



SCOTSBRIDGE HOUSE

UMIYA
GROUP



A Haven Of Tranquillity



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An Idyllic Riverside Retreat

Scotsbridge House is a collection of 59 contemporary, 1, 2 & 3 bedroom apartments in an idyllic setting just 15 minutes' walk from Rickmansworth High Street.

Combining the best of town and country living, the development is set within five acres of lush, riverside grounds, with Central London just 25 minutes' away.

Step outside your apartment to explore five acres of private parkland. Expansive lawns and wildflower meadows lead down to your own stretch of the River Chess with its abundance of birds and butterflies.

The Development



Come Home To Nature

Situated in a tranquil, riverside setting, this collection of exquisite apartments brings you the best of both worlds. With five acres of private parkland on your doorstep, you can immerse yourself in nature while enjoying all the convenience of easy transport links into central London.

This luxurious development represents a unique opportunity to buy a property in a stunning rural setting in a highly sought-after location. The tranquil river views you can enjoy from your apartment will always be protected because of the site's green belt status.

Views you can rely on. Your countryside haven awaits.



Surrounded By Serenity

Framed by long established oak trees, the lawns and wildflower meadows at Scotsbridge House lead down to the River Chess with its abundance of wildlife.

Follow the path along the river and delight as birds and butterflies dart across the surface of the water. The perfect way to shake of the stresses of the working day.



