



THE ICKNIELD COLLECTION  
AT COMICE MEADOWS

# THE TIME IS NOW TO SECURE YOUR DREAM HOME

Leave your hectic urban lifestyle behind and relax in the semi-rural retreat of Comice Meadows, where families are aspiring to The Icknield Collection.

Surrounded by beautiful Hertfordshire countryside, yet less than 4 miles from the popular market town of Hitchin, our collection of seven luxurious 5 bedroom detached homes enjoy stunning views towards the Icknield Way Trail, which is a long-distance footpath and claims to be 'the oldest road in Britain'. The route runs for 110 miles and covers six counties.

Pirton village benefits from local amenities including a shop, post office and a couple of pubs. The bustling town of Hitchin is less than 10 minutes away, offering a further array of high street retailers, restaurants and attractions.



Local area photography



Local area photography

For education, Comice Meadows is within the catchment area for two well regarded primary schools, Pirton Primary School and Samuel Lucas. For secondary education, Hitchin Girls' and Boys' Schools are both rated 'outstanding' by OFSTED, and are less than 5 miles away. And for private education there is the Princess Helena College co-educational independent day and boarding school, just 6 miles away.

Ideally located for commuters, Hitchin provides excellent transport links, with fast and frequent trains to London King's Cross in under 30 minutes and London St. Pancras and Cambridge in just over half an hour.

Comice Meadows is within easy reach of the M1 and the A1(M), offering direct routes to both London and the north. If you fancy travelling further afield, London Luton Airport is just 11 miles away.



Local area photography



Local area photography

# COMICE MEADOWS

## THE DEVELOPMENT

The Icknield Collection is tucked away in a secluded part of Comice Meadows. These seven beautiful homes enjoy the benefits of being close to open fields, the pond and play area.



THE TAYMORE  
5 BEDROOM DETACHED HOME  
WITH GARAGE  
PLOTS 42, 44, 45, 46, 47, 50 & 51



# SEVEN STUNNING HOMES, 3 UNIQUE DESIGNS

## 'ARTS AND CRAFTS'

As Britain emerged from the industrial revolution, a creative force arose igniting a transformation in design and decoration. Driven by social and economic reform and influenced by traditional medieval, romantic and folk styles, 'Arts and Craft' soon became a global trend and is reflected in everything from fashion to furniture and art to architecture.

Inspired by the Arts & Crafts movement, this characterful exterior does exactly as intended, blending eye-catching design with historical charm. Its red brick and exposed timber pitched frontage may appeal to those with an appreciation of period architecture.



Image includes upgrades at an additional cost



Image includes upgrades at an additional cost





### 'URBAN'

For those in search of the ultimate family home, The Taymore 'Urban' exterior offers a cohesive combination of high grade materials, including an attractive mix of barn-style cladding, honey-toned brick and red or antique grey tiled roof.

This blend of urban and country-contemporary can't fail to stand out, yet it sits surprisingly well within this development, complimenting the surrounding range of modern and traditional house styles at Comice Meadows.



Image includes upgrades at an additional cost



Image includes upgrades at an additional cost





### 'BRICK'

If you believe in the importance of first impressions, you can't fail to be taken by this contemporary facade. With a nod to a Georgian style mansion house or early 19th century cottage, our distinctly modern twist on this era ensures a frontage that exudes sophistication and charm. Symmetrical design, smart red or antique grey roof tiles and elegant Georgian style windows complete the exterior of this much sought-after family home.





Photography of The Taymore (Brick) Plots 42, 45 & 47

# THE TAYMORE

## 5 BEDROOM DETACHED HOME WITH DOUBLE GARAGE

The Taymore is a beautiful home with ample space for the whole family, featuring a quality specification throughout and 2,193 sq. ft. of space.

This outstanding double-fronted home features a spacious kitchen with bi-fold doors to the rear garden, integrated Bosch appliances, including a 5-ring induction hob, built-in fridge freezer and dishwasher, 1½ bowl inset stainless steel sink and a separate utility. The bay-fronted dining room and large sitting room with French doors to the garden are perfect spaces for entertaining and relaxing, whilst the bay-fronted study, WC and storage cupboards complete the downstairs.

The tranquility of the main bedroom is the perfect retreat for self-indulgence, where you can enjoy the

luxury of your own dressing room and stylish en suite. With convenience and spacial design in mind across the upper floor, bedroom two has its own en suite whilst bedroom three benefits from a built-in wardrobe. To ensure the whole family is catered for, there are two further bedrooms plus a luxury four-piece bathroom with vanity unit for use by all.

