



KINGSWICK PARK

- ST IPPOLYTS, HITCHIN -



ELIVIA
— HOMES —

Grow where life flourishes



Set against the idyllic Hertfordshire countryside, Kingswick Park offers a collection of 2, 3, 4 and 5 bedroom homes designed for those who seek a balanced way of life.

Located on the outskirts of the historic market town of Hitchin, this new development by Elivia Homes combines the charm of a rural setting with excellent road and rail connections, giving you the freedom to enjoy the countryside while keeping everything you need within easy reach.

Escape the pace of everyday life and enjoy a home surrounded by open green spaces and thoughtful design. Kingswick Park offers a setting that feels calm, connected and perfectly suited to modern living.





CONNECTIONS

1. Hitchin Station
 2. London Luton Airport
 3. Stevenage Station
 4. London Road Crossroads bus stop
 5. New England Close bus stop
 6. London Stansted Airport
- EATERIES
7. The Albert Inn
 8. The Glasshouse
 9. The Orange Tree

10. The Millstream
 11. Ronan's Coffee
 12. The Old George
 13. Plume of Feathers
 14. The Bird in Hand
 15. The Wyck Estate
 16. The Rusty Gun
 17. The Red Lion
 18. Simmons Bakers
 19. Lister Hospital
- HEALTHCARE

20. Pinehill Hospital
 21. Portmill Surgery
 22. Regal Chambers Surgery
 23. Tilehouse Dental Clinic
- RETAIL
24. Waitrose & Partners
 25. M&S Foodhall
 26. Oliver Bonas
 27. The White Company
 28. White Stuff Hitchin
 29. Sainsbury's

- SCHOOLS
30. St Ippolyts Aided Primary School (P)
 31. Kingshott School (I)
 32. Whitehill Junior School (P)
 33. Hitchin Boys' School (S)
 34. The Priory School (S)
 35. Hitchin Girls' School (S)
 36. St Christopher School (I)
 37. Mary Exton Primary School (P)
 38. Samuel Lucas Junior Mixed & Infant School (P)

(I = Independent, P = Primary, S = Secondary)

39. St Andrews C of E (VA) Primary School & Nursery (P)
 40. The William Ransom Primary School (P)
 41. Almond Hill Junior School (P)
 42. The Highfield School (S)
- SPORT & RECREATION
43. Chesfield Downs
 44. Letchworth Golf Club
 45. Ickleford Sports & Recreation Club
 46. Lucas Lane Sports Club
 47. Wymondley Tennis Club

48. Hitchin Tennis Club
49. Champneys Henlow
50. Bannatyne Health Club and Spa
51. Oughtonhead Common Nature Reserve
52. North Hertfordshire Museum
53. Purwell Meadows
54. Pegsdon Hills and Hoo Bit Nature Reserve
55. Hitchin Lavender
56. Standalone Farm

Flavours of Hitchin

Hitchin has established itself as a vibrant and diverse culinary destination, offering a wide array of food options that cater to every taste and occasion.

From traditional British pubs serving hearty roasts and gastropub fare to a lively international scene, the town encourages you to eat your way around the world.



SIMMONS BAKERS

1.3 MILES

Simmons Bakers is a long-established, independent Hertfordshire bakery chain baking since 1838, known for its freshly made bread, pastries, cakes, sandwiches and more, all crafted with high-quality local ingredients and served daily across its shops.

THE BIRD IN HAND

0.4 MILES

The Bird in Hand in Gosmore is a welcoming local pub and community favourite just outside Hitchin. With an extensive selection of drinks and a menu of hearty homemade pub classics like burgers and bar favourites, it's a great place to relax with friends and family.



RONAN'S COFFEE

1.6 MILES

Ronan's is a welcoming independent coffee shop in Hitchin, known for its quality coffee, freshly baked pastries and relaxed, community feel. With a warm, friendly atmosphere, it's a popular spot for commuters, locals and weekend visitors alike.

THE GLASSHOUSE

1.2 MILES

The Glasshouse in Hitchin is a stylish café, bar, and restaurant in a restored historic building. Known for its modern design, good food, drinks, and relaxed atmosphere, it's a popular place for coffee, brunch, or evening drinks with friends.



THE MILLSTREAM

2.1 MILES

The Millstream is a welcoming local pub and restaurant that's part of the McMullen's Chicken & Grill family. Known for its relaxed atmosphere with cosy corners, outdoor seating and roaring fires in cooler months, it's a great spot for everything from a quick lunch to a leisurely Sunday roast.

Leisure & attractions

WYMONDLEY TENNIS CLUB

A friendly and popular club that provides a welcoming environment for all. The club hosts regular social sessions and runs teams in local leagues, making it an ideal place for players of any skill level to improve their game, meet new people or simply enjoy a match in a supportive community setting.



 7 MINUTES

NORTH HERTFORDSHIRE MUSEUM

The museum is free to enter and has four galleries that explore the district's history, from its geological beginnings to today. Visitors can enjoy permanent exhibitions and changing displays that celebrate the area's heritage, collections, and the idea of connection through a blended lifestyle and open journeys.



 4 MINUTES

PURWELL MEADOWS

A peaceful nature reserve on the edge of Hitchin, offering a relaxing escape for visitors of all ages. Wander through open meadows, woodlands and riverside paths, spot local wildlife and enjoy the changing seasons in this beautiful green space. It's a wonderful place for walking, picnics and connecting with nature.



 7 MINUTES

HITCHIN LAVENDER

Hitchin Lavender is a family-run farm in Ickleford, known for its lavender fields, wildflowers, and seasonal sunflowers. Visitors can walk through the flowers, pick their own blooms, and enjoy the café and farm shop. Open from June to August, it offers a relaxing countryside day out.



 10 MINUTES

LETCHWORTH GOLF CLUB

With a rich history dating back to 1905, the course is known for its fast greens and cross-bunkering. It provides an excellent golfing experience for players of all abilities, complemented by modern facilities including a driving range and a 6-hole academy course.



 12 MINUTES

STANDALONE FARM

A delightful farm on the outskirts of Letchworth, offering a fun day out for the whole family. Visitors can meet animals like cows, sheep, and alpacas, enjoy play areas, and relax at the café or picnic spots. It's a fun destination for both children and adults alike.



 15 MINUTES

PEGSDON HILLS AND HOO BIT NATURE RESERVE

This stunning nature reserve, located on the border of Bedfordshire and Hertfordshire, is a beautiful example of chalk downland. Managed by the Wildlife Trust, it offers visitors breathtaking views across the Chilterns and is a haven for wildlife. There are a number of walking trails that allow you to explore the diverse landscape and witness a variety of species.

 9 MINUTES

Distances and travel times from Google Maps. Approx. only.



Where learning thrives

Set within a warm and welcoming community, Kingswick Park is a place where families can feel settled, connected and truly at home. Beyond its beautiful homes, the neighbourhood offers a strong sense of belonging and an environment designed for family life.

Education is another key advantage, with a selection of highly regarded schools and colleges nearby. From early years through to further education, families have access to a wealth of opportunities, giving children the support and encouragement they need to learn, grow and thrive.

Distances from Google Maps. Approx only.