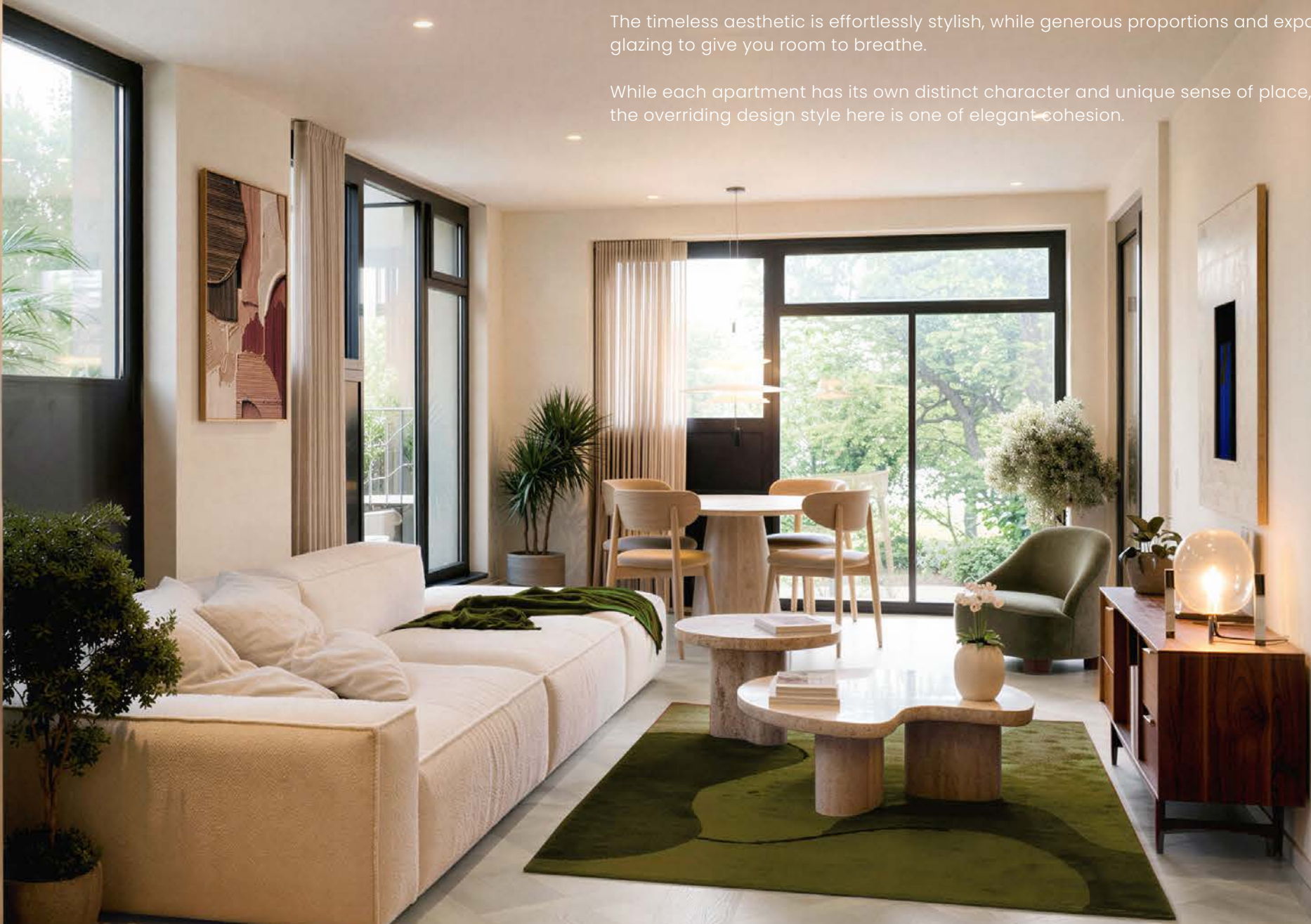
The Apartments

Timeless Contemporary Spaces

With a calming colour palette and considered, natural materials, your apartment at Scotsbridge House is a welcoming sanctuary.

The timeless aesthetic is effortlessly stylish, while generous proportions and expansive glazing to give you room to breathe.

While each apartment has its own distinct character and unique sense of place, the overriding design style here is one of elegant cohesion.



From glamorous penthouses with extraordinary views to one-bedroom gems, Scotsbridge House has the right apartment for you. Each of the 59 exquisitely designed properties has its own balcony, from which you can take in the stunning vistas across the surrounding parkland.



Luxury Living As Standard

The ideal place to welcome family and friends.

The stylish kitchens feature Taj Mahal quartz worktops, basket weave vinyl flooring, and integrated Bosch appliances.

Underfloor heating comes as standard, and every detail has been carefully considered, with only the highest quality materials selected.

Enjoy elegant spaces designed with a contemporary lifestyle in mind.

Your New Home Awaits

The inviting interiors create a calming oasis of style, elegance and understated luxury.

Wake up to the sound of bird song as the gentle morning light filters into your bedroom. The perfect way to start the day.





14.



15.



An Envable Lifestyle

There are acres of green, open spaces to enjoy.
A wealth of sports clubs and leisure pursuits are close at hand
as well as Rickmansworth's buzzing High Street.
And Central London is just a 25 minute tube ride away.

For shops and restaurants within easy reach, Rickmansworth's High Street is just a 15-minute walk away. Browse the range of independent boutiques or grab a bite to eat at local favourites San Giggio Pizzeria or The Feathers pub.

If golf is your thing, the stunning fairways of Moor Park Golf Club are just an eight-minute drive away. Enjoy a round of golf with friends followed by a well-deserved drink in the stunning, 17th-century clubhouse.

Embrace the great outdoors from your home at Scotsbridge House. There are lovely country walks to be had on foot on Fortune Common or alternatively take a short drive to Stocker's Lake Nature Reserve to enjoy miles of beautiful, lakeside walks.

Children are well provided for in the local area. Rickmansworth School, just a seven-minute walk away, is a co-ed secondary school with a great reputation. And Harvey Road Primary School in Croxley Green is one of the top-performing primary schools in the county.



Located on a pretty country lane between Rickmansworth and the village of Croxley Green, Scotsbridge House couldn't be better placed.



