Find your sanctuary at

Church View

St Ippolyts

2, 3, 4 & 5 bedroom homes

Charles Church

Welcome to your sanctuary.

At Charles Church, we know what makes a house a home. It's a feeling of comfort, belonging and connection.

Church View is our exclusive collection of two, three, four and five-bedroom homes situated in the picturesque village of St Ippolyts.

The development has plenty of rural walks on your doorstep with all the amenities you need close-by.

Building your world since 1965.

We've been creating exceptional homes for over 60 years, evolving from a small family-run business in the South East to one of the UK's leading premium housebuilders. Today, with locations across the country, we continue to deliver high-quality homes and customer service to our ever-growing Charles Church community.

We pride ourselves on building desirable homes with high specification inside and out, in sought-after locations using a mix of traditional and modern techniques.

A pleasure in everyday living

Every Charles Church home is designed to make everyday living a pleasure. Carefully considered layouts that can flex and adapt to how you live your life – it's your sanctuary after all.

Every touch, every turn

High quality specification comes as standard, so every surface you touch, every switch you flick, every handle you turn, and every door you close makes you feel reassured, comforted, safe and relaxed.

A sense of place

Finding somewhere we can call home is about more than bricks and mortar, it's about a sense of place and of belonging, too. Well-designed street scenes, gardens and green open spaces will evolve naturally over time, embedding your Charles Church home deeper into its landscape with each year that passes.

Where sustainability matters

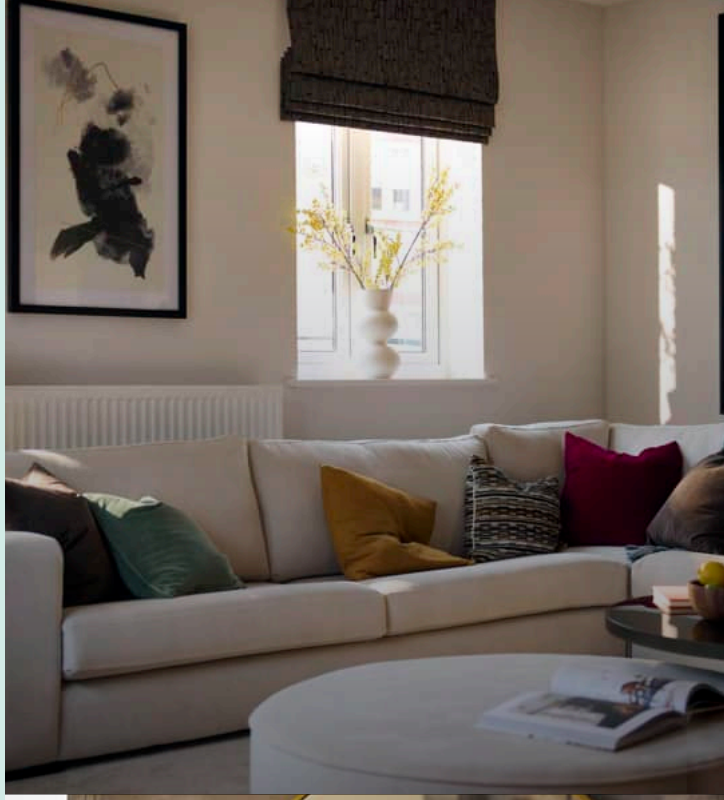
Sustainability is integral to how we design and build our developments and our homes. At every stage, our exacting standards and attention to detail ensures we create homes where quality, style and energy efficiency are seamlessly integrated.

5-star customer satisfaction

We're proud to carry the distinction of a 5-star customer satisfaction rating from the Home Builders Federation, meaning over 90% of our homebuyers would recommend us to a friend.

Building your sanctuary

Ready to find your sanctuary? We're here for you.



Our dedication goes beyond building houses. We craft spaces where you can thrive.