The nearby schools, both state and independent, are highly regarded and operate within a collaborative network known as the Hitchin Partnership, which supports the well-being and academic development of young people from infancy to age 19.

This partnership works to provide family support services, extracurricular activities and a coordinated approach to education across the town and surrounding villages. Kingswick Park provides families with a comprehensive educational offering for all ages, from early years through to further education.

PRIMARY SCHOOLS

St Ippolyts Aided Primary School 0.7 miles	Whitehill Junior School 0.7 miles	Samuel Lucas Junior Mixed & Infant School 1.5 miles
Mary Exton Primary School 1.6 miles	St Andrews C of E (VA) Primary School & Nursery 1.6 miles	The William Ransom Primary School 1.9 miles
St Christopher School – Independent 3.3 miles	Almond Hill Junior School 4.3 miles	

SECONDARY SCHOOLS

Kingshott School 0.9 miles	Hitchin Boys' School 1.7 miles	Hitchin Girls' School 1.8 miles
The Priory School 2.3 miles	The Highfield School 3.6 miles	

COLLEGES

North Hertfordshire College – Hitchin Campus 2.0 miles	North Hertfordshire College – Stevenage Campus 5.6 miles	Luton Sixth Form College 9.0 miles
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UNIVERSITIES

University of Bedfordshire 9.3 miles	London School of Science & Technology – Luton Campus 9.3 miles	University of Hertfordshire 15.9 miles
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Village life within reach of the city

Kingswick Park is ideally positioned for easy travel, making everyday journeys simple and convenient. With excellent road connections and Luton Airport nearby, residents can enjoy straightforward access to London, surrounding towns and destinations further afield.

The location also opens up a wealth of opportunities for leisure and exploration. Spend time in the vibrant heart of London, discover the historic university city of Cambridge or escape to the beauty of the Chilterns. Whether travelling for work or pleasure, Kingswick Park puts a wealth of destinations within easy reach.



MAIN ROADS

A1(M)J8
2.7 MILES

M1 J12
11.2 MILES

M25 J23
20.6 MILES

AIRPORTS

**LUTON
AIRPORT**
9.5 MILES

**STANSTED
AIRPORT**
33.8 MILES

**HEATHROW
AIRPORT**
43.3 MILES

BY RAIL



**HITCHIN
RAILWAY
STATION**

1.7 MILES
BY CAR

STEVENAGE
6 MINUTES

**FINSBURY
PARK**
20 MINUTES

**ST PANCRAS
INTERNATIONAL**
35 MINUTES

**LETCWORTH
GARDEN CITY**
4 MINUTES

BALDOCK
9 MINUTES

**ASHWELL &
MORDEN**
14 MINUTES

ROYSTON
19 MINUTES

**CAMBRIDGE
STATION**
35 MINUTES

Distances from Google Maps. Approx. only.

Times from trainline.com. Approx. only.



Computer generated artist's impressions and indicative only.

KINGSWICK PARK

ELIVIA HOMES

Site plan

Kingswick Park offers a collection of 2, 3, 4 and 5 bedroom homes, thoughtfully designed to combine timeless architecture with a modern approach to living. Each home has been carefully considered to support comfortable, efficient everyday life, creating a place designed for both today and the future.



2 BEDROOM HOMES

The Chiltern
2

3 BEDROOM HOMES

The Beacon
1 & 3

The Hertwell
5 & 6

The Coombes
10 & 43

The Marsh
20

The Grovehill
21

4 BEDROOM HOMES

The Whiteleaf
22

The Rosewood
4 & 7

The Willow
8 & 9

The Bluebell
44

Affordable Homes

BS Bin Store

BCP Bin Collection Point

Bollards

Brick Wall

Timber Fence

Parking

Sheds

G Garage

CP Carport

SS Sub Station

VC Visitor Cycles

Visitor Parking



The site plan is not to scale, boundaries are indicative only. Elivia Homes reserves the right to change specification during the course of construction.

The Chiltern

A TWO BEDROOM HOUSE

Total Internal Living Area: 92.60 sq m / 992 sq ft



GROUND FLOOR

Kitchen/Dining Area
5.39m x 4.04m 17'8" x 13'3"

Living Room
5.03m x 3.24m 16'6" x 10'8"

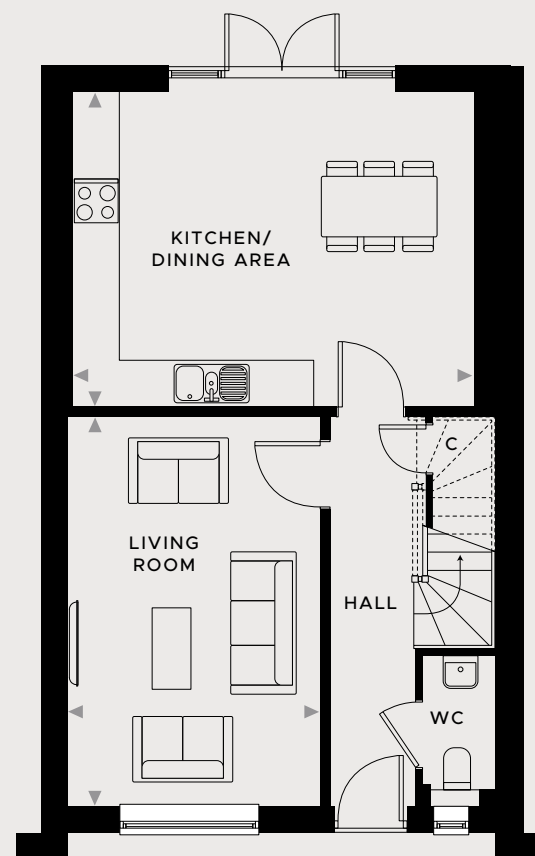
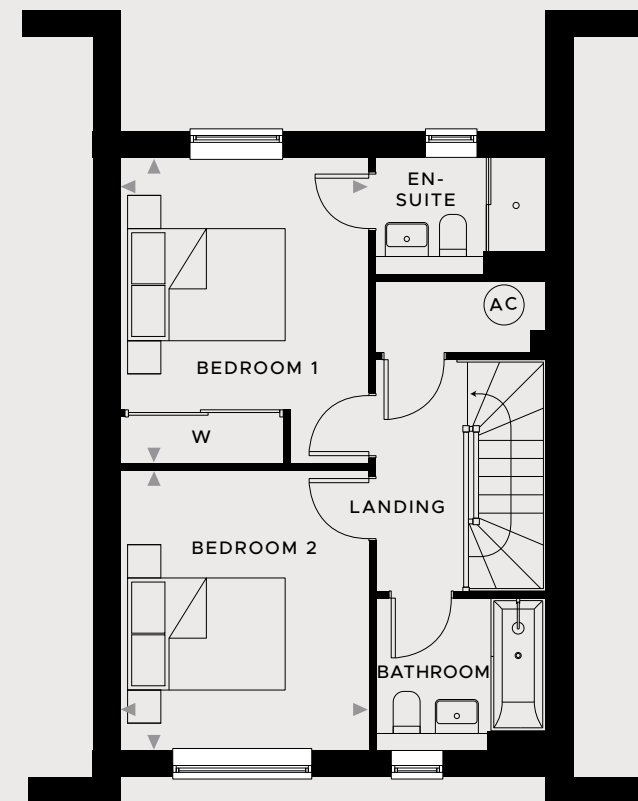
FIRST FLOOR

Bedroom 1
3.20m x 3.93m 10'6" x 12'11"

Bedroom 2
3.60m x 3.20m 11'10" x 10'6"

AC – HW Cylinder C – Cupboard W – Wardrobe WC – Toilet

Computer generated artist's impressions and indicative only. Plans are not to scale. Measurements are for guidance only and coincide with the arrow positions within rooms. Measurements are shown to the nearest 50mm. Elivia Homes reserve the right to change specification during the course of construction without notice.