The Perfect Location

Key distances from Scotsbridge House

Rickmansworth Station
Underground & Chiltern Main Line
(1.4 miles)

Waitrose
(0.6 miles)

Rickmansworth Town Centre
(0.7 miles)

Moor Park Golf Club
(2.6 miles)

Watersmeet Theatre & Cinema
(1.1 miles)

Rickmansworth Aquadrome
(2.1 miles)

Rickmansworth Swimming Club
(0.3 miles)

Chiltern Open Air Museum
(5.5 miles)

Chorleywood Common
(3.5 miles)

Stocker's Lake Nature Reserve
(1.9 miles)

The Cooking Academy
(1.5 miles)

M25
(2.2 miles)

Heathrow Airport
(19 miles)

Luton Airport
(22 miles)

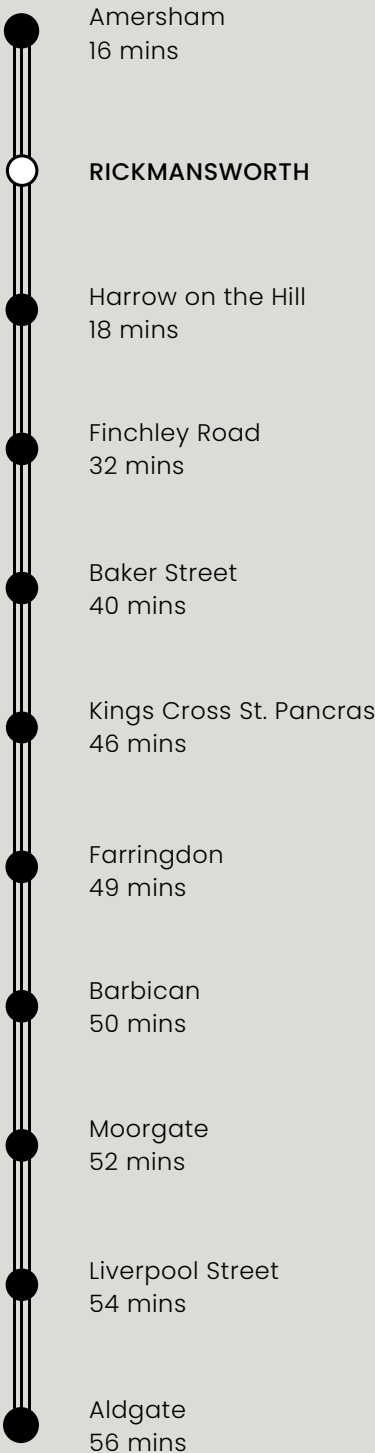
Please note: All travel distances
are estimates only.



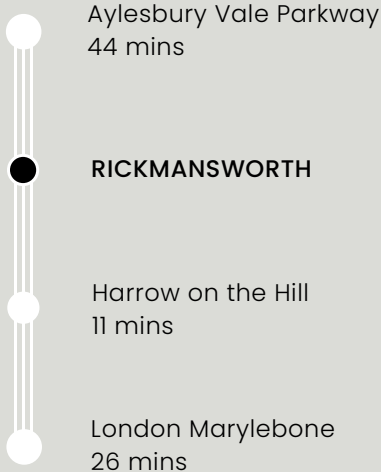
London Calling



Metropolitan Line



Chiltern Railways



Whether you're commuting in for work or heading into London for a spot of shopping.

Your apartment at Scotsbridge House is perfectly placed for Rickmansworth's excellent transport links. The station is just a 15-minute walk away, and from there you can take a tube or mainline train to reach Central London in less than half an hour.

If you're in the mood for a theatre visit or a meal out with friends, a trip into town couldn't be easier. Just hop on the train and you can enjoy all that London has to offer.

Your new home at Scotsbridge House brings you the best of both worlds: all the benefits of country living with the convenience of easy transport links into London.

Please note: All travel times and distances are estimates only.



Floorplans



Inspiring layouts designed for the way you live your life.
Choose from a one, two or three-bedroom home at Rickmansworth's most exciting new development.

Apartment 1

(Ground Floor)
74 m2 / 796.5 sq.ft.



