

# Abbeydawn Rise

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BERKHAMSTED | TRING



Create your dream home in the heart of the  
Chiltern Hills area of outstanding natural beauty

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# An exclusive opportunity.

At Abbeydawn Rise, buyers have the opportunity to tailor existing home designs or to craft a home that matches their exact lifestyle and vision. From design and planning through to delivery of a turnkey home, expert guidance is available every step of the way.



With only two plots available, Abbeydawn Rise offers a truly limited opportunity for buyers seeking privacy, space, and the freedom to create a bespoke home.

Each plot is individually framed by mature landscaping and designed to make the most of the natural setting — perfect for those who appreciate modern design in a peaceful, rural location.



# On your doorstep.

The development is nestled among prestigious properties in a sought-after enclave between the highly desirable towns of Berkhamsted and Tring, with the charming village of Cholesbury just a short drive away. Each location offers its own distinct character, amenities, and lifestyle appeal – making Abbeydawn Rise perfectly placed for those seeking both refined rural living and excellent connectivity.





### Berkhamsted

This historic market town renowned for its vibrant high street lined with independent boutiques, award-winning restaurants, artisan cafés, and a beloved art deco cinema. It is also home to Berkhamsted School, one of the UK’s leading independent schools, and boasts excellent rail connections to London Euston in under 35 minutes – making it a popular choice for professionals and families alike.