GROUND FLOOR

Plot 1* & 3

The Beacon

A THREE BEDROOM HOUSE

Total Internal Living Area: 102.10 sq m / 1,099 sq ft



GROUND FLOOR

Kitchen/Dining Area
5.35m x 4.37m 17'7" x 14'4"

Living Room
5.03m x 3.13m 16'6" x 10'3"

FIRST FLOOR

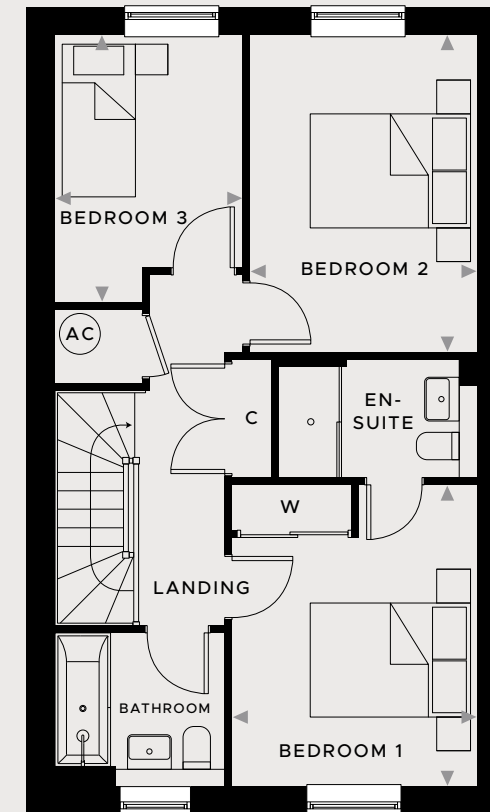
Bedroom 1
3.82m x 3.10m 12'7" x 10'2"

Bedroom 2
4.02m x 2.87m 13'3" x 9'5"

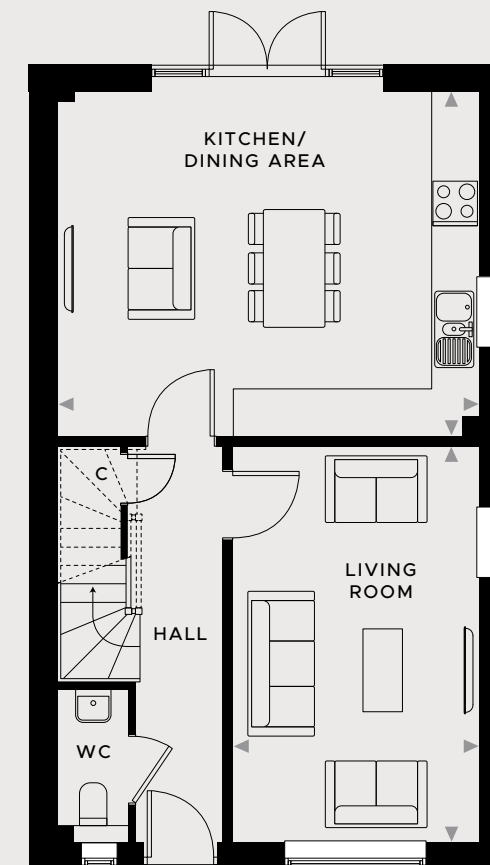
Bedroom 3
3.39m x 2.36m 11'2" x 7'9"

AC – HW Cylinder C – Cupboard W – Wardrobe WC – Toilet

*Plot 1 is a mirrored layout to the plans shown, *Window to plot 1 only. Computer generated artist's impressions and indicative only. Plans are not to scale. Measurements are for guidance only and coincide with the arrow positions within rooms. Measurements are shown to the nearest 50mm. Elivia Homes reserve the right to change specification during the course of construction without notice.



FIRST FLOOR



GROUND FLOOR

The Grovehill

A THREE BEDROOM HOUSE

Total Internal Living Area: 102.66 sq m / 1,105 sq ft



GROUND FLOOR

Kitchen/Dining Area
5.38m x 3.38m 17'8" x 11'1"

Living Room
5.38m x 3.40m 17'8" x 11'2"

FIRST FLOOR

Bedroom 1
3.78m x 3.34m 12'5" x 11'0"

Bedroom 2
3.86m x 3.13m 12'8" x 10'4"

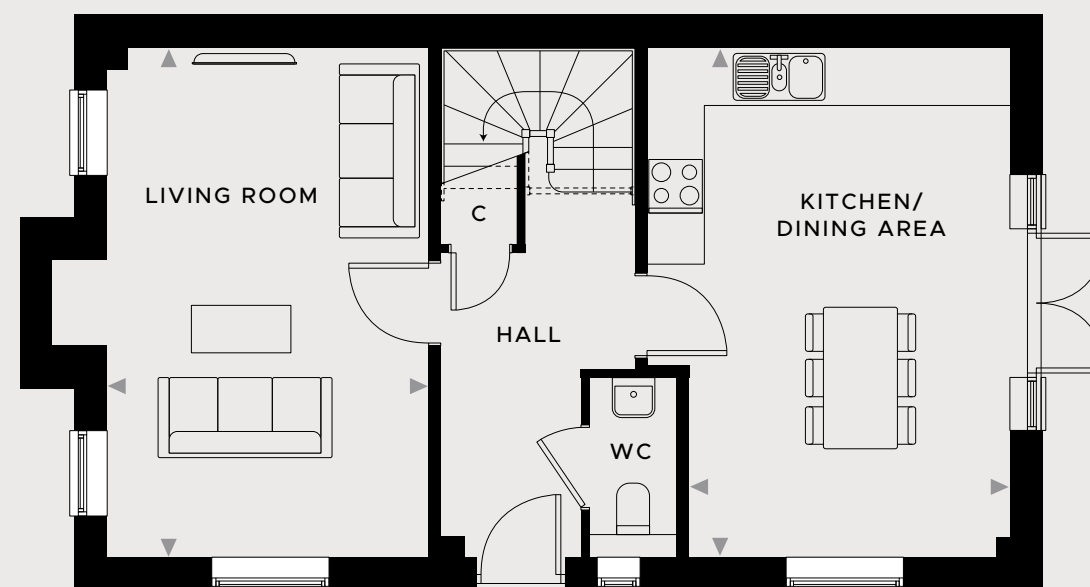
Bedroom 3
3.86m x 2.15m 12'8" x 7'1"