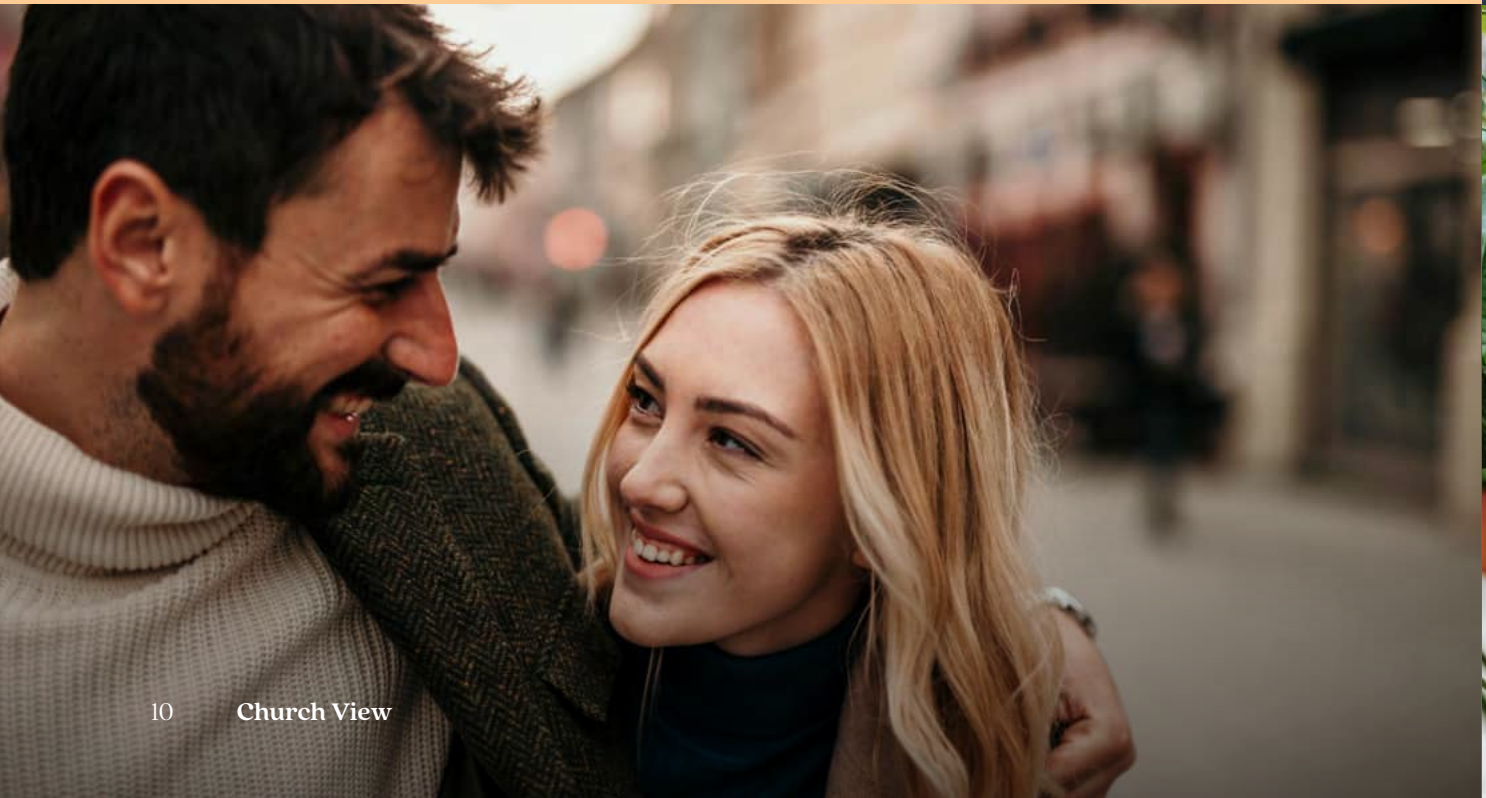
With a legacy of building homes that combine timeless design, fine craftsmanship, and modern living, we're committed to building more than just houses.

Homes personalised to you, built to the highest standards. Fashioned and fitted with luxurious touches to enhance your lifestyle. Each detail tailored to elevate your every day, be it working, relaxing or entertaining.

FORMS OF ART

Notice that **feeling**. That's the feeling of **home**.

Discover your **happy** place.



Church View
The **perfect** place to live and grow.

Designed with care, this beautifully landscaped development blends naturally with its rural surroundings, creating a wonderful community in a desirable setting. Wake up to beautiful green views, while also being moments from the centre of the vibrant market town of Hitchin. Church View is thoughtfully planned with open spaces and green areas that celebrate the beauty of the Hertfordshire countryside, a perfect backdrop for family life and peaceful escapes.

We are making significant contributions to support the local community and essential services. These include investment in open space and sports provision, alongside substantial funding for education, helping to expand St Ippolyts Primary School and Priory Secondary School, as well as supporting special educational needs and disabilities. Further contributions will enhance local libraries, youth services and sustainable transport, ensuring that Church View is well connected and supported by high-quality community infrastructure.

Please do make yourself at home.

1

2

3

The best of both worlds.

St Ippolyts boasts a warm, welcoming community with local shops, cosy pubs and everyday essentials. Hitchin adds a lively mix of boutiques, supermarkets and restaurants, while excellent local schools make this an ideal choice for families.

Step outside and discover endless walking trails, rolling fields and scenic views. Whether it's a weekend ramble or a quiet moment in nature, Church View puts the Hertfordshire countryside at your feet.

Commuting is effortless, with Hitchin and Stevenage both just over a 10-minute drive away. Hitchin railway station is just 2.8 miles away, offering fast rail connections to London and Cambridge. Major road links, including the A1(M), keep work and leisure within easy reach, so you can enjoy the best of both worlds.

1 St Ippolyts Church
2 Waitrose, Hitchin
3 The Priory School, Hitchin
4 Aerial drone shot
5 Stevenage Leisure Park

4

5

Church View site plan.

2 Bedroom Homes

- The Gosmore

3 Bedroom Homes

- The Preston
- The Benslow

4 Bedroom Homes

- The Purwell
- The Graveley
- The Weston

5 Bedroom Homes

- Ickleford

- Homes for the Community
  As agreed through Section 106

This site layout is intended for illustrative purposes only, and may be subject to change, for example, in response to market demand, ground conditions or technical and planning reasons. Trees, planting and public open space shown are indicative, actual numbers and positions may vary. This site plan does not form any part of a warranty or contract. Further information is available from a site sales executive. The location of the affordable housing on this plan is indicative only and both the location and number of affordable housing plots may be subject to change.