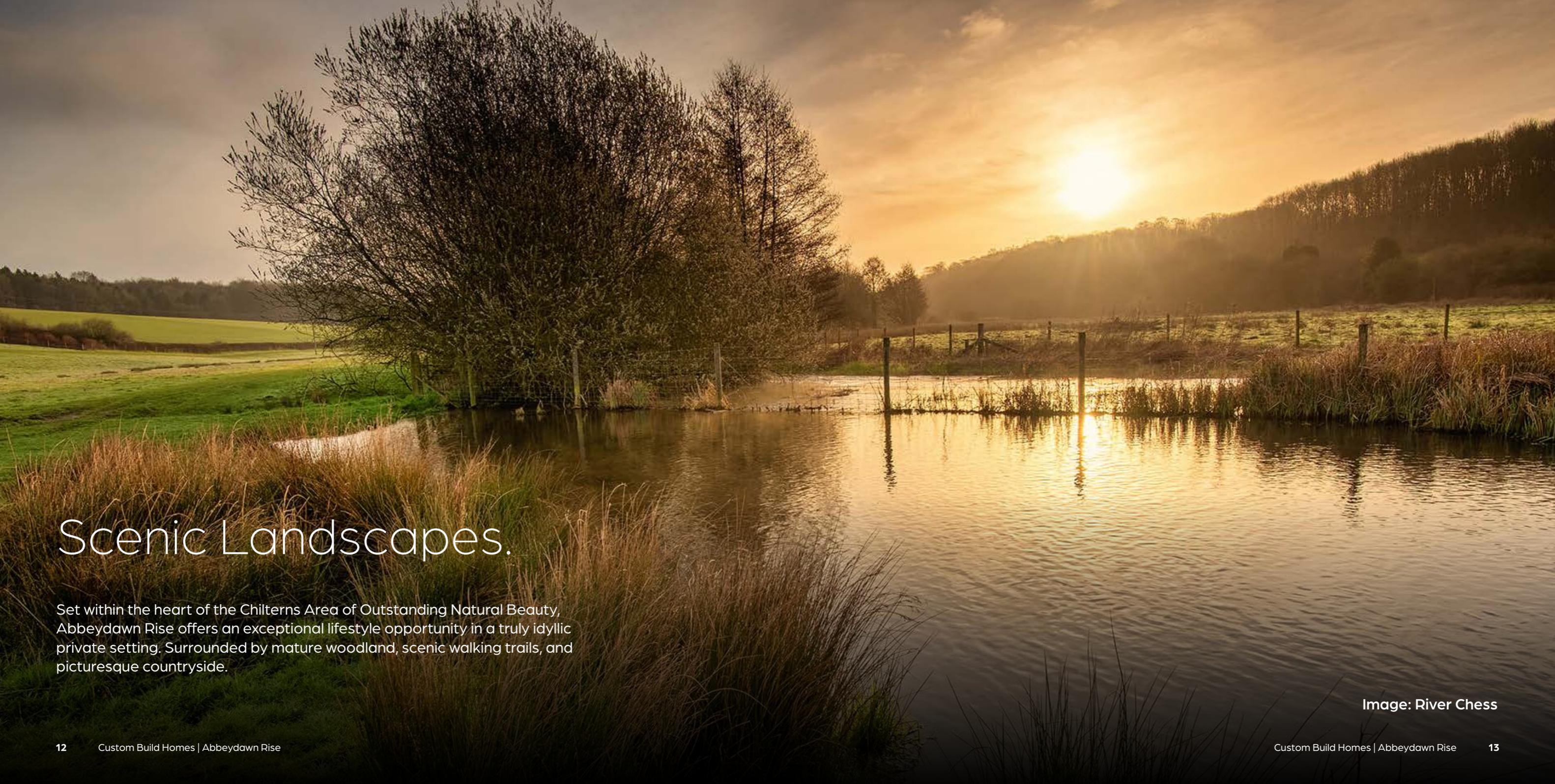
### Tring

Just two miles in the other direction, blends small-town charm with cultural richness. Highlights include the Natural History Museum, a thriving arts scene at the Court Theatre, and a welcoming weekly farmers’ market. The town is surrounded by open countryside, including Tring Park and the Ridgeway National Trail, offering an abundance of outdoor activities and scenic walks.



### Cholesbury

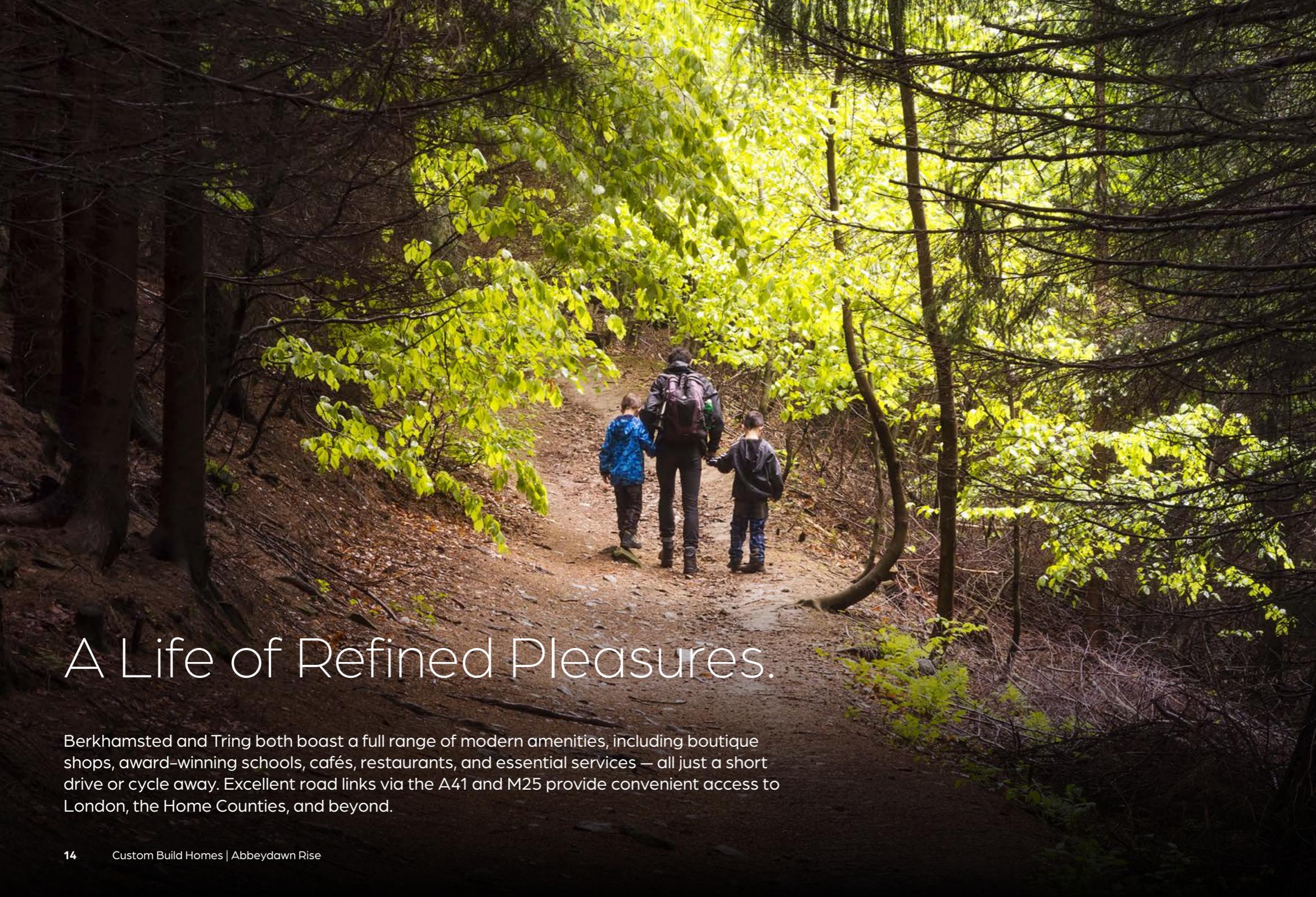
A picturesque hilltop village in the Chiltern Hills, adds to the area’s rural allure. With its historic common, period cottages, and strong community spirit, Cholesbury offers peaceful seclusion while remaining close to all essential amenities. The village is also within the catchment area of several highly regarded schools and sits within a designated Area of Outstanding Natural Beauty.



