



# Ryder Gardens

Bovingdon

All you need, including the lifestyle you want

Molyneaux Avenue, Bovingdon









# Superb homes for everyone

Ryder Gardens is a collection of brand new 3 & 4 bedroom homes in the highly sought-after village of Bovington.

It's perfectly located, with Hemel Hempstead to the north east and Watford to the south east. Giving you the perfect balance of a semi-rural location, combined with easy access to an even wider range of amenities and transport links.

With superb designs and build quality, you will easily find the home you want to call yours here.





# Just right for you and your lifestyle

At Ryder Gardens, you'll find a range of beautifully-designed homes, full of light and space, with flexible floorplans to suit you and your lifestyle. The stylish fittings and quality specifications, with an emphasis on sustainability, are complemented by attractive exteriors, with thoughtful, nature-friendly features.



Internal photography of Ryder Gardens showhome



# The natural choice for nature lovers

Being surrounded by picturesque countryside and the Chiltern Hills on your doorstep, Ryder Gardens is perfect if you love the great outdoors. Flower-filled woodlands, sweeping chalk hills and endless pathways are waiting to be explored, including easy-access routes.

For those that prefer to get the adrenalin pumping, there are more challenging walks and cycle routes. Plus, you could also stop off to try your arm at archery, paddle a canoe down a meandering river or find a safe spot to enjoy some wild swimming (maybe in the summer).





# Everything you need nearby

This characterful village has a strong community spirit, with plenty of fundraising events to support local and national charities. It also has a fantastic range of amenities.

Everything you need for day-to-day life is easily on hand. From a butchers, village store and hardware shop, to a Tesco Express. There are also two pubs – The Halfway House and The Bell, perfect for catching up with your new neighbours and friends.

Plus, being just over 5 miles from Berkhamsted also means quick access to an even wider range of amenities, including cafes, restaurants and pubs, boutique shops and a weekly market. There is also the 1938 art deco Rex cinema, showing old and new films. Want to wander in beautiful grounds? Ashridge House is close by.





# Enjoy Bovingdon at your leisure

Whatever your age, it's easy to stay active when you live at Ryder Gardens. The nearby rolling Chiltern Hills are perfect for walking or cycling in, yet there's plenty more even closer to home to help keep you fit.

Football fan? There's Bovingdon Football Club. If you prefer to hit aces, Bovingdon & Flaunden Tennis Club offers lessons for all ages. Or take things at a more steady pace at Bovingdon Bowls Club or Bovingdon Cricket Club.

You'll also find plenty to keep you occupied at the former Bovingdon Airfield, including supercar track day experiences and paintballing.



Stock photography





Local photography



Local photography



Stock photography

# Top of the class for education

Have young children? There are a couple of primary schools less than a few miles from Ryder Gardens, including Bovingdon Primary Academy and Ley Hill School.

For the older ones, there's a great choice of Ofsted-rated secondary schools:

- Chesham Grammar School – 'Outstanding' – 3.3 miles
- Ashlyns School – 'Good' – 3.7 miles
- John F Kennedy Catholic School – 'Good' – 4.5 miles
- St Clement Danes School – 'Outstanding' – 6.1 miles

So that's a big tick in the kids' education box for you.



# Fun days out, for all the family

There are plenty of local attractions to keep children of all ages entertained, be it for a couple of hours or all day.

Catch a movie at Cineworld in Hemel Hempstead, speed down the slopes at The Snow Centre or whizz around on four wheels or dangle from a rope at XC Climbing & Skatepark.

Think you've got the next Torvill or Dean in the family? Take them along to Planet Ice Hemel Hempstead and let them skate to their heart's content.

For the Harry Potter fans among you, they are in for a real treat. It's just over 10 miles to the Warner Bros. Studio – and the world-famous Harry Potter Experience. Walk around the films' iconic sets, spot your favourite props and see the costumes up close.





# Places to go



**Eating out** – You're covered from morning to night in Bovingdon. Enjoy a full English breakfast at K's sandwich and coffee bar. Unwind with a couple of drinks and a homemade, traditional pub lunch at The Bell Inn. Before tucking into an authentic Indian meal at the highly-rated Zeera restaurant on the high street.



**Sports and leisure** – Skis or snowboard? Whichever you prefer, you'll have hours of fun racing down the slopes at the indoor Snow Centre in Hemel Hempstead. Those with a head for heights could also try the XC Climbing & Skatepark in Hemel Hempstead with its 14m climbing walls, caving system and high ropes course. If you prefer to keep your feet on the ground, head to Little Hay Golf Complex just outside the village. It boasts an 18-hole parkland course, 23-bay driving range, putting greens, and a pitch & putt.