The Gosmore

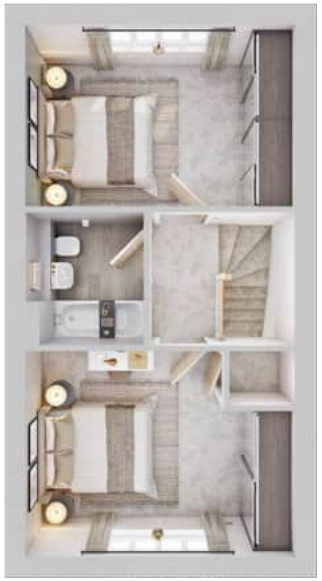
Terraced & semi-detached home

Features

- 2 x Bedrooms
- 1 x Bathroom
- Garage (plot dependent) and 2 x parking spaces

The Gosmore is an elegant and modern home, featuring a striking exterior, a welcoming hallway and a beautifully flowing layout. At its heart is a stylish open-plan kitchen/dining/living room perfect for everyday living and entertaining. Upstairs, good-sized bedrooms offer flexibility and there is also a bathroom with modern fixtures and fittings.

B
Energy
Efficiency Rating



Ground floor

Kitchen/Dining/Living room	4.38 x 8.61m

First floor

Principal bedroom	4.38 x 3.35m
Bedroom 2	4.38 x 2.96m

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Some plots are handed. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.

The Preston

Semi-detached home

Features

- 3 x Bedrooms
- 1 x Bathroom
- 1 x En suite
- Garage (plot dependent) and 2 x parking spaces

The Preston is a stylish and well-planned home featuring an open-plan kitchen/dining/living room and a convenient downstairs WC. Upstairs, it offers a generous main bedroom with an en suite, additional well-proportioned bedrooms ideal for family, guests or home working, and a modern bathroom, creating a practical and comfortable layout suited to contemporary living.

B
Energy Efficiency Rating

Ground floor

Kitchen/Dining/Living room	8.61 x 5.51m

First floor

Principal bedroom	3.77 x 4.28m
Bedroom 2	2.81 x 3.11m
Bedroom 3	2.64 x 3.11m

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Some plots are handed. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.

The Benslow

Detached home

Features

- 3 x Bedrooms
- 1 x Bathroom
- 1 x En suite
- 2 x parking spaces

The Benslow is a thoughtfully arranged home offering a welcoming living room and a bright kitchen/dining room that creates a natural hub for day-to-day life. Upstairs, the layout provides a well-sized main bedroom with an en suite, alongside additional flexible bedrooms that can adapt to any need, all served by a modern family bathroom, resulting in a home that feels both practical and effortlessly liveable.

B
Energy
Efficiency Rating

Ground floor

Kitchen/Dining room	3.51 x 6.02m
Living room	3.25 x 6.02m

First floor

Principal bedroom	3.56 x 3.86m
Bedroom 2	3.37 x 3.26m
Bedroom 3	3.15 x 2.70m

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Some plots are handed. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.

The Purwell

Detached Home

Features

- 4 x Bedrooms
- 1 x Bathroom
- 1 x En suite
- Garage and 2 x parking spaces
- 1 x Dressing room

The Purwell is a home offering a spacious living room, open-plan kitchen/breakfast area designed to bring people together, and a separate dining room. Upstairs, the layout features a generous main bedroom with a dressing area and an en suite, further well-proportioned bedrooms and a modern bathroom.

B
Energy
Efficiency Rating

Ground floor

Kitchen/Breakfast area	5.80 x 3.28m
Living room	3.50 x 5.8m
Dining room	3.59 x 3.61m

First floor

Principal bedroom	3.55 x 4.05m
Bedroom 2	4.87 x 3.55m
Bedroom 3	3.21 x 3.33m
Bedroom 4	2.53 x 3.33m

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Some plots are handed. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.

The Graveley

Detached Home

Features

- 4 x Bedrooms
- 1 x Bathroom
- 2 x En suites
- Garage and 2 x parking spaces

The Graveley is a stunning home, comprising a living room, playroom and an impressive kitchen/dining room. The ground floor also benefits from a WC and built-in storage, improving day-to-day practicality. To the first floor, the layout includes an en suite main bedroom, well-proportioned bedrooms - two of which share an en suite - and a centrally located family bathroom.

B
Energy
Efficiency Rating

Ground floor

Kitchen/Dining room	9.85 x 3.45m
Living room	3.66 x 4.84m
Playroom	3.80 x 2.86m

First floor

Principal bedroom	3.83 x 4.13m
Bedroom 2	3.71 x 3.44m
Bedroom 3	3.71 x 3.20m
Bedroom 4	3.83 x 2.60m

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Some plots are handed. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.

The Weston

Detached home

Features

- 4 x Bedrooms
- 1 x Bathroom
- 2 x En suites
- Integral garage and 2 x parking spaces
- 1 x Study

The Weston features a separate living room, study and a spacious open-plan kitchen/dining room perfect for meals and entertaining. The ground floor also benefits from a WC, storage and an integral garage, providing additional flexibility and practical space. The first floor compromises four generously-sized bedrooms and a family bathroom, with the principal bedroom and bedroom two benefiting from en suites.

