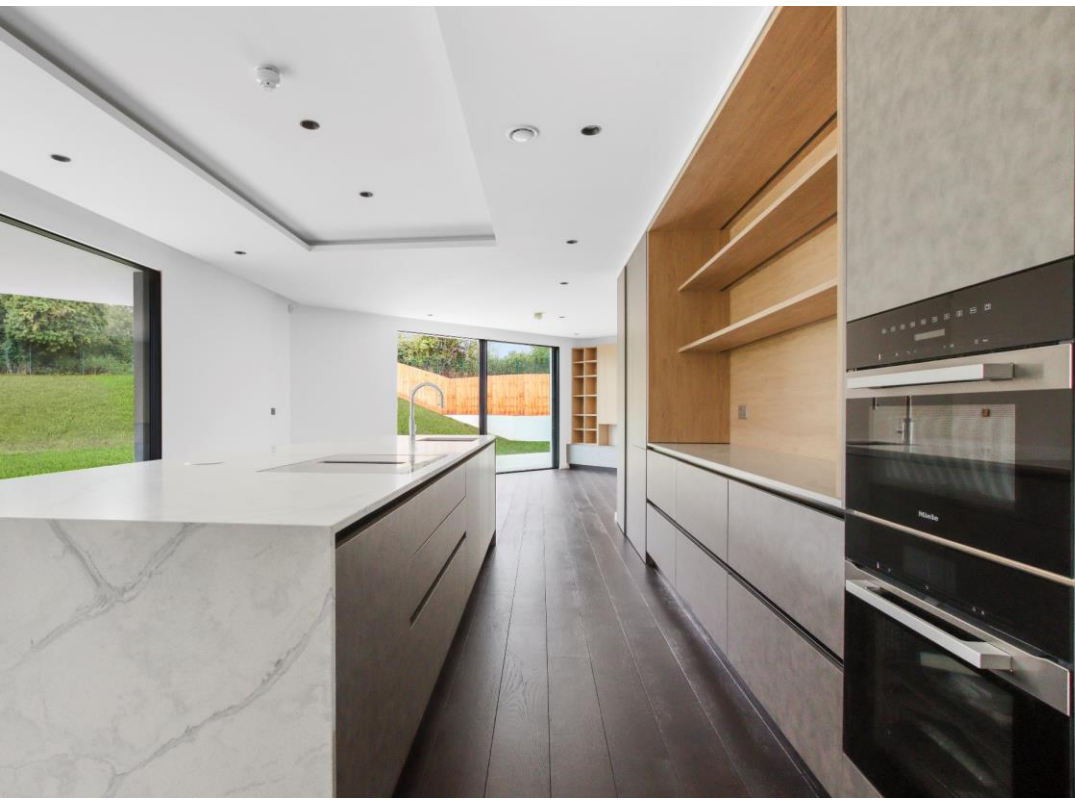
Beautiful and modern

Easy to use





# Kitchen



Exclusive, bespoke designer kitchen with premium worksurfaces that are bookmatched with waterfall sides

**Miele** Top of the range Oven, microwave, dishwasher, and fridge freezer

**Quooker** taps with boiling, filtered, chilled and sparkling water

**Quooker**

**Miele**

# Bathrooms

## Luxury and comfort

Luxurious and interior designed bathrooms all use sanitary ware by Villeroy and Boch with HansGrohe fittings

These incorporate AnticBac and CeramicPlus technologies providing low maintenance and high levels of hygiene

Large format Italian porcelain tiles reduce grouting giving better looking, cleaner and healthier bathrooms

Every bathroom and WC is tiled in a different finish of marble, onyx or stone

Toilets cisterns built into wall cavities also incorporate optional sound insulation by Villeroy and Bosh for added luxury



# Bedrooms

Luxury and comfort



# Low cost and reliable power and water whatever happens to the grid

## Power solutions

- Home is powered by more than 15kW of premium quality photovoltaic on the roof combined with 10kWh smart battery storage and EV charging
- The combination of these technologies means minimal energy bills for the home, free miles in an Electric Vehicle, as well as backup power in case of grid blackouts
- Home comes with a 100A grid connection and an electric vehicle charging point enabling a low-cost low carbon daily drive