# Scenic Landscapes.

Set within the heart of the Chilterns Area of Outstanding Natural Beauty, Abbeydawn Rise offers an exceptional lifestyle opportunity in a truly idyllic private setting. Surrounded by mature woodland, scenic walking trails, and picturesque countryside.

Image: River Chess



# A Life of Refined Pleasures.

Berkhamsted and Tring both boast a full range of modern amenities, including boutique shops, award-winning schools, cafés, restaurants, and essential services — all just a short drive or cycle away. Excellent road links via the A41 and M25 provide convenient access to London, the Home Counties, and beyond.

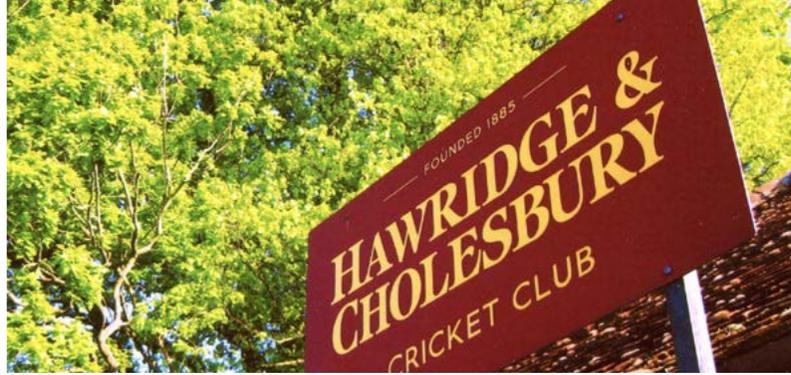




Image: Berkhamsted Private School

# Outstanding Education.

Whether you're raising young children or preparing for university pathways, Abbeydawn Rise places you within easy reach of some of the most respected educational institutions in the country. The local area offers an exceptional mix of independent, grammar, and state schools, giving families access to academic excellence at every level.

## EXAMPLE NEAR-BY ESTABLISHMENTS

### **Bridgewater Primary School (Berkhamsted)**

A consistently 'Outstanding' primary with a strong community ethos and a focus on holistic development.

### **King's Senior Girls (Berkhamsted)**

Part of Berkhamsted School, King's offers a dedicated and empowering environment for girls aged 11–16, with outstanding pastoral care and tailored teaching to help students thrive.

### **Dr Challoner's Grammar School (Boys, Amersham)**

A selective grammar school with an outstanding academic record, wide-ranging extracurricular options, and strong university placement.



# Connections.

Residents can enjoy the perfect balance of tranquillity and connectivity, with mainline stations at Berkhamsted and Tring providing direct services to London Euston in under 30 minutes. The Chilterns Cycleway, charming villages, and a variety of country pubs are all within easy reach, offering an outstanding quality of life in a protected rural setting.