South Elevation



Apartment 2

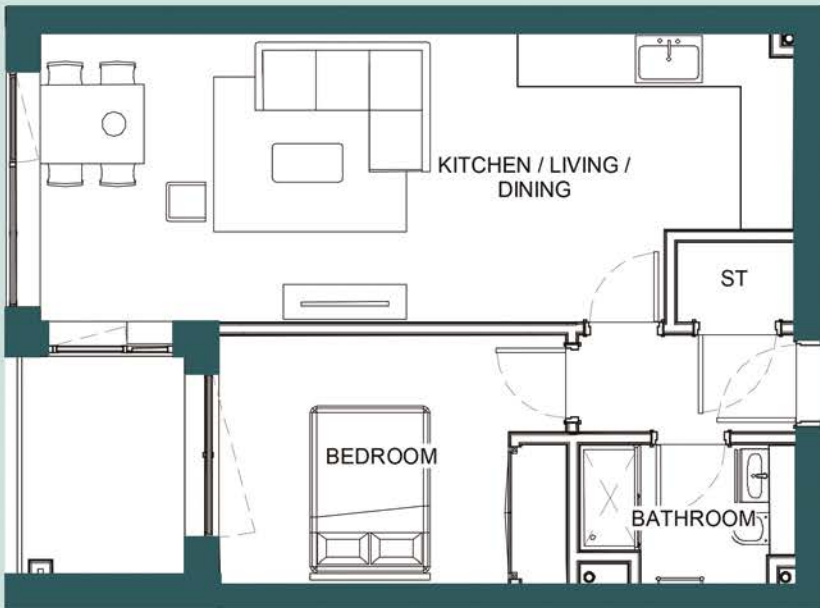
(Ground Floor)
74 m2 / 796.5 sq.ft.



North Elevation

Apartment 3

(Ground Floor)
53 m2 / 570.5 sq.ft.