B
Energy
Efficiency Rating

Ground floor

Kitchen/Dining room	6.45 x 5.91m
Living room	4.67 x 3.50m
Study	2.53 x 3.50m
Garage	6.25 x 5.80m

First floor

Principal bedroom	6.25 x 4.50m
Bedroom 2	3.32 x 3.76m
Bedroom 3	3.88 x 3.44m
Bedroom 4	3.32 x 3.44m

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Some plots are handed. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.

The Ickleford

Detached home

Features

- 5 x Bedrooms
- 1 x Bathroom
- 2 x En suites
- Garage and 2 x parking spaces
- 1 x Study

The Ickleford is a thoughtfully designed family home that balances elegant living with everyday practicality. At its heart is an impressive open-plan kitchen/dining room, ideal for entertaining and modern family life, while a separate living room provides a relaxing retreat. A dedicated study offers flexible space for home working, complemented by a convenient downstairs WC. Upstairs, five bedrooms create comfortable accommodation for growing families, with two en suites and a bathroom.

A
Energy
Efficiency Rating

Ground floor

Kitchen/Dining room	10.97 x 3.77m
Living room	3.69 x 5.03m
Study	3.71 x 2.51m

First floor

Principal bedroom	3.74 x 3.91m
Bedroom 2	3.90 x 4.48m
Bedroom 3	3.90 x 3.95m
Bedroom 4	3.94 x 2.82m
Bedroom 5	3.21 x 3.39m

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Some plots are handed. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.

Executive Specification

General

- Brushed steel electrical sockets and switches to ground floor
- Brushed steel USB socket to each room
- Brushed aluminium downlighters to kitchen, bathroom, en suite and cloakroom
- Emulsion finish in brilliant white to walls and ceilings
- Oak 5-panel internal doors
- Satin nickel lever on rose ironmongery
- 18mm V-groove and chamfered skirting and architrave
- Staircase with stop chamfered profile, white spindles, oak handrail and oak newel caps
- Gas central heating
- WiFi-enabled heating controls
- Wired chrome doorbell
- Wired burglar alarm**
- UPVC double glazed lockable windows
- Internal door stops

**Applies to 4 & 5 bed houses only

Kitchen

- Symphony Woodbury (or equivalent) high gloss kitchen – ultra-modern or transitional style
- 20mm quartz worktops and upstand to all house types
- Under-wall unit LED lighting
- Integrated AEG high-level multifunctional single oven
- AEG combination microwave stacked above oven+
- Integrated AEG induction hob – 60cm or 80cm depending on house type
- Glass or quartz splashback to hob in a range of colours
- Integrated AEG recirculating hood – 60cm or 90cm depending on house type
- Integrated AEG dishwasher
- Integrated AEG fridge freezer
- Integrated coffee machine**

**Applies to 4 & 5 bed houses only
+ Dependent on kitchen layout

Bathrooms and en suites

- Villeroy & Boch wall-hung sinks, back-to wall toilets and concealed cisterns (where tiled build-outs shown on plans)
- Hansgrohe Rebris basin and bath mixer taps
- Hansgrohe Ecostat Square shower controls with Crometta Vario porter set and Crometta overhead shower
- Mira Ascend shower enclosures
- Standard range ceramic wall tiling with chrome trim
- Half-height tiling to bathrooms, en suites and cloakrooms
- Full-height tiling to all standalone showers and shower-over-bath areas
- Towel radiators to bathroom, en suite and WC