AC – HW Cylinder C – Cupboard W – Wardrobe WC – Toilet

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FIRST FLOOR



GROUND FLOOR

The Hertwell

A THREE BEDROOM HOUSE

Total Internal Living Area: 104.89 sq m / 1,129 sq ft



GROUND FLOOR

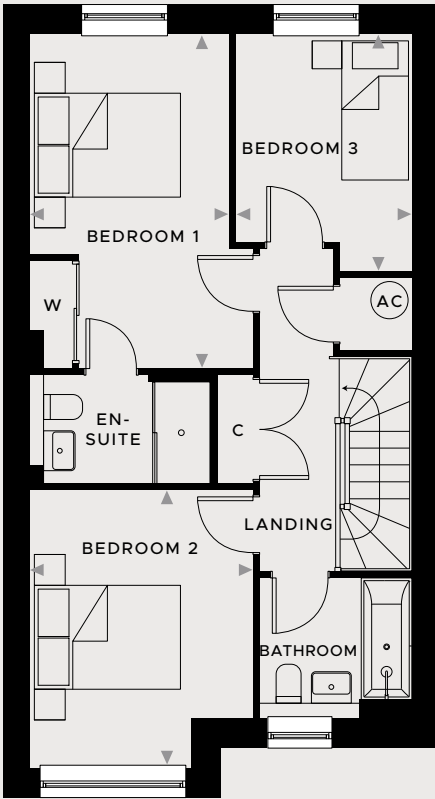
Kitchen/Dining Area		
5.33m x 4.36m	17'6" x 14'4"	
Living Room		
5.72m x 3.09m	18'9" x 10'2"	

FIRST FLOOR

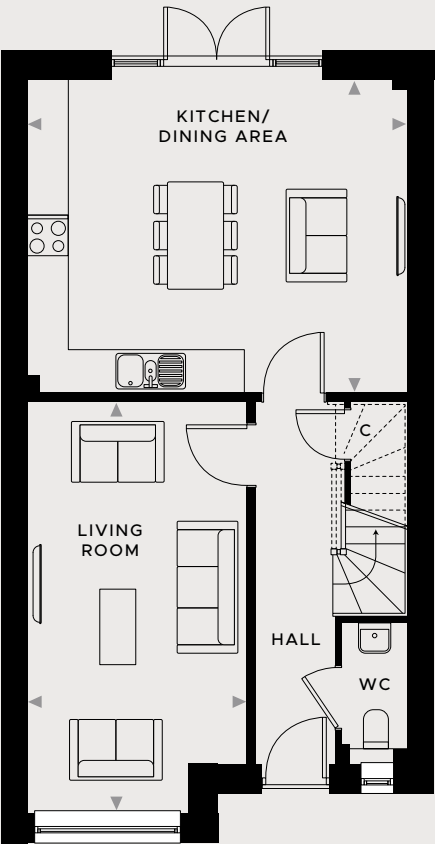
Bedroom 1		
4.66m x 2.79m	15'4" x 9'2"	
Bedroom 2		
3.86m x 3.12m	12'8" x 10'3"	
Bedroom 3		
3.30m x 2.45m	10'10" x 8'1"	

AC – HW Cylinder C – Cupboard W – Wardrobe WC – Toilet

*Plot 6 is a mirrored layout to the plans shown. Computer generated artist's impressions and indicative only. Plans are not to scale. Measurements are for guidance only and coincide with the arrow positions within rooms. Measurements are shown to the nearest 50mm. Elivia Homes reserve the right to change specification during the course of construction without notice.



FIRST FLOOR



GROUND FLOOR

The Marsh

A THREE BEDROOM HOUSE

Total Internal Living Area: 105.82 sq m / 1,139 sq ft



GROUND FLOOR

Kitchen/Dining Area
6.50m x 3.08m 21'4" x 10'1"

Living Room
3.84m x 2.91m 12'7" x 9'7"

FIRST FLOOR

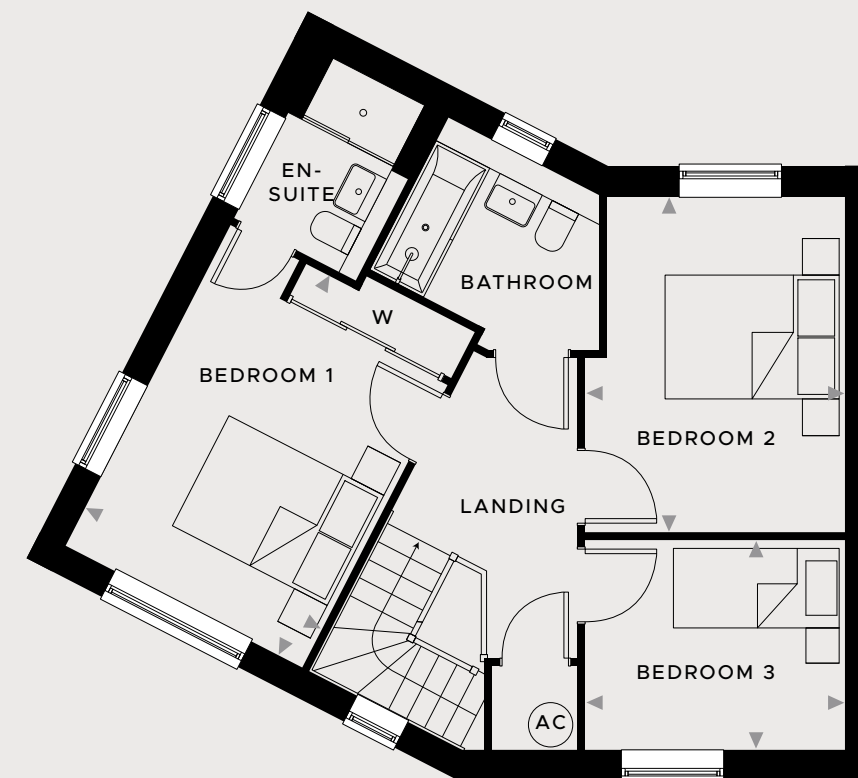
Bedroom 1
4.21m x 3.25m 13'10" x 10'8"

Bedroom 2
3.94m x 3.03m 12'11" x 10'0"