## Airports

London Luton Airport	19 miles
London Heathrow Airport	33 miles

## Rail (via Berkhamsted Station)

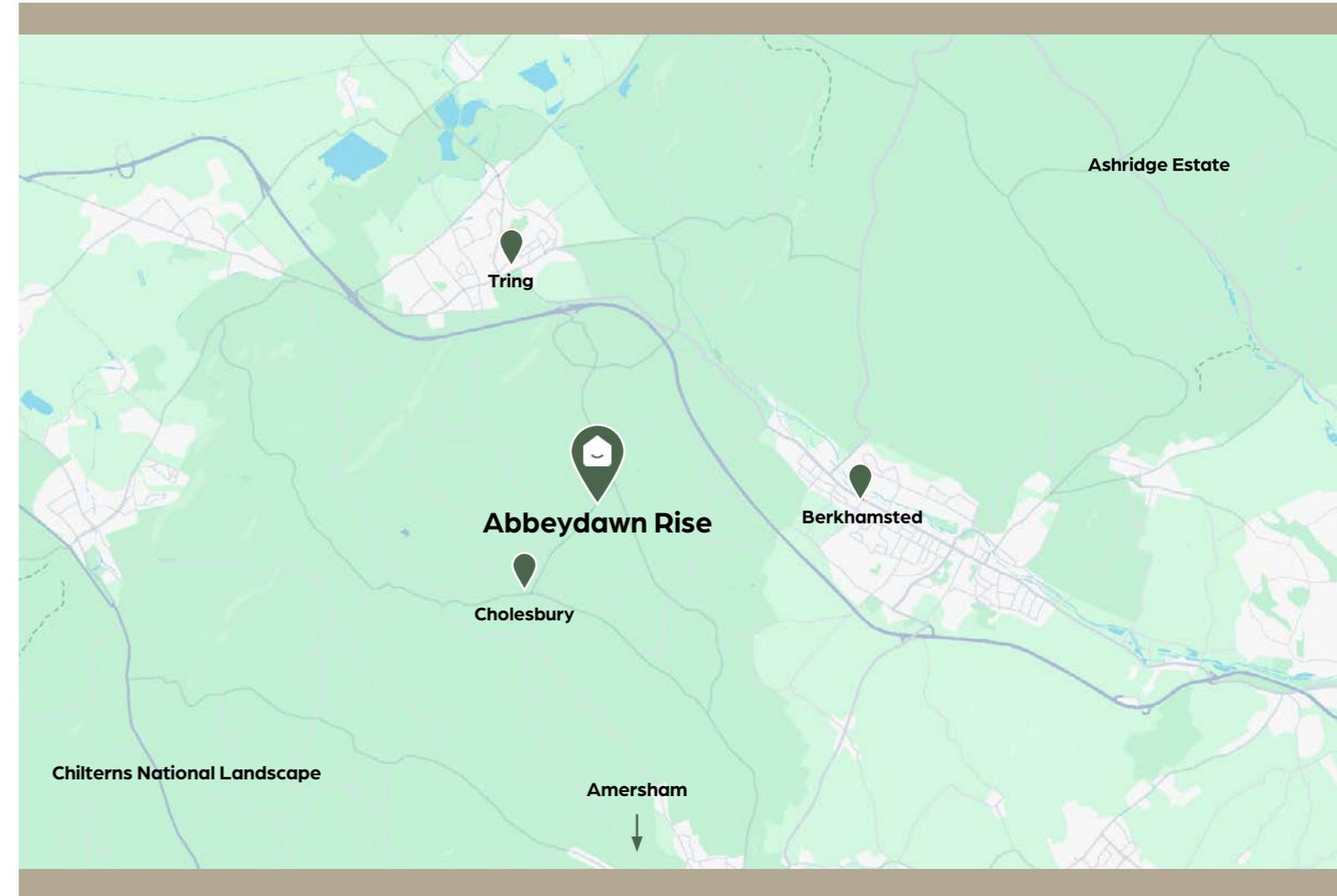
London Euston	29min
Milton Keynes Central	23min

## Towns & Cities

Cholesbury	1.1 miles
Tring Town Centre	2 miles
Berkhamsted	2 miles
Amersham	7 miles