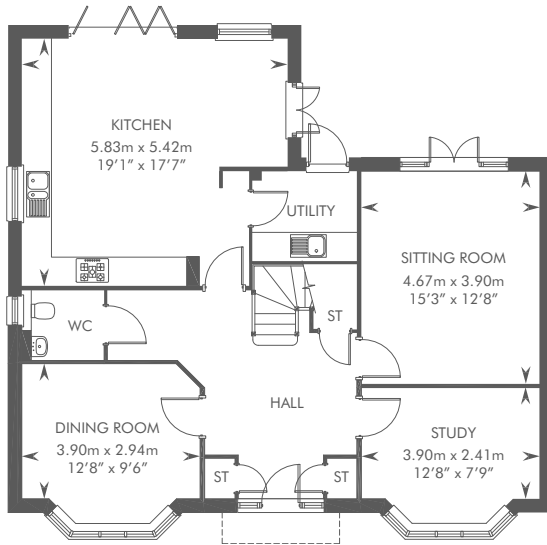
With a double garage, private driveway for two cars and some plots benefiting from generous south-facing gardens up to 560 sq ft, The Taymore is the perfect family home.

To find out more about The Taymore,  
**CALL 01462 887 443**  
**OR VISIT [CALA.CO.UK](http://CALA.CO.UK)**

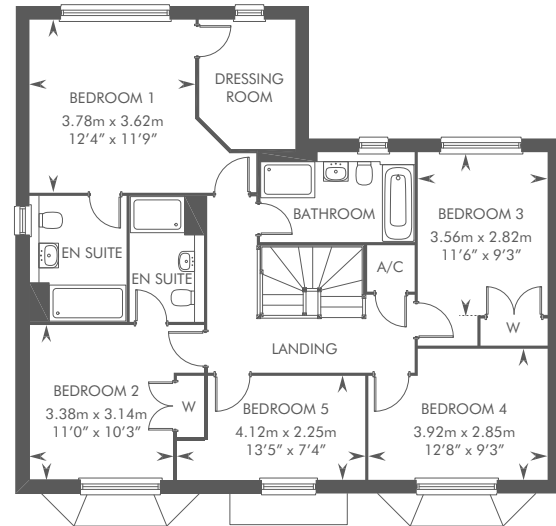
# THE TAYMORE

PLOTS 42, 44, 46, 47 & 50 – AS SHOWN

PLOTS 45 & 51 – HANDED



GROUND FLOOR



FIRST FLOOR

ST: Storage cupboard, A/C: Airing cupboard, W: Wardrobe. Please ask a Sales Consultant for further details.









## THERE'S EVERY INCENTIVE TO MOVE

With up to 100% Part Exchange available, your dream move could happen much more easily and sooner than you think. Not only can we act as the cash buyer for your current home, but you could also benefit from:

- Up to 100% market value paid for your home
- No estate agent fees
- A chain-free move
- No hidden fees
- Remaining in your current home whilst we complete your new home

It's no wonder over 50% of purchasers at Comice Meadows, Pirton have used our Part Exchange\* service.

Alternatively, speak to us about our range of tailored incentives and offers that could help you to move.

To book a viewing of The Icknield Collection  
or to find out more,

**CALL 01462 887 443**

**OR VISIT [CALA.CO.UK](http://CALA.CO.UK)**



CALA HOMES  
AT COMICE MEADOWS,  
1 DROVERS WAY  
(OFF HOLWELL ROAD),  
PILTON,  
HITCHIN, SG5 3QU  
01462 887 443 | CALA.CO.UK

SALES & MARKETING SUITE  
OPEN DAILY, 10.30AM – 5PM  
(EVENING APPOINTMENTS SUBJECT TO AVAILABILITY)





CALA.CO.UK

\*CALA will obtain 2 independent valuations based on achieving a sale in a 4-6 week period. Part exchange considered subject to CALA's purchasing criteria and terms and conditions, available at [www.cala.co.uk/terms-and-conditions/offers-and-incentives](http://www.cala.co.uk/terms-and-conditions/offers-and-incentives). YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR ANY OTHER DEBT SECURED ON IT. CALA Management Ltd. Registered office: Adam House, 5 Mid New Cullins, Edinburgh EH11 4DU. Security over your home is required. Help to Buy cannot be used in conjunction with part exchange. Availability of other incentives/offers subject to lenders criteria and CALA's discretion. Your mortgage lender's deposit requirements may vary, but you should usually expect to contribute a deposit of at least 5% of the purchase price. Available on selected properties, and subject to the Government's specific terms, conditions and qualifying criteria. CHECK THAT THIS MORTGAGE WILL MEET YOUR NEEDS IF YOU WANT TO MOVE OR SELL YOUR HOME OR YOU WANT YOUR FAMILY TO INHERIT IT. IF YOU ARE IN ANY DOUBT SEEK INDEPENDENT ADVICE. 5.2% APR typical. Internal images in this leaflet feature fittings, décor, flooring and soft furnishings which are not included as standard in a CALA home. Images used are to suggest possible finishes which can be achieved in your home at an additional cost. Photography has been enhanced in post production.