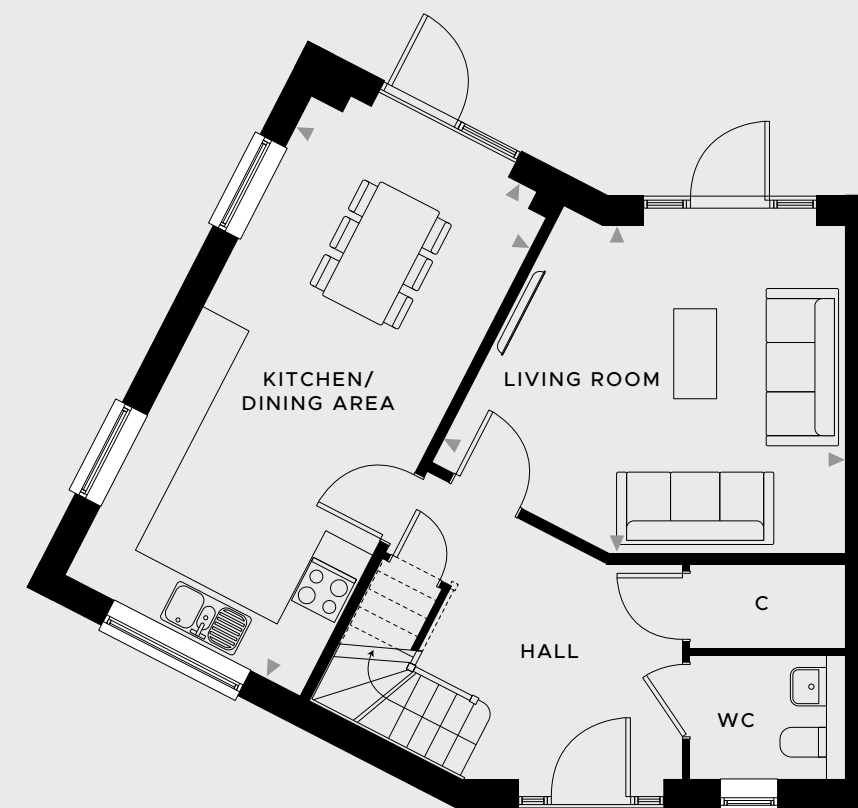
Bedroom 3
3.03m x 2.47m 10'0" x 8'1"

AC – HW Cylinder C – Cupboard W – Wardrobe WC – Toilet

Computer generated artist's impressions and indicative only. Plans are not to scale. Measurements are for guidance only and coincide with the arrow positions within rooms. Measurements are shown to the nearest 50mm. Elivia Homes reserve the right to change specification during the course of construction without notice.



FIRST FLOOR



GROUND FLOOR

The Coombes

A THREE BEDROOM HOUSE

Total Internal Living Area: Plot 10 105.07 sq m / 1,131 sq ft Plot 43 104.89 sq m / 1,129 sq ft



GROUND FLOOR

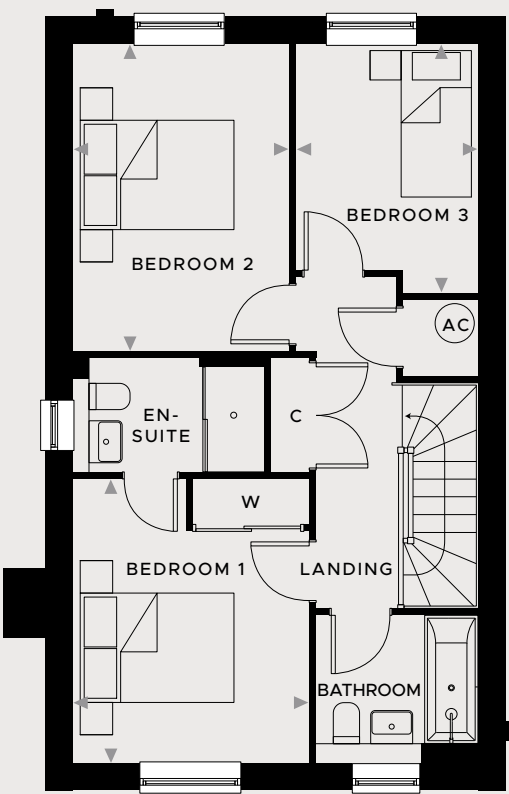
Kitchen/Dining Area		
5.38m x 4.36m	17'8" x 14'4"	
Living Room		
5.04m x 3.15m	16'6" x 10'3"	

FIRST FLOOR

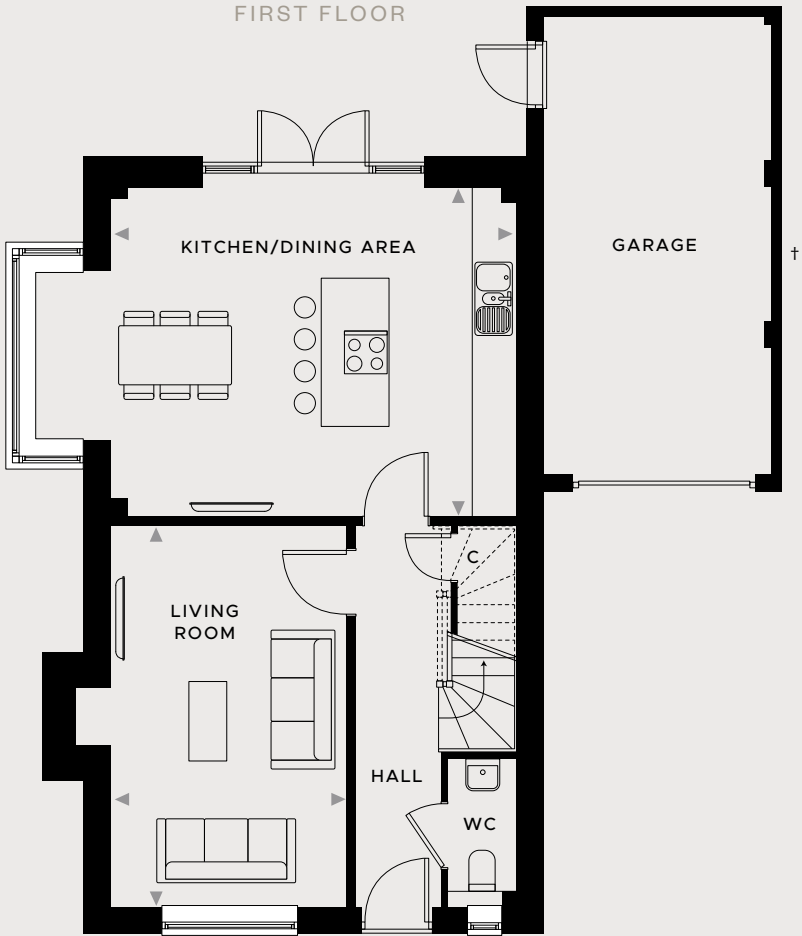
Bedroom 1		
3.77m x 3.13m	12'4" x 10'4"	
Bedroom 2		
4.08m x 2.87m	13'5" x 9'5"	
Bedroom 3		
3.30m x 2.41m	10'10" x 7'11"	

AC – HW Cylinder C – Cupboard W – Wardrobe WC – Toilet

*Plot 43 is a mirrored layout to the plans shown. *Garage to plot 10 only. Computer generated artist's impressions and indicative only. Plans are not to scale. Fire not included. Measurements are for guidance only and coincide with the arrow positions within rooms. Measurements are shown to the nearest 50mm. Elivia Homes reserve the right to change specification during the course of construction without notice.