## Water

- Fresh water from the Thames Water mains is treated for hardness onsite
- Water is pumped for stable pressure of both hot and cold
- Kitchens also come with filtered Quooker tap giving drinking water available boiling, chilled and sparkling



# Security and safety

## Peace of mind:

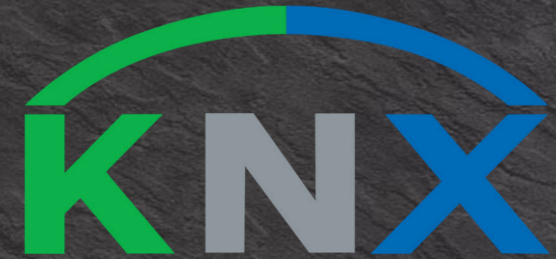
- Complete fire, security, access and intruder alarm system
- Secure perimeter fencing
- Self contained flat with separate intruder alarm and entrance

## Mobility friendly

- Seamless indoor/outdoor design with step free access and recessed sliding door tracks
- Elevator shaft designed in to enable the simple retrofitting of an elevator for complete accessibility

# Smart, simple and futureproofed

•Zennio®



Two Rosebury Close is a smart home with a whole house system that comes pre-programmed with a simple and intuitive setup based on the market leading KNX protocol by Schneider Electric

The KNX system is one of the most versatile, customisable and upgradable and controls all your access, lighting, heating/cooling and AV requirements seamlessly

It also includes KNX secure system which protects your communications and security infrastructure from attack.

Basic functionality includes, automatic temperature controls, and pre-programmed lighting scenes on wall buttons

Other more advanced functionality should you want it includes the potential for customised log ins and access for different users

The KNX smart system also comes with a mini weather station measuring wind, rain, brightness and temperature which can enable climate dependant automation. For example, this can enable lighting or blinds to operate automatically based on light levels.

For further information please visit: [www.knx.org](http://www.knx.org) [www.zennio.com](http://www.zennio.com)



# Unique green belt location

Set off a quiet lane with few neighbours  
Beautiful views north and east  
Large garden with private outdoor space including alfresco dining

Close enough to central London and major roads  
12.7 miles (20.4km) north from central London  
2.0 miles (3km) north of the M25 which is inaudible A10 is  
2.8 miles (4.4km) away which takes 8 mins by car  
M25 Junction 25 is 3.8 miles away (6.12km) and 9 mins by car

## Goff's Oak Village

0.7miles (1.1km), 14 mins walk to shops, restaurants and pubs Schools:

Goff's Oak has two Primary Schools: Goffs Oak and Woodside and a Secondary: Goffs Academy. Other notable schools around nearby (around 15 minute drive) include: Stormont, Lochinver House, Dame Ellis Owen, Lyonsdown and Saint John's.



# Local public transport links



## Cuffley Train station

1.8 miles (2.9km): 6mins by car, 11 mins by bicycle and 36 mins walk.

Cuffley to London Moorgate (Cross Rail station) from 37m (line goes to Kings Cross at weekends)