Bedrooms

- Fitted wardrobes to master bedroom dressing room

Exterior

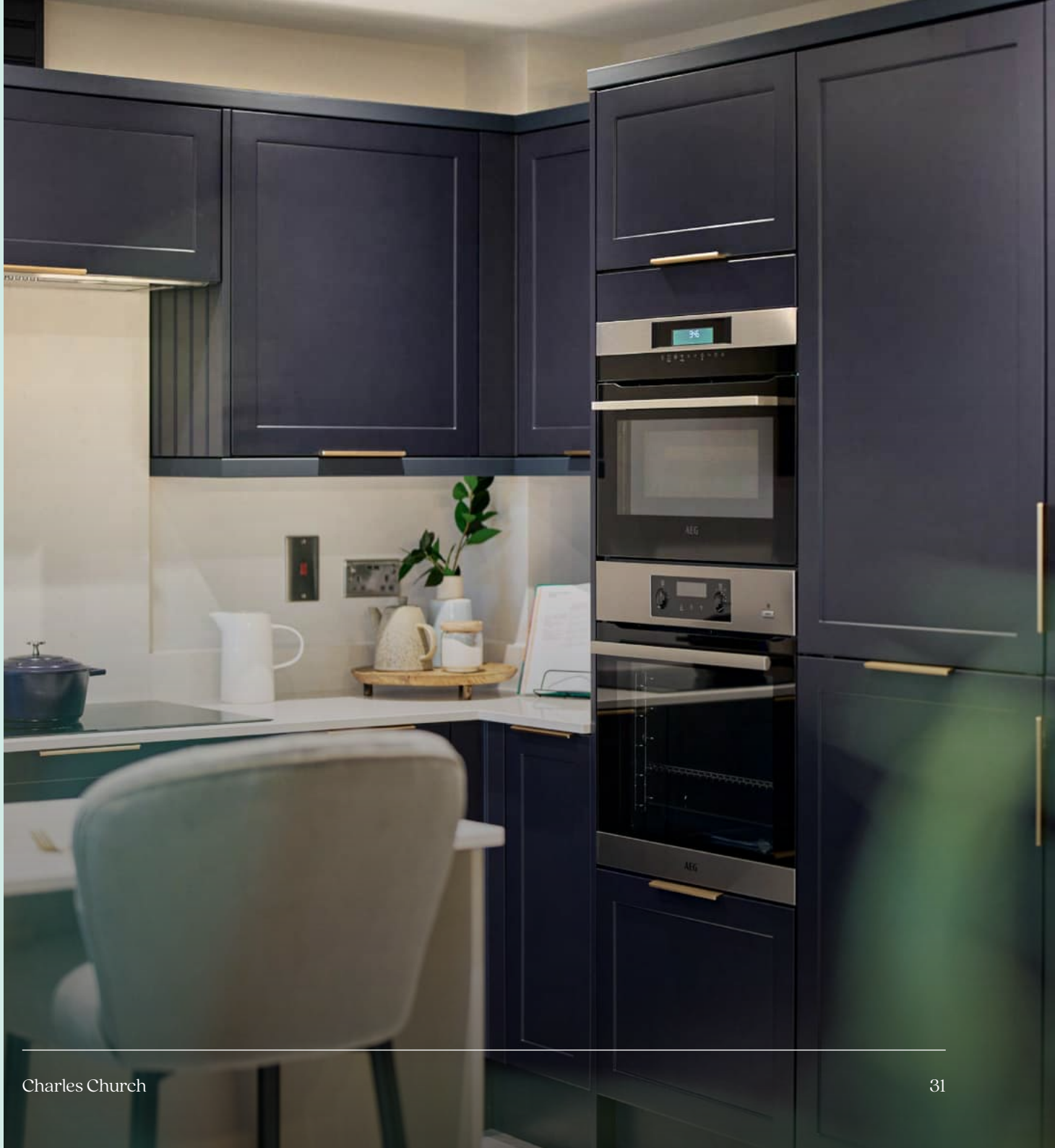
- External coach light to front porch
- Single external electrical socket to rear
- Outside tap
- Bi-fold doors to rear of home
- Rear garden levelled, graded and turfed
- Close-boarded and capped fencing to rear gardens
- 1.8-metre fencing to rear boundary
- EV charging point 7kWh Mode 3
- Power and light to detached garages**
- Traditionally tiled GRP porch or solid oak porch*

- Hormann Ilkley-style manually operated garage door*
- Painted garage floor

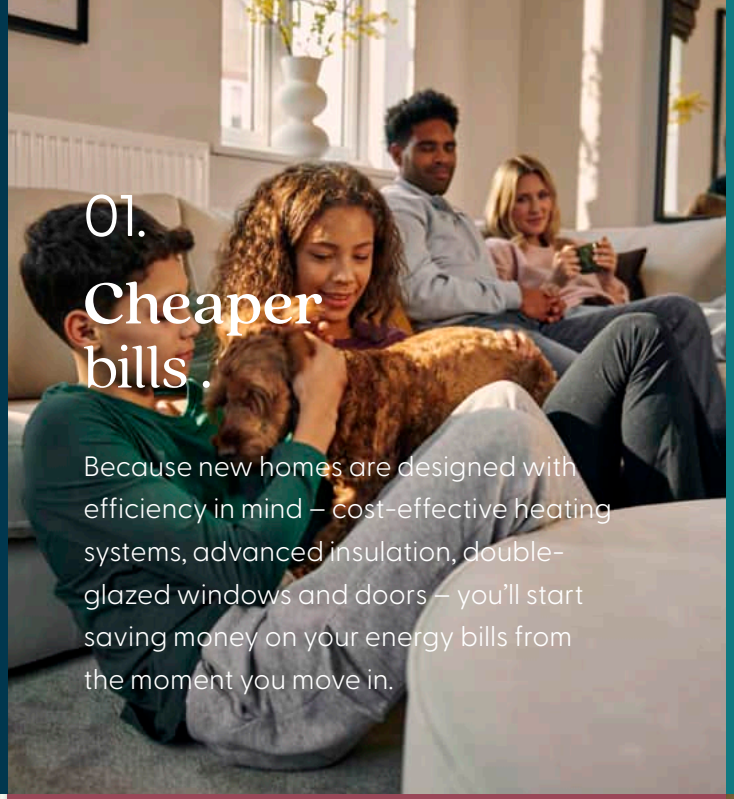
*House type dependant.
**Applies to 4 & 5 bed houses only

Warranty

- 10 year NHBC warranty
- 2 year Charles Church warranty



10 reasons to buy a new home.