FIRST FLOOR



GROUND FLOOR

The Rosewood

A FOUR BEDROOM HOUSE

Total Internal Living Area: 136.94 sq m / 1,474 sq ft



GROUND FLOOR

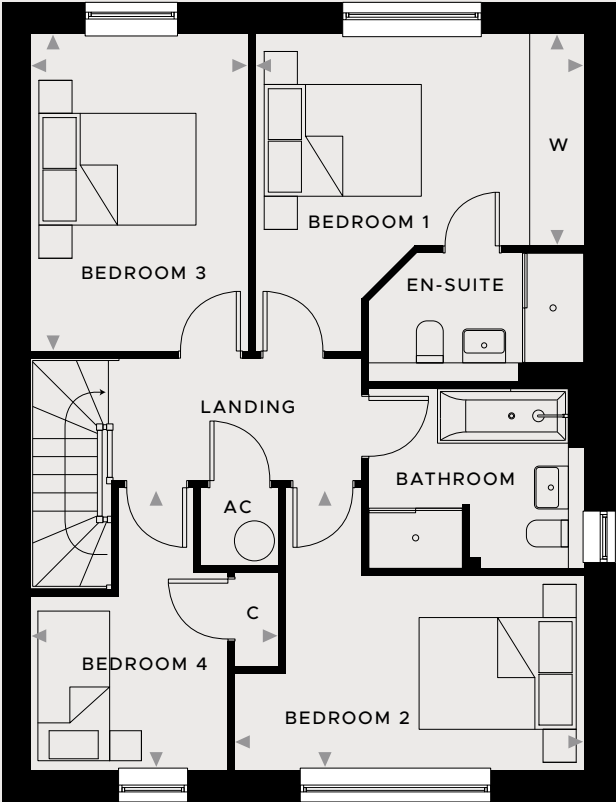
Kitchen/Dining Area		
7.17m x 4.95m	23'7" x 16'3"	
Living Room		
4.88m x 4.46m	16'0" x 14'8"	

FIRST FLOOR

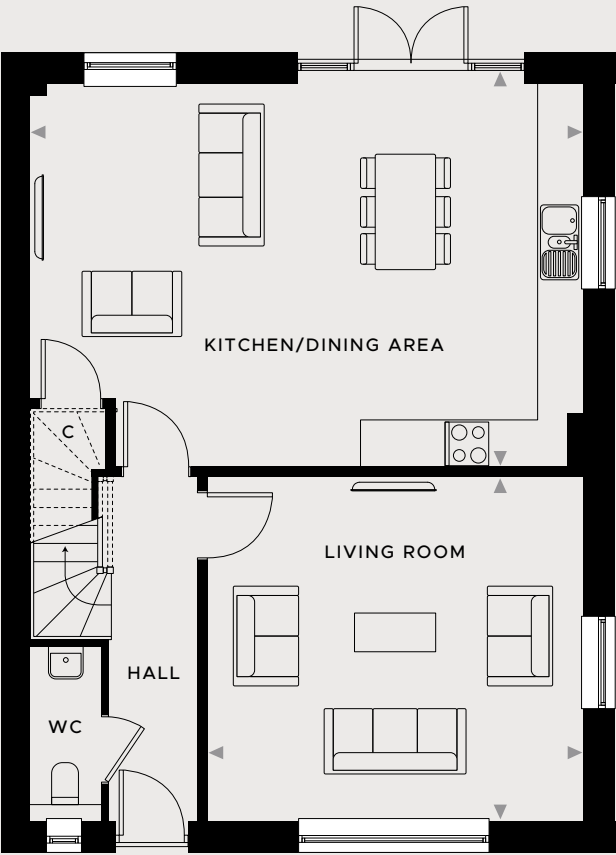
Bedroom 1		
4.27m x 4.09m	14'0" x 13'5"	
Bedroom 2		
4.53m x 2.53m	14'10" x 8'4"	
Bedroom 3		
4.09m x 2.81m	13'5" x 9'3"	
Bedroom 4		
3.67m x 3.20m	12'1" x 10'6"	

AC – HW Cylinder C – Cupboard W – Wardrobe WC – Toilet

*Plot 7 is a mirrored layout to the plans shown. Computer generated artist's impressions and indicative only. Plans are not to scale. Measurements are for guidance only and coincide with the arrow positions within rooms. Measurements are shown to the nearest 50mm. Elivia Homes reserve the right to change specification during the course of construction without notice.



FIRST FLOOR



GROUND FLOOR

The Willow

A FOUR BEDROOM HOUSE

Total Internal Living Area: 149.39 sq m / 1,608 sq ft



GROUND FLOOR

Kitchen/Dining Area
6.14m x 4.11m 20'2" x 13'6"

Living Room
5.53m x 3.41m 18'2" x 11'2"

Study
3.07m x 2.57m 10'1" x 8'5"

FIRST FLOOR

Bedroom 1
4.68m x 3.45m 15'4" x 11'4"

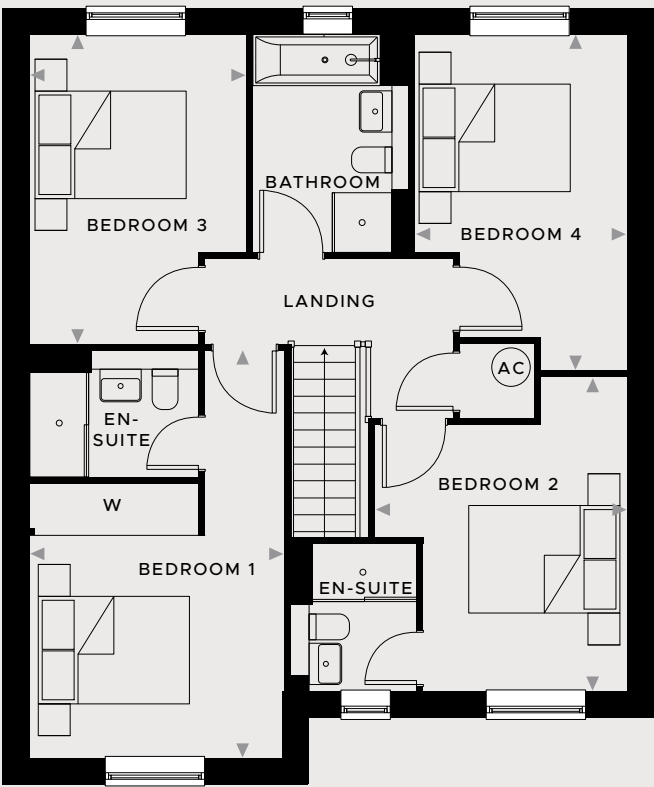
Bedroom 2
4.23m x 3.40m 13'11" x 11'2"

Bedroom 3
4.18m x 2.93m 13'9" x 9'8"

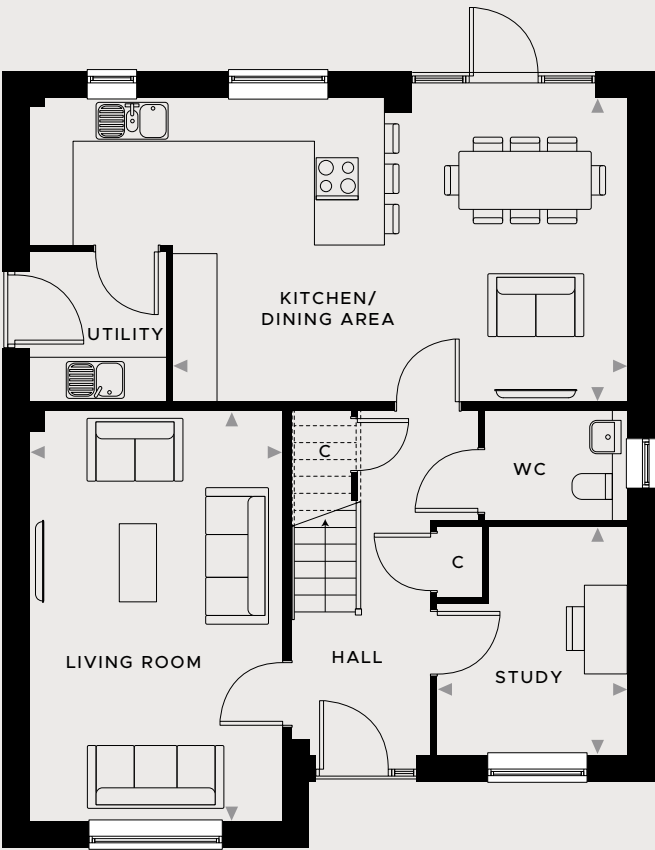
Bedroom 4
4.53m x 2.85m 14'11" x 9'5"