Cuffley to Finsbury Park 27 mins

## Cheshunt Train station

3.2 miles (5.2km); 13 mins by car, 17 mins by bicycle, 60 mins walk

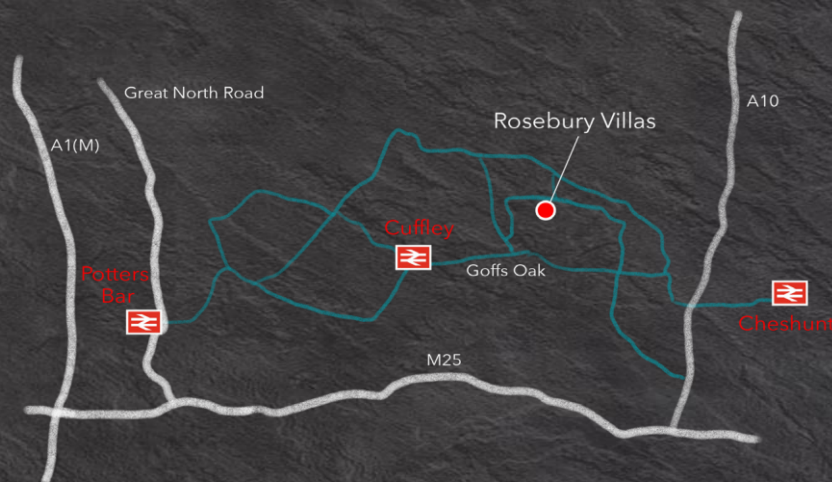
Cheshunt to London Liverpool street (Cross Rail station) from 20mins

Cheshunt to Tottenham Hale from 8 mins

## Cross Rail 2

Cheshunt is a Cross Rail 2 station which, if built, will substantially reduce the travel time to central London. The current expectation is for 10-12 Cross rail trains per hour will help connect Cheshunt to Dalston, Angel, Euston St Pancras, Tottenham court Road, Victoria, Kings Road Chelsea and Clapham Junction, Wimbledon, amongst others.

Cross Rail 2 is currently on pause as part of recent funding review but expectations remain for this line to be open by 2035.



# Customisation options available

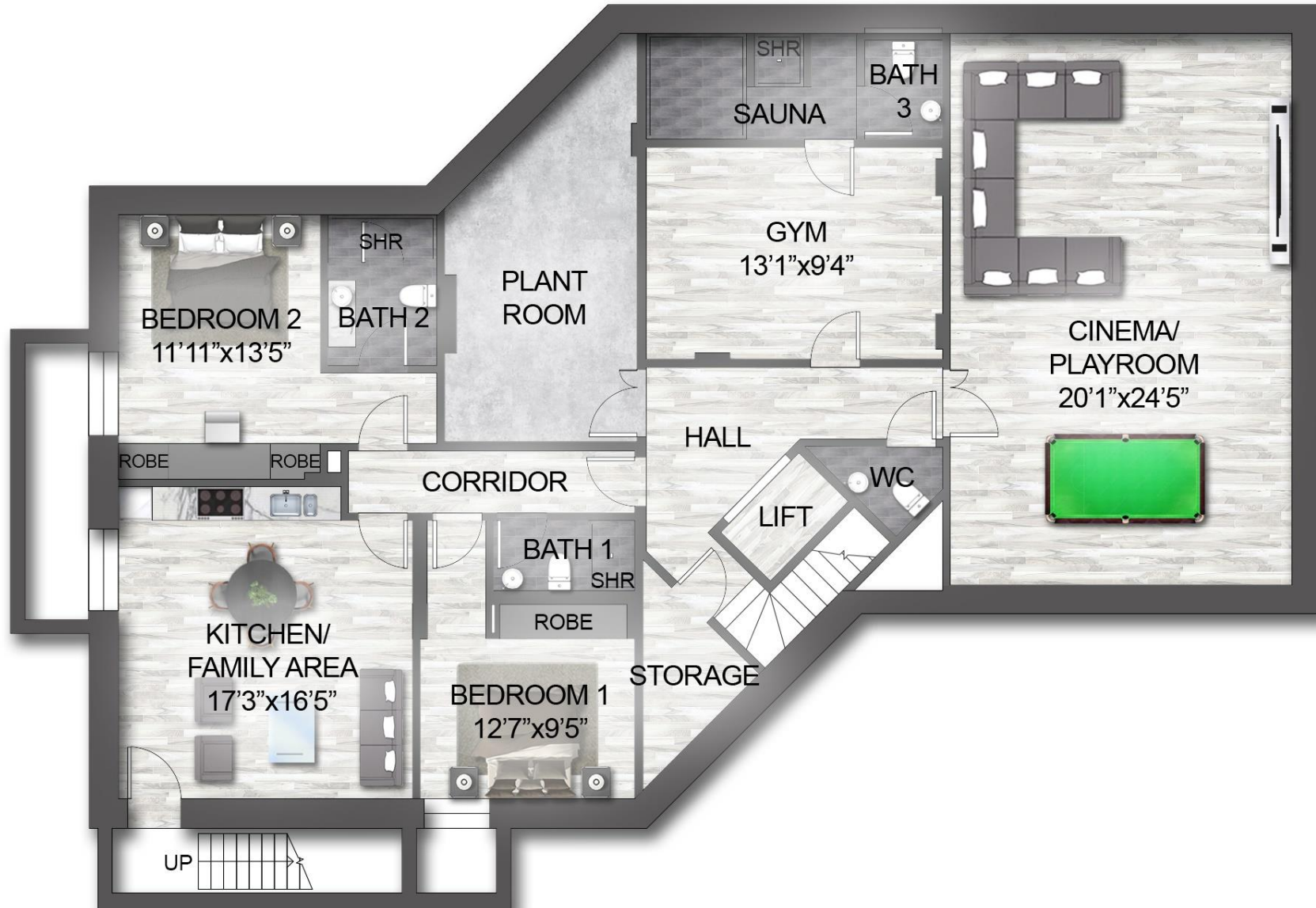
- Construction is complete
- House designed to provide premium infrastructure
- Customization options available to make it your home under separate negotiation
- 10 year warranty