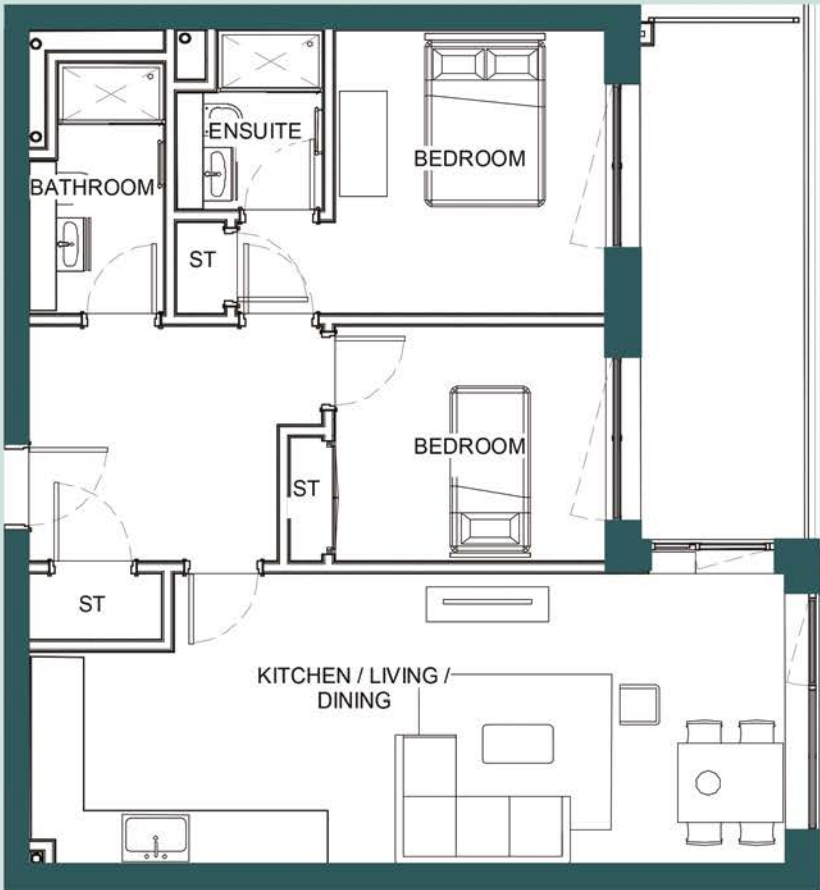


North Elevation



Apartment 4

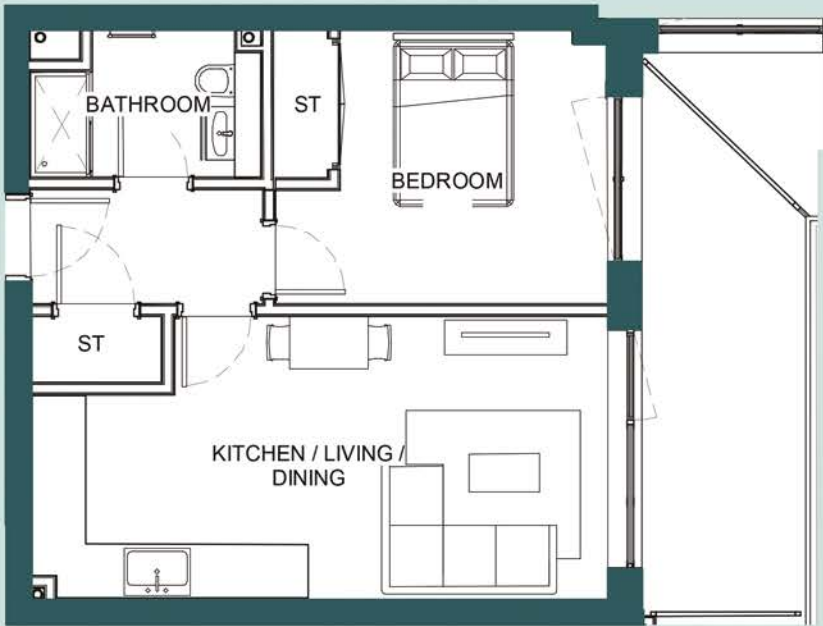
(Ground Floor)
81 m2 / 871.8 sq.ft.



South Elevation

Apartment 5

(Ground Floor)
53 m2 / 570.5 sq.ft.



South Elevation



Apartment 6

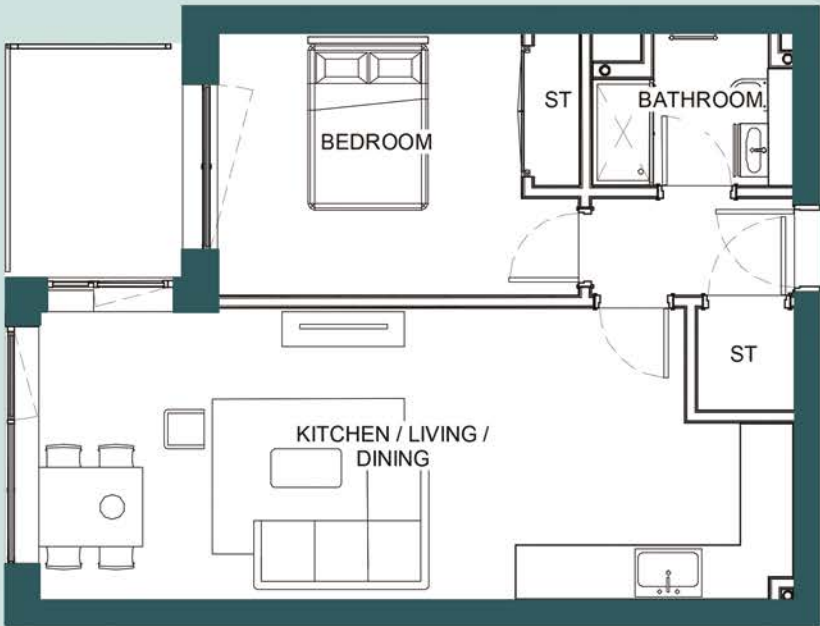
(Ground Floor)
53 m2 / 570.5 sq.ft.