AC – HW Cylinder C – Cupboard W – Wardrobe WC – Toilet

*Plot 9 is a mirrored layout to the plans shown. Computer generated artist's impressions and indicative only. Plans are not to scale. Measurements are for guidance only and coincide with the arrow positions within rooms. Measurements are shown to the nearest 50mm. Elivia Homes reserve the right to change specification during the course of construction without notice.



FIRST FLOOR



GROUND FLOOR

The Whiteleaf

A FOUR BEDROOM HOUSE

Total Internal Living Area: 149.67 sq m / 1,611 sq ft



GROUND FLOOR

Kitchen/Dining Area
5.71m x 3.55m 18'9" x 11'8"

Living Room
5.71m x 3.95m 18'9" x 13'0"

Study
2.95m x 2.25m 9'8" x 7'5"

FIRST FLOOR

Bedroom 1
4.65m x 3.27m 15'3" x 10'9"

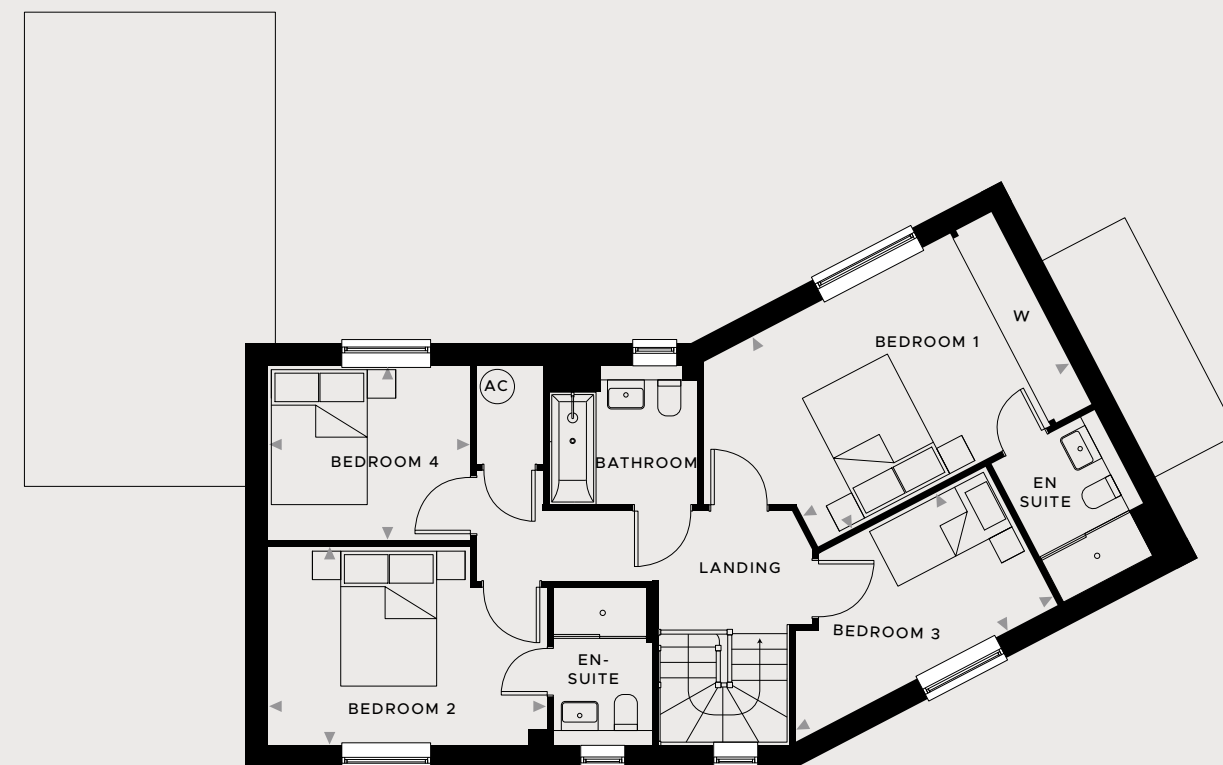
Bedroom 2
4.21m x 2.98m 13'10" x 9'10"

Bedroom 3
4.46m x 2.35m 14'8" x 7'9"

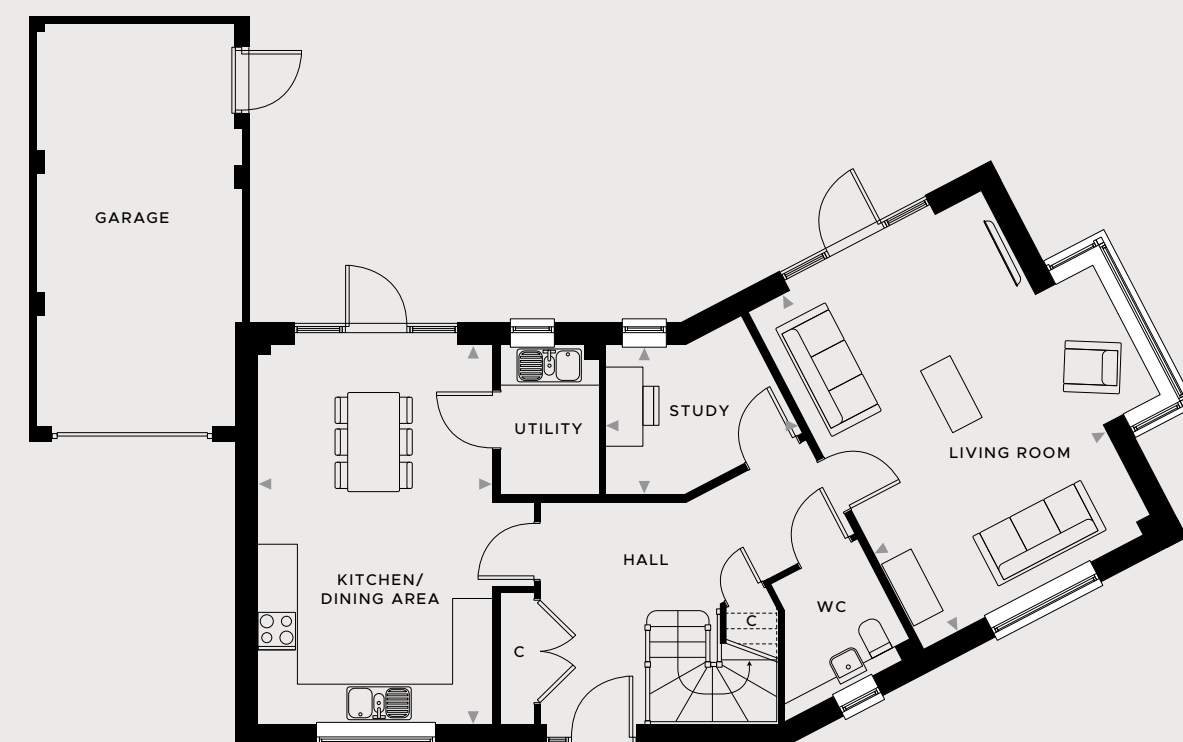
Bedroom 4
3.06m x 2.64m 10'0" x 8'8"

AC - HW Cylinder C - Cupboard W - Wardrobe WC - Toilet

Computer generated artist's impressions and indicative only. Plans are not to scale. Measurements are for guidance only and coincide with the arrow positions within rooms. Measurements are shown to the nearest 50mm. Elivia Homes reserve the right to change specification during the course of construction without notice.