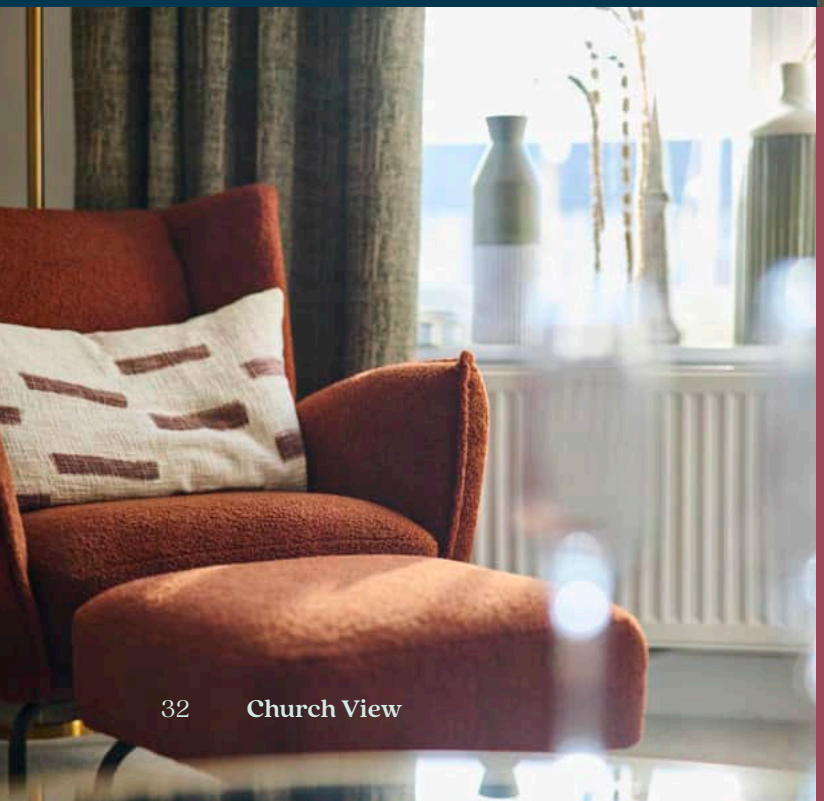


01. Cheaper bills.

Because new homes are designed with efficiency in mind – cost-effective heating systems, advanced insulation, double-glazed windows and doors – you'll start saving money on your energy bills from the moment you move in.

02. Moving schemes.

Think you can't afford to move home? Think again. From Part Exchange and Own New Rate Reducer to Armed Forces and Key Worker Discounts, there's a host of offers and incentives that make buying a brand new home a little bit easier.

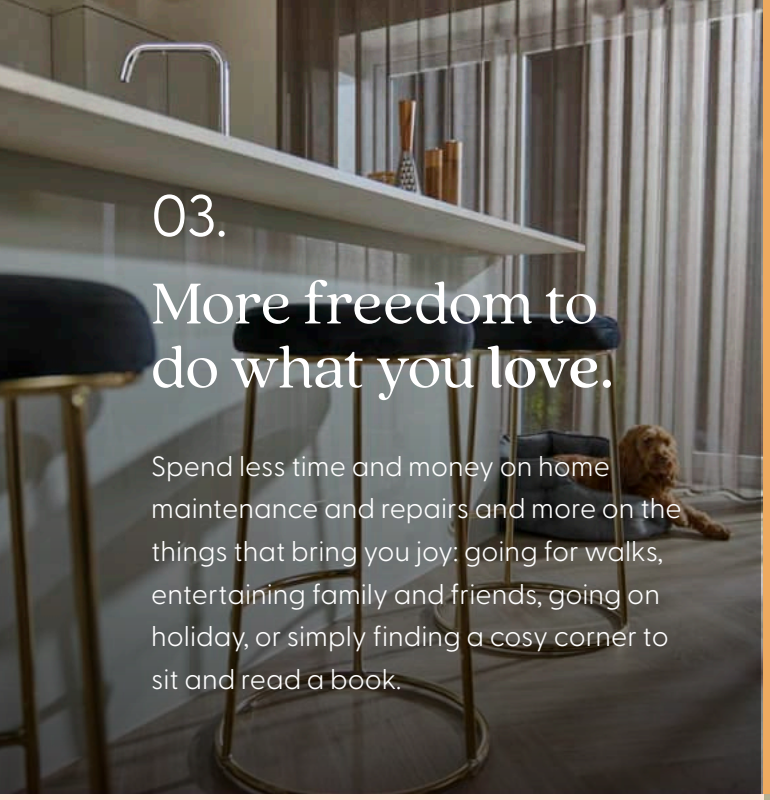


06. Peace of mind.

Your Charles Church home is backed by a 10-year new homes warranty, plus two-year Charles Church defects warranty. Should you need to make a claim, our Customer Care Team will be on hand to help.

07. Designed for modern living.

Considered, flexible room design and spaces that can be adapted for life how you choose to live it, now and in the future.



03.