# Basement Floor

GIA: 260m<sup>2</sup> / 2799ft<sup>2</sup>



# Ground Floor

GIA: 207m<sup>2</sup> / 2228ft<sup>2</sup>



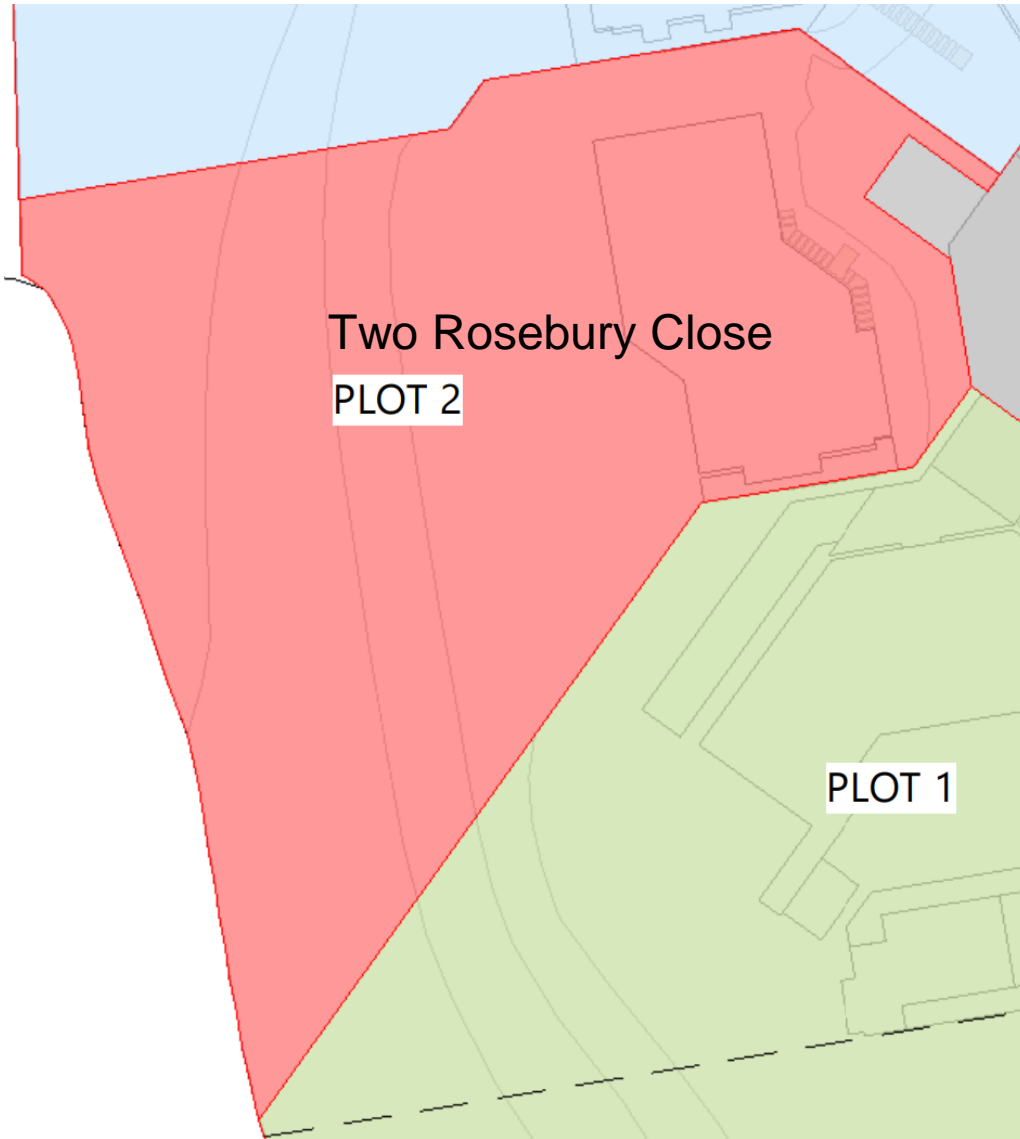