## Leisure & Nature

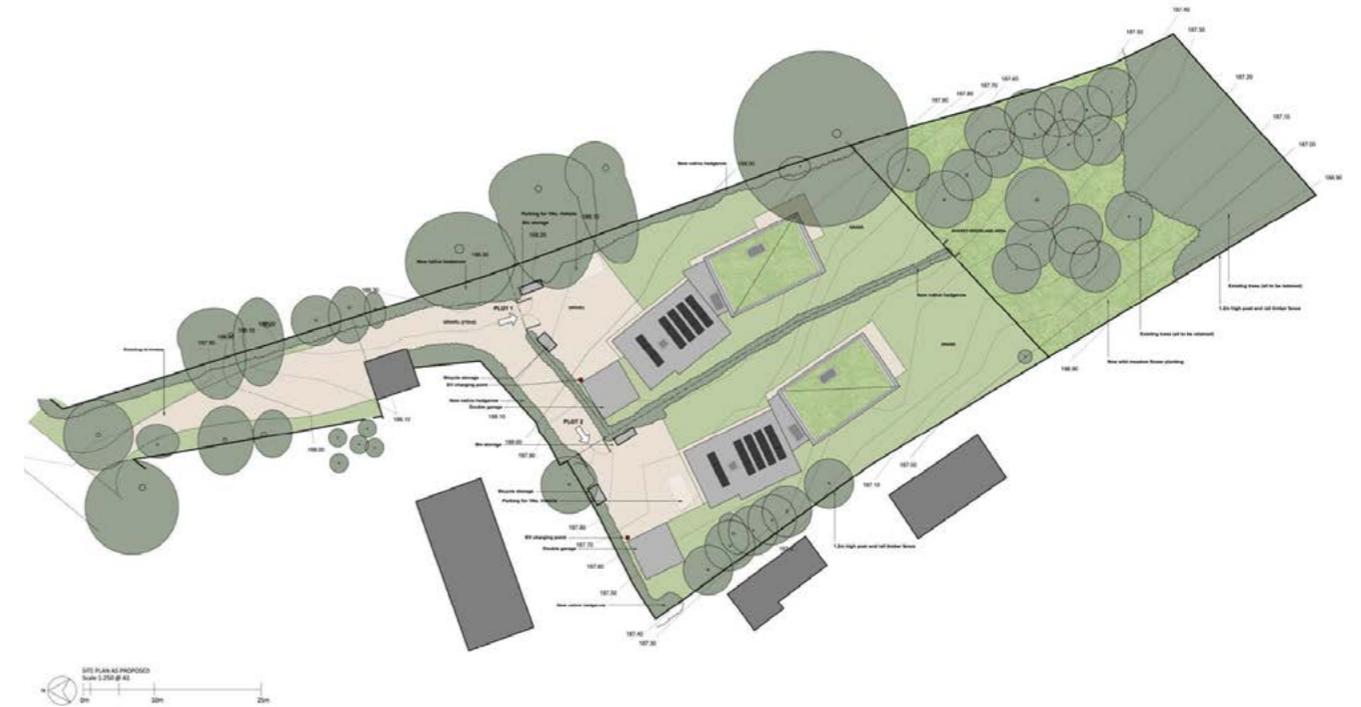
Ashridge Estate (National Trust)	6 miles
Tring Park (Woodland Trust)	2 miles
ZSL Whipsnade Zoo	12 miles





# Site information.

Plot	1	2
Plot Size	1945 m <sup>2</sup> / 20,936 sq ft	2205 m <sup>2</sup> / 23,734 sq ft
Max House GIA*	247 m <sup>2</sup> / 2,650 sq ft	246 m <sup>2</sup> / 2,647 sq ft
Bedrooms	4	4
Bathrooms	2	2
Parking Spaces	3	3
Plot Price	<b>£850,000</b>	<b>£850,000</b>
Est. Build Cost **	<b>£585,390</b>	<b>£583,020</b>
Stamp Duty Saving***	<b>(£67,000)</b>	<b>(£67,000)</b>



\*GIA = Gross Internal Area.

\*\*As this is a self-build site, the total cost will depend on what you chose to design. The rate will vary based on the size, specification and complexity of your build. This figure shown has used a £2,370/m<sup>2</sup> rate.

\*\*\*This figure shows how much you could potentially save compared to buying a similar sized existing home. This subject to your personal circumstances and you should always seek advice from your accountant and solicitor.

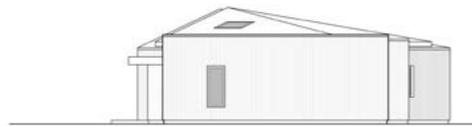


# Plot 1.

<b>Plot Size</b>	1945 m <sup>2</sup> / 20,936 sq ft
<b>Max House GIA</b>	247 m <sup>2</sup> / 2,650 sq ft
<b>Bedrooms</b>	4
<b>Bathrooms</b>	2
<b>Plot Price</b>	<b>£850,000</b>