FIRST FLOOR



GROUND FLOOR

The Bluebell

A FOUR BEDROOM HOUSE

Total Internal Living Area: 149.80 sq m / 1,641 sq ft



GROUND FLOOR

Kitchen/Dining Area		
6.29m x 4.93m	20'8" x 16'2"	
Living Room		
6.28m x 3.42m	20'7" x 11'3"	
Study		
2.97m x 1.90m	9'9" x 6'3"	

FIRST FLOOR

Bedroom 1		
4.93m x 3.50m	16'2" x 11'6"	
Bedroom 2		
4.68m x 2.83m	15'4" x 9'4"	
Bedroom 3		
3.46m x 3.35m	11'4" x 11'0"	
Bedroom 4		
3.46m x 2.44m	11'4" x 8'0"	

AC – HW Cylinder C – Cupboard LC – Laundry Cupboard W – Wardrobe WC – Toilet

Computer generated artist's impressions and indicative only. Plans are not to scale. Measurements are for guidance only and coincide with the arrow positions within rooms. Measurements are shown to the nearest 50mm. Elivia Homes reserve the right to change specification during the course of construction without notice.



FIRST FLOOR



GROUND FLOOR

Specification

Discover a place where considered design meets everyday luxury. From timeless shaker-style kitchens with quartz worktops to premium bathroom fittings and sleek chrome accents, every detail at Kingswick Park is crafted to elevate modern living. Thoughtfully designed layouts offer versatile spaces that adapt to the way you live.



KITCHEN

- Shaker-style kitchen
- Quartz worktops and splashbacks
- Bosch electric, stainless steel single oven
- Microwave oven to 3 & 4 bedroom homes
- Downward extracting 4 ring hob to islands and peninsulas
- Integrated fridge/freezer
- Integrated dishwasher
- Stainless steel bowl sink
- Washer/dryer to homes without a utility room

UTILITY*

- Plumbing, wiring and space for washing machine and dryer
- Stainless steel bowl sink (Except Plot 44)
- Quartz worktops and splashback
- Laundry cupboard (Plot 44 only)

BATHROOM & EN-SUITE

- Modern-styled bathrooms and en-suites with chrome fixings and Roca sanitaryware
- Vanity unit basin* with chrome mixer taps to main en-suite only*
- Clear glass door shower screen and glass bath screen
- Heated chrome towel rails
- Ceramic wall tiles on selected areas
- Shaver socket
- Tiled flooring

MEDIA & CONNECTIVITY

- Fibre optic to all homes (subject to subscription)

A management company has been formed at Kingswick Park and will be responsible for the management of the shared services & external communal area of the development. Including the green open spaces, play areas, unadopted estate roads and footpaths. All homeowners will automatically be made members of the management company when they purchase a home at Kingswick Park. A managing agent has been appointed on behalf of the management company and will take on the day to day management. All home owners will be required to pay towards the maintenance of the development, which will be collected by the managing agents in the form of an annual estate charge.

FINISHING DETAILS

- Integrated door bell
- Under cupboard pelmet lighting to kitchen
- Fitted wardrobes where shown in floor plans
- Carpets to all bedrooms, living rooms and studies
- Amtico to halls, kitchens/dining areas, cloakrooms

HEATING, ELECTRICAL & LIGHTING

- Energy-efficient Air Source Heat Pump system with mains pressure hot water system and central programmer
- LED down lights in kitchen, utility, all bathrooms, en-suites and cloakrooms
- USB & USB C charging socket outlets to kitchen, main bedroom, living room and study*
- External lights for all external doors
- Underfloor heating to ground floor and radiators to first floor

CONSTRUCTION

- Timber frame construction
- Concrete floors to ground floors with timber to upper floors
- Exterior treatments are a mix of composite cladding & render, red & brown multi bricks with contrasting red stock brick & red tile hang detail. Red mixed roof tiles
- UPVC front doors & rainwater goods

EXTERNAL

- Electrical vehicle charging point
- Landscaped front garden
- Turf to rear garden
- Close board fencing and walls around gardens*
- External water tap
- External power point

GARAGE & CARPORTS*

- Carports to plots: 2, 3, 20, 21, 43 & 44
- Garages to plots: 8, 9, 10 & 22
- Double power sockets and strip lighting to garages

NATURE & WILDLIFE

- Bug Hotels*
- Bat Roosts*
- Swift Boxes*
- Sparrow Terraces*
- Hedgehog Highways*

WARRANTY

- Q Assure Build 10 year warranty

PLANNING NUMBERS

- 21/00434/HYA
- 24/02907/RM



All properties are freehold. *Selected homes only. *Vanity unit to bedroom 1 en-suite only or situated in en suite 2/family bathroom if insufficient space. There are selected colour choices available when selecting your kitchen dependent on the build stage of the home at the point of reservation. Elivia Homes reserve the right to change the specification at any time, without notice.

Elevated living by design

Elivia Homes is a multi-award-winning homebuilder, creating design-led and sustainable developments in some of the South East's most desirable locations. Guided by our core values of quality, expertise, integrity, passion, progress and sustainability, we build more than homes, we build communities where people and places can truly thrive.

From our exceptional design and build standards to the care and attention of our dedicated customer service team, every stage of the journey is made seamless, reassuring and stress-free. As an established and respected independent housebuilder, Elivia Homes has earned a trusted reputation for quality across the Home Counties.

Our commitment to excellence is reflected in the recognition we've received: In-house Research has awarded us 'Gold' for customer satisfaction two years in a row, with 92% of our customers saying they would recommend us to a friend in 2025*.



DEVELOPER
OF THE YEAR



BEST BOUTIQUE
DEVELOPMENT



BEST MEDIUM
HOUSEBUILDER



IN-HOUSE RESEARCH CUSTOMER
SATISFACTION AWARD



BEST FAMILY
HOME



DEVELOPER
OF THE YEAR



HOUSEBUILDER OF THE YEAR
RESIDENTIAL DEVELOPMENT OF THE YEAR
SUSTAINABLE DEVELOPMENT OF THE YEAR



BEST NEW HOMES DEVELOPMENT



Protection for new-build home buyers



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ELIVIA
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