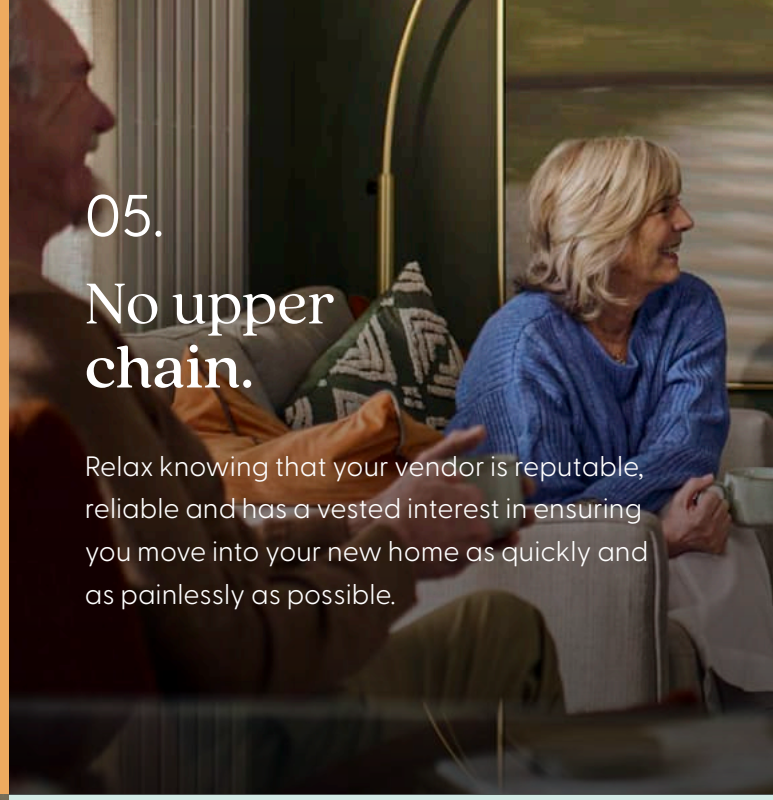
More freedom to do what you love.

Spend less time and money on home maintenance and repairs and more on the things that bring you joy: going for walks, entertaining family and friends, going on holiday, or simply finding a cosy corner to sit and read a book.

04.

Everything is new.

New kitchen. New bathroom. New heating system. New paint. A brand new home means you can walk straight in and start living, secure in the knowledge that your property has been built and finished to the latest quality and efficiency standards.



05.

No upper chain.

Relax knowing that your vendor is reputable, reliable and has a vested interest in ensuring you move into your new home as quickly and as painlessly as possible.

08.

High spec as standard.

You'll feel the quality as soon as you walk through the front door. From the Silestone worktops and German appliances in the kitchen, to the chrome towel radiators in the bathroom and chrome sockets and light switches throughout. Everywhere you look and touch will feel just right.

09.

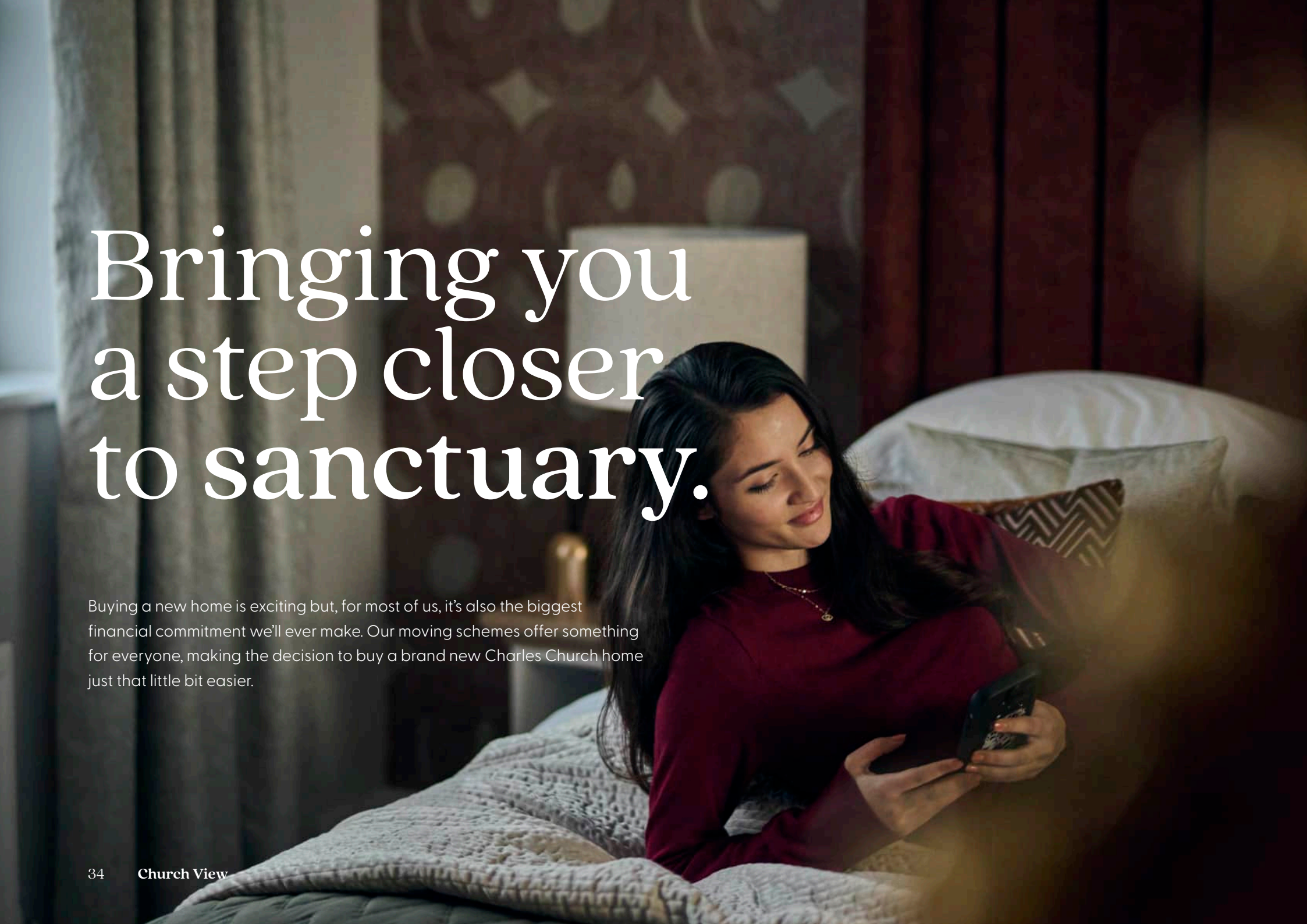
A fresh start.