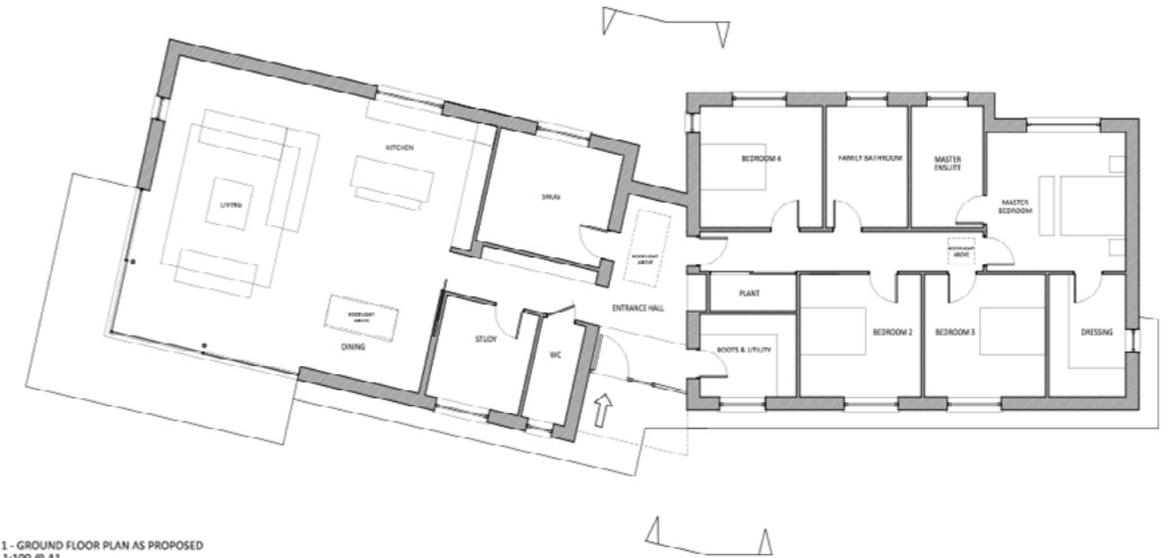


FRONT ELEVATION AS PROPOSED  
Scale 1:100 @ A1  
0m 10m

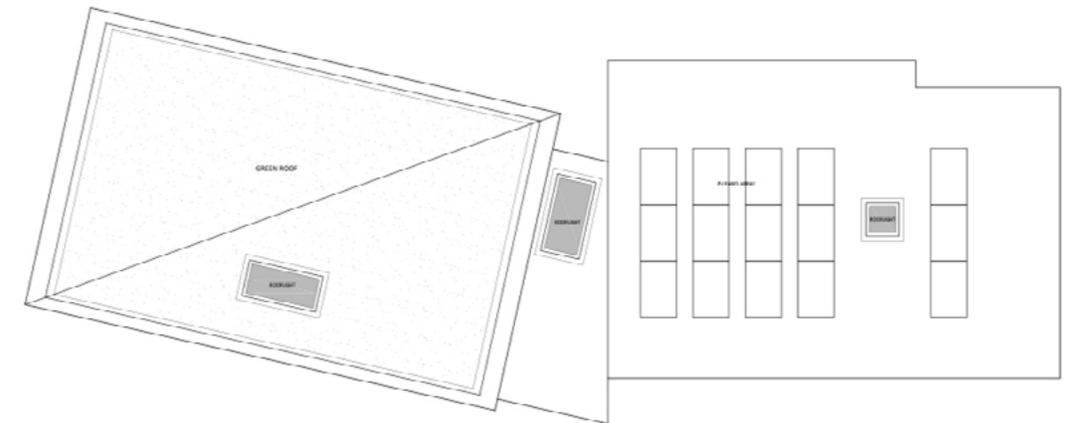


SIDE ELEVATION AS PROPOSED  
Scale 1:100 @ A1





T 1 - GROUND FLOOR PLAN AS PROPOSED  
 @ 1:100 @ A1  
 10m



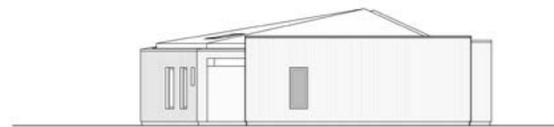


# Plot 2.

Plot Size	2205 m <sup>2</sup> / 23,734 sq ft
Max House GIA	246 m <sup>2</sup> / 2,647 sq ft
Bedrooms	4
Parking spaces	2
<b>Plot Price</b>	<b>£850,000</b>