**History and heritage** – Bovingdon has a rich history that can be traced back to 1200. It's well known for its former airfield, which was built in 1942 and used during WW2 and by the Royal Air Force following the war, before flying ceased here in 1969.



Local photography



Local photography





Local photography



Local photography



**Parks and nature** – The vast expanse of the Chiltern Hills is perfect if you want to enjoy the beauty of the natural world. Gadebridge Park, adjacent to Hemel Hempstead high street, has plenty of open space, playgrounds and even a splash fountain. We haven't forgotten about your four-legged friend either – then can have hours of fun at Wild at Hart Dog Play Park.



**Entertainment and culture** – Love Ferrari, Lamborghini or Porsche? You'll love Drift Limits, a supercar track experience company based at the former Bovingdon Airfield. Here you'll also find Delta Force Paintball, a great excuse to burn off some energy in one of the seven game zones. For film fanatics, Bovingdon Airfield Studios puts you within touching distance of where films including Rogue One, Spectre and Bohemian Rhapsody were filmed.



**Shopping** – You can quickly and easily pick up the daily essentials along Bovingdon high street, or for more choice head to one of Hemel Hempstead's shopping centres, The Marlowes or Riverside. Here you'll find famous brands like M&S, JD Sports, New Look, Waterstones, Next, and Pandora, alongside a range of cafes and restaurants.



**Family days out** – Watch a movie at Cineworld, go behind the scenes at The Harry Potter Experience at Warner Bros. Studios or tour the remains of Berkhamsted Castle, which date back to the 11<sup>th</sup> to 15<sup>th</sup> centuries. Whatever you feel like doing or seeing, you can easily take your pick here.





# Getting around



By foot: It's only a 15-minute walk to Bovingdon high street's shops, cafes and pubs. Most of the local sports clubs are under a mile away, as are Bovingdon King George Playing Fields.



By bus: An hourly service runs through the village between Hemel Hempstead and High Wycombe.



By car: Berkhamsted is only 5.5 miles away, and it's just three miles to the A41, which heads north to Aylesbury (19 miles) and Bicester (35 miles). Go south for the M25 (6 miles) and Watford (12 miles), before arriving in Central London (31 miles – including using the M1).



By train: Hemel Hempstead Train Station is only 3 miles away, less than a 10-minute drive, with services to Watford (7 minutes), London Euston (28 minutes), and Milton Keynes (33 minutes).



By air: Luton Airport is 16 miles away (about a 30-minute drive). Heathrow Airport is 27 miles away (about a 35-minute drive). Stansted Airport is 54 miles away (about an hour's drive).

Journey times and distances are approximate. Train journey times are accurate as of June 2023 and are sourced from national rail.



# Superbly connected



## On foot

- High Street – 0.5 miles
- Tesco Express – 0.5 miles
- Wild at Hart (dog play park) – 0.5 miles
- Bovingdon Cricket Club – 0.6 miles
- Local café – 0.6 miles
- Convenience store – 0.7 miles
- The Bell Inn, Bovingdon – 0.7 miles
- Bovingdon Football Club – 0.8 miles
- Bovingdon King George Playing Fields – 0.8 miles
- Jay Moss Fitness gym – 1.6 miles



## By car

- Little Hay Golf Complex – 1.5 miles
- Chipperfield Garden Centre – 2 miles
- Hemel Hempstead Train Station – 3 miles
- Hemel Hempstead Leisure Centre – 3.5 miles
- The Box Moor Trust Centre – 3.8 miles
- Chesham Underground Station – 3.9 miles
- Marlowes Shopping Centre – 4 miles
- Cineworld, Hemel Hempstead – 4.7 miles
- The Snow Centre, Hemel Hempstead – 4.7 miles
- Riverside Shopping Centre – 4.8 miles
- Chesham Open Air Pool – 4.9 miles
- Champneys Tring Spa Resort – 6.3 miles
- National Trust: Ashridge Estate – 8.8 miles
- Whippendell Wood – 9.3 miles
- Warner Bros. Studio – 10.4 miles



## By rail from Hemel Hempstead Train Station



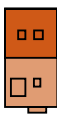
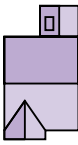