North Elevation

Apartment 7

(Ground Floor)
54 m2 / 581.2 sq.ft.



North Elevation



Apartment 8

(Ground Floor)
54 m2 / 581.2 sq.ft



North Elevation

Apartment 9

(Ground Floor)
53 m2 / 570.5 sq.ft.



North Elevation



Apartment 10

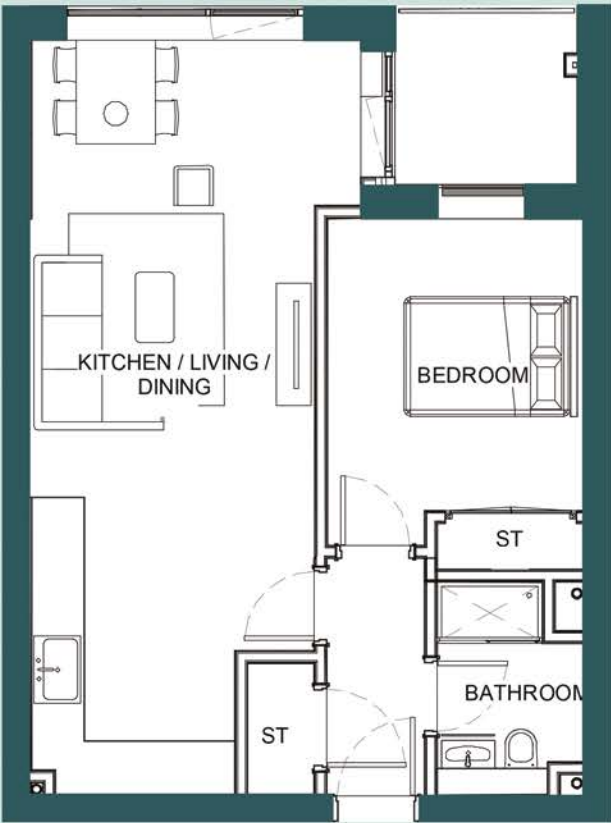
(Ground Floor)
79 m2 / 850.3 sq.ft.



East Elevation

Apartment 11

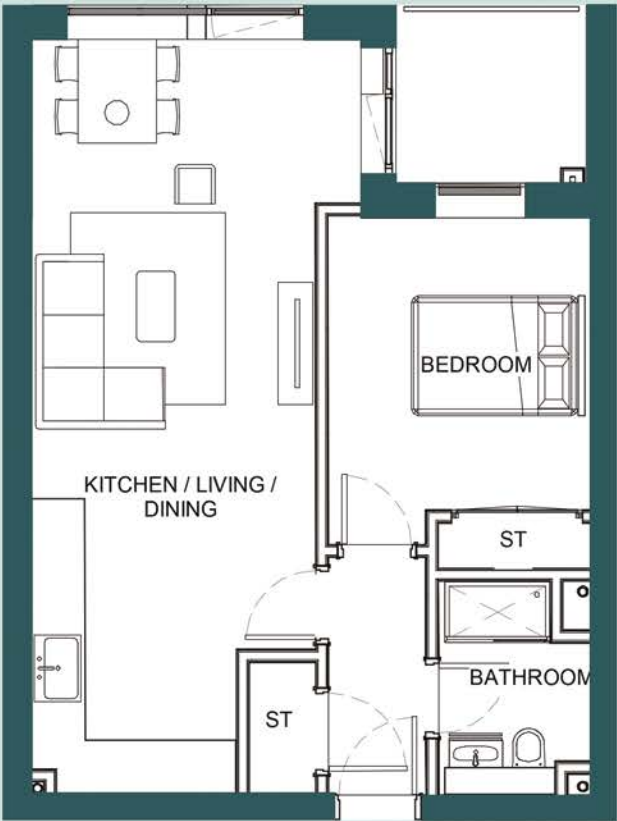
(Ground Floor)
53 m2 / 570.5 sq.ft.



East Elevation

Apartment 12