FRONT ELEVATION AS PROPOSED  
Scale 1:100 @ A1  
0m 10m

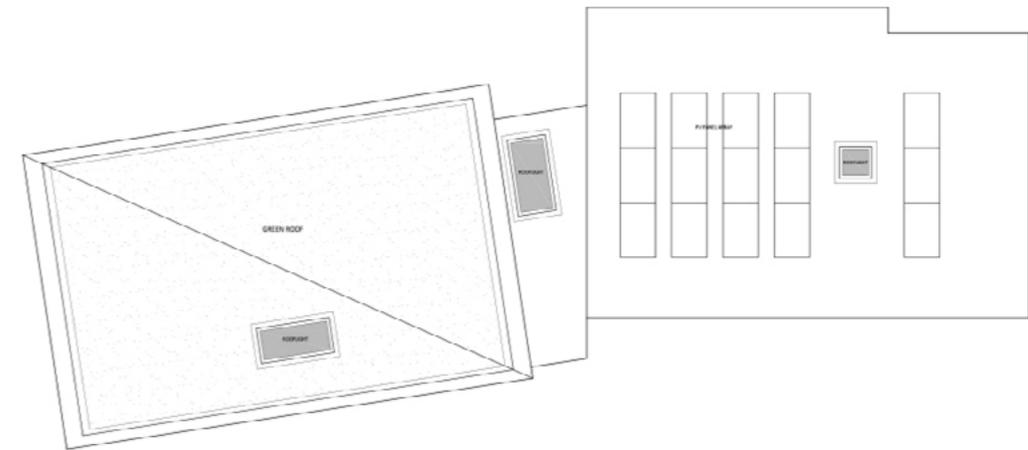


SIDE ELEVATION AS PROPOSED  
Scale 1:100 @ A1





- GROUND FLOOR PLAN AS PROPOSED  
100 @ A1





# Design your own home.

Crafted with precision and purpose, every element of Abbeydawn Rise has been thoughtfully designed to elevate modern country living.



## Contemporary Form

A bold, single-storey design with clean lines and a minimalist profile. The architecture balances modern sophistication with a timeless rural presence.



## Natural Materials

Crafted using dark-stained timber cladding and local stone, the exterior reflects the surrounding countryside. These tactile finishes create warmth and permanence.



## Expansive Glazing

Generous floor-to-ceiling glass panels draw in natural light and frame uninterrupted views of the landscape. Sliding doors connect interior spaces effortlessly to the garden and terraces.



## Green Roof

The living sedum roof not only provides visual beauty and ecological benefit but also enhances insulation and acoustic comfort. It blends the home into its natural surroundings.



## Sustainable Energy

Discreetly integrated solar PV panels contribute to energy efficiency and lower operating costs. A commitment to future-focused, low-impact living is built into the design.



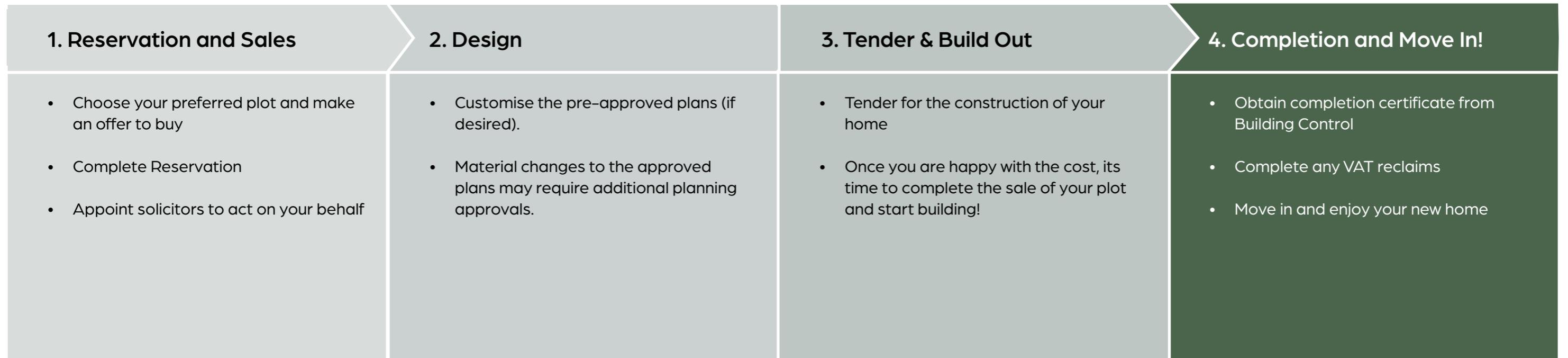
## Thoughtful Layout

A central entrance hall, crowned with a feature roof light, separates the living and sleeping zones for optimal flow. This intelligent plan offers both openness and privacy where it matters most.



# The process.

Building your home at Abbeydawn Rise has been designed to be as smooth and stress-free as possible.



# Your home, your choice.

Abbeydawn Rise gives you the flexibility to design a home that suits you and your lifestyle.

The interiors shown are inspirational representations of what your future home at Abbeydawn Rise could become – refined, spacious, and tailored to modern lifestyles. From the open-plan living area to the tranquil bedrooms and spa-style bathrooms, each render captures the potential of thoughtful design within this exceptional home.

**But the final word is yours.**

As part of the custom build journey, buyers are empowered to shape every element of their interior – from layout and finishes to fittings and furnishings. Whether you envision minimalist elegance, contemporary warmth, or something entirely unique, your home will be designed around your life, your taste, and your future.