# First Floor

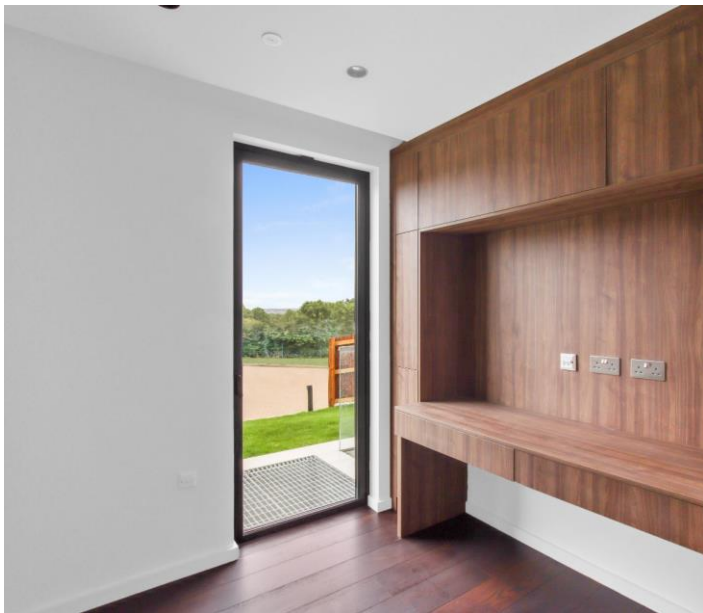
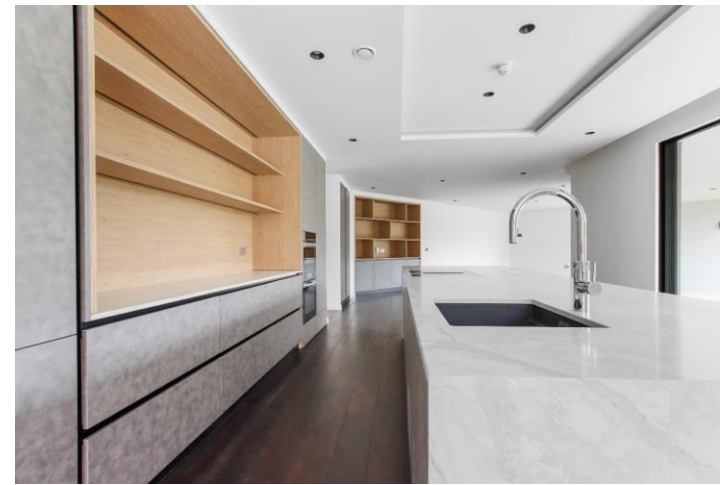
GIA: 198m<sup>2</sup> / 2131ft<sup>2</sup>