Forget stripping someone else's wallpaper, cleaning cupboards and painting skirting boards, a new home is clean and fresh, ready for you to move into and start living straightaway.

10.

Safe and secure.

Sleep well from day one, sound in the knowledge that you're protected by a burglar alarm, lockable windows, smoke detectors, fire retardant materials and security lighting.



Bringing you a step closer to sanctuary.

Buying a new home is exciting but, for most of us, it's also the biggest financial commitment we'll ever make. Our moving schemes offer something for everyone, making the decision to buy a brand new Charles Church home just that little bit easier.

Schemes available to help you move.

New Build Boost.

If you've saved a 5% deposit, you could get a 15% interest-free boost* with this new mortgage scheme from Gen H, supported by Charles Church.

Part Exchange.

Break the chain and Part Exchange your current home for a brand new Charles Church home. No chain, no hassle.

Deposit Boost.

We'll boost your 10% deposit to 15% with our Deposit Boost scheme.

Home Change.

We'll help you sell your home in three simple steps.
No agent valuation costs. No estate agent fees.
No hidden fees or paperwork.

Bank of Mum and Dad.

Buying your first home with financial support from a family member? We'll thank them with a gift of £2,000.

Early Bird.

Be first in line. Secure your preferred plot before it's officially released for sale.

Armed Forces/Key Worker Discount.

Because you look after us, we'll look after you with a £500 discount on every £25K you spend on a new Charles Church home.

Own New Rate Reducer.

Take advantage of lower interest rates and smaller monthly payments when you buy a Charles Church home with Own New Rate Reducer.

*The boost is an equity loan and you may pay back more than you borrowed. Specific mortgage rates apply. If you stop paying your mortgage, you could lose your home. This promotion is approved by Imagine Mortgages Limited, t/a Gen H.

Proud to be building communities.

When creating Church View, not only did we create a lovely local environment for you and your family, we also contributed to the wider community.

Throughout the development process, we proactively engage with local communities and work closely with planning authorities. Church View has achieved the right balance of homes and open space and the right mix of house types for a thriving community.

We also include much-needed homes for our Housing Association partners. Our plan enhances local facilities too, providing investment in local infrastructure such as transport, education, retail and recreation facilities, as well as initiatives to generate biodiversity.

Education & Youth
£1,186,942

Sustainable Transport
£52,000

Library Contribution
£12,459

Public Open Space
£38,740

FibreNest™

Your home, better connected for a brighter future

Hyperfast 900Mb broadband is available on this development.

FibreNest provides you with high-speed, totally unlimited full-fibre broadband to your home, at great prices.

Choose the best package for you

We know every household is different, that's why we've put together six amazing packages to suit everyone's needs. From surfing the net on the sofa to binge-watching the latest box set, streaming music with friends to ruling the galaxy in the latest must-have game - we've got the service for you.

Scan me!
For packages & pricing.

0333 234 2220

support@fibrenest.com

Information correct at June 2025. Please see www.fibrenest.com for the latest information and prices.

Get connected today!

To sign up you will need your Unique Customer Reference. Please ask your sales advisor for this:

C: D: P:

Church View

London Road
St Ippolyts
SG4 7NL

t: 01462 411791
e: churchview.midl@charleschurch.com
w: www.charleschurch.com/church-view

Head Office

Charles Church Midlands
3 Waterside Way
Northampton
NN4 7XD

t: 0330 551 1085
e: midl.sales@charleschurch.com

NEW HOMES QUALITY CODE

NEW HOMES OMBUDSMAN SERVICE

HBF Home Builders Federation
Customer Satisfaction 2026

Our star rating

We've been awarded a five star rating by the Home Builders Federation in their 2026 survey.

Issue: July 2026 Ref: 230-710

Charles Church Developments Limited, Registered office: Charles Church House, Fulford, York YO19 4FE

Registered in England no: 1182689

Church View is a marketing name only. The copyright in this document and design is confidential to and the property of Charles Church Developments 2026. These details are intended to give a general idea of the type of home but they do not form part of any specification or contract. The dimensions are approximate and may vary depending on internal finish. By the time you read this some of the details may have changed because of the Charles Church policy of continually updating and improving design features. Therefore, please be sure to check the plan and specification in the sales office to keep you up-to-date with the latest improvements. The vendors of this property give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract: (ii) no person in the employment of Charles Church or their authorised agents has any authority to make or give any representation or warranty whatever in relation to this property. Charles Church is compliant with the New Homes Quality Code and the Consumer Code for Home Builders. Please ask your Sales Executive to find out which Code your reservation is covered by.