# Frequently asked questions.

The process of building your home at Abbeydawn Rise has been made as smooth and stress free as possible, however we understand the responsibility of building a home will be a first for most buyers, so there is bound to be questions about how it works.

## Should I build my own home?

Self-building isn't for everyone. It is worth exploring if:

- You can't find a home that meets your requirements, whether they relate to the environment, family or employment.
- You feel other options aren't of the architectural or build quality you want to achieve
- You are prepared to wait while your ideal home is being built

It may not be right for you if:

- You need to move in straight away
- You don't have the time it will require to build your home

## What are the benefits of building my home at Abbeydawn Rise?

The main benefits are:

- Freedom to create your home just as you want it, with the benefit of professional support along the way
- Quality design and building to create a happier, healthier and more environmentally conscious home
- Remove key barriers to self-building, including, finding land and planning risk

## How do I purchase a plot?

In the same way you would buy a house. Once you have completed your reservation and secured your finance, you will need to appoint a solicitor to act on your behalf. Our solicitor will send out the paperwork and once yours is happy, they will exchange contracts, and request the 10% deposit is paid.

## Can I get a mortgage?

Yes, we've partnered with BuildStore Mortgage Services. They are the UK's leading experts in self-build mortgage finance, insurances and warranties. There is an array of mortgage options available, and your adviser will recommend which product is best for your individual circumstances. They will also support you to arrange your Site Insurance, which you will need in place before you start building.

## Are there other financial incentives or benefits?

Yes! As a self-builder you will be entitled to a significant discount on the Stamp Duty Land Tax as you only pay it against the plot price, not the total cost of your home. This will save you up to £22,000 depending on which plot you buy.

A VAT refund is available on all materials and services you purchase throughout your self-build journey.

## How long does it take?

This can differ depending on the builder you choose to appoint, and the complexities of any design choices or customisation you make. However, you should plan for 8 to 12-months to secure your preferred designs and have them built out.

## Can we modify the existing house designs, and how does this affect the planning permission?

Modifications can be made to the current plans within the scope of the existing planning permission. CBH can connect you to one of our trusted Architects or you can use your own to make these changes.

Should you want to make more extensive changes to house design, an amendment to the planning application must be sought.

## What is the potential re-sale value of a self-built home?

Self-build homes typically re-sale at a significant premium. This is due to their bespoke nature, modern specification and layouts that align with how people want to live.

If we have not answered your question, please ask us to at [hello@custombuildhomes.co.uk](mailto:hello@custombuildhomes.co.uk) and we'll get back to you.

# Financing your new home.

The payment process for a custom build home differs from a traditional new build home – which you pay for when your home has been built.

As your new home at Abbeydawn Rise will be built to meet your own individual style and requirements, payments are made at several stages throughout the build process.

Custom Build Homes partners with BuildStore Mortgage Services to guide you through this process. Their advisors will help you set your budget, arrange the right mortgage product for you and manage all stage payments on your behalf.

## Why BuildStore?

It's quite simple – BuildStore are the only self build specialists who offer:

- The right finance for you, based on both your financial needs and requirements of your project
- Unmatchable expert knowledge about every aspect of self build, under one roof and just a phone call away
- Practical help and support, including complimentary consultations

Upon your offer being made, Custom Build Homes will introduce you to a friendly BuildStore advisor, they will financially qualify you for the development and help you set your budget. Once your offer has been formally accepted, they will help you arrange your mortgage offer, if required. Typically you can access funding of up to 85% of the plot cost and your build costs combined.

Please note – Your home may be repossessed if you do not keep up with repayments on your mortgage.



# How to reserve.

- Contact Custom Build Homes to discuss availability.
- Once you have decided on your plot you will be required to send a written offer via email.
- If accepted your Sales Coordinator will process your reservation including; taking you through our affordability check and taking payment of the Reservation Fee, which is £5,000.
- Once this is completed we can then help you to start creating your perfect home.

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[hello@custombuildhomes.co.uk](mailto:hello@custombuildhomes.co.uk)

[custombuildhomes.co.uk](http://custombuildhomes.co.uk)

0345 223 4452

8 Houstoun Int. Business Park, Livingston, EH54 5DW  
BuildStore Custom Build Ltd T/A Custom Build Homes  
Company No. SC618421



[salesbkh@ashtons.co.uk](mailto:salesbkh@ashtons.co.uk)

[www.ashtons.co.uk](http://www.ashtons.co.uk)

01442 862533

158 High Street  
Berkhamsted  
HP4 3AT