# Freehold Boundary

0.47 Acres





# Specification Summary

## Design and delivery

- Modernist designs by former Foster Partners team at Square Architects: Simone Demurtas and Simone Ceccato
- Finished in white and grey render with natural slate, black detailing and concealed gutters and drainpipes
- Layout designed to maximise natural light, privacy, countryside and garden views including west facing covered alfresco dining area. Master bedroom benefits from spectacular east facing views of greenbelt Hertfordshire hills
- Open plan living with central kitchen and stairwells, 2.5m ceilings and full height indoor doors throughout
- Large proportion of glazing with slim frame modernist windows and frameless effect windows all by premium manufacturer Otiima
- Big cinema/games room and gym room with sauna
- Floor to ceiling sliding doors by Otiima with recessed tracks provide step free indoor/outdoor access throughout. Large Pivot front door.

## Accessibility

- Seamless indoor/outdoor step free access on every floor patio, terrace and balcony with premium wood floors and large format tiles throughout
- Elevator shafts designed in for easy retrofit and accessibility

## Highly efficient structure, quality construction and envelope

- Sustainable UK sourced superstructure by Kingspan with high quality roofs by Bauder
- Highly insulated buildings with less than 0.14W/m2 U-Value walls/roof and high air tightness
- Premium triple and double glazed windows which include coatings to reduce solar gain
- Built in recesses for hidden/ integrated blinds/curtain rails

## Low carbon energy supply

- Environmental M&E design by WME Boom Collective (now part of Inhabit Group)
- 15.4kW PV with optimisers, hybrid inverter, 10kWh smart battery storage and EV charging
- Home energy bills will be minimal compared to similar properties with excess self generated electricity available for an EV or plug-in hybrid or to sell back to the grid
- 100A grid connection sufficient to cover any upgrade (e.g. pool or fast charger)

## Water

- Incoming water is both softened and pressurised for consistent flow
- Extensive use of land drains to drain water surface in case of deluges
- Highest standard basement construction combining underground land drains at basement level (prevents water built up around basements), waterproof concrete and membranes with cavity drainage

## High comfort levels

- Low carbon and low cost heating and colling provided by Samsung air source heat pumps run off renewable energy
- Underfloor heating in all living areas supplied by air sourced heat pumps with individual programable controls for each area
- Underfloor heating in bathrooms and WCs using an electric system for greater comfort
- Chilled ceilings provide high comfort cooling without blowing cold air for all major living spaces including living rooms, kitchens, studies and main bedrooms
- Separate air conditioning system provides rapid cooling capacity for gym and cinema/games rooms
- Mechanical Ventilation with Heat Recovery (MVHR) by Zehnder ensures fresh air throughout
- F7 grade HEPA filtration captures particles of the smallest allergens, mould spores, and combustion particles (smog)

## Smart home, lighting and building management

- High colour rendition index white LED lighting with each lighting point easily upgradable for different fittings
- Recessed RGBW mood lighting in master bedroom, kitchen, family rooms and stairwells
- Intercom, lighting, heating and cooling operating on KNX protocol with Zennio buttons and controllers
- Programable and customisable building management system on KNX with mini weather station that can be fully upgraded to add in curtains/blinds, security/CCTV, AV distribution etc.
- Complete security, access and intruder alarm system with separate alarm for self contained flat

## Communication

- Individual fibre optic connection into the premises
- All key rooms are cabled with multiple CAT6A sockets which support 10Gbps networks
- WiFi boosters ensure there are no dead spots

## Kitchens

- Bespoke Italian designed kitchens with premium worktops
- Top of the range Miele appliances and Quooker boiling/filtered/chilled/sparkling tap

## Bathrooms

- Every bathroom and WC has different onyx/marble/stone finish large format Italian porcelain tiles
- Sanitary ware by Villeroy and Boch incorporating AnticBac, CeramicPlus, Rimless direct flush and soft close technologies providing low maintenance and high levels of hygiene
- HansGrohe Metropol fittings
- Toilets cisterns built into wall cavities

# Outside views of the property





Self contained  
flat



# Views from the house