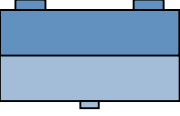






- Watford – 7 minutes
- London Euston – 28 minutes
- Milton Keynes – 33 minutes

Journey times are approximate. Train journey times are accurate as of June 2023 and are sourced from thetrainline.com



# Ryder Gardens

## The development

- **The Cedar**  
3 bedroom detached home
- **The Chestnut**  
3 bedroom detached home
- **The Elder**  
3 bedroom semi-detached home
- **The Fennel**  
3 bedroom detached home
- **The Laurel**  
4 bedroom detached home
- **The Dudley Apartments**  
First homes<sup>^</sup>  
1 bedroom apartments
- **Housing Association**
- Block paving
- Timber fences
- Feature walls
- B Bin collection point
- ss Sub station



<sup>^</sup>Please speak to your Sales Consultant about the 'First Homes' scheme. The above development layout is not drawn to scale and is for general guidance only. Road layouts, pathways and external treatments may differ. Landscaping is indicative only. SS: Sub station. Please confirm the most up-to-date details with our sales consultants prior to reservation.

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# Choose the home that's right for you



**The Laurel**  
4 bedroom  
detached home



**The Fennel**  
3 bedroom  
detached home



**The Cedar**  
3 bedroom  
detached home



**The Elder**  
3 bedroom  
semi-detached  
home



**The Chestnut**  
3 bedroom  
detached home



# Desirable in every detail

The finishing touches, unexpected flourishes and innovative features. Designer kitchens with desirable technology built-in, for showing off your culinary flair. Sleek family bathrooms and en suites with quality sanitaryware, for indulging in some well-deserved pampering.

With every home comfort considered for energy-efficient and low-maintenance living, each aspect of your home is beautifully designed and built to an exacting standard; because when you look for quality, it's the little things that make all the difference.

If you need adaptations to make your home more accessible (for example a fire alarm for the deaf or hard of hearing), we can install these for you subject to build stage. There is no installation fee, just a charge (at cost) for the product.



Photography from a previous Cala development







This image includes upgrades at an additional cost

# What our customers say

“ As well as the lovely house and clear high quality of the development, the care we’ve had from the Cala team throughout the whole process has been second to none. The sales team were happy to answer any queries we had – and as first-time buyers, we had a lot – and the site manager has provided outstanding aftercare and made the process of moving in so easy. ”

Purchasers at Roman Park, Tring



Photography from a previous Cala development





Photography from a previous Cala development

# Why buy new

There's nothing quite like moving into a brand-new home. From newly-installed kitchens and bathrooms to the peace of mind of knowing that your property is safe, energy efficient and low maintenance. What's more, you're buying a complete blank canvas on which to stamp your own individual style.

Your new home is covered by an NHBC or similar industry-regulated insurance scheme covering the structural integrity of your new home from years three to 10. The first two years of the warranty is provided by us. This means we take responsibility for fixing any quality issues during this period after you move in. We also provide you a 24-hour response service for emergency calls. We take personal pride in our customer service.



Stock photography



Modern fixtures, fittings & technology



Hyper fast fibre optic broadband



Less maintenance



Energy efficient



A chain free move



A blank canvas





# Cala Homes

Cala Homes' primary goals are to deliver design excellence in everything we do and ensure a first class customer experience for everyone who buys one of our homes.

To achieve this, we focus on investing in our most important asset – our people – and running an effective and sustainable business that makes a positive contribution in the areas where we operate.

Cala is built on the foundation values of passion, quality, delivery and respect.

Click on the arrows below to find out more about Cala Homes.



Our values >



Aspirational homes >



First class customer service >



Quality design and build >



Investment in our people >



Photography from a previous Cala development





# Sustainability the Cala way

Cala has a rich heritage originally dating back to 1875. We started building homes in the 1970s and, for over 50 years, have been creating high quality, sustainable new homes and communities. However it is not just what we do, but the way we do it that matters to Cala.

Thinking sustainably is at the heart of everything we do; from identifying the right sites, through creating a safe, healthy and fulfilling working environment, to taking a sensitive approach to development and delivering communities that meet local requirements.

As part of our sustainability journey we are aiming to reduce our paper usage by 90% across the company, including the customer journey, which is why we are aiming for online only brochures at our developments.

Click on the icons below to find out more about our sustainability journey.


 Environment >

 Customers >

 Design >

 People >

 Land >

 Community consultation >





# Welcome to your new home

Ryder Gardens,  
Molyneaux Avenue, Bovingdon,  
Hertfordshire HP3 0NZ



Stock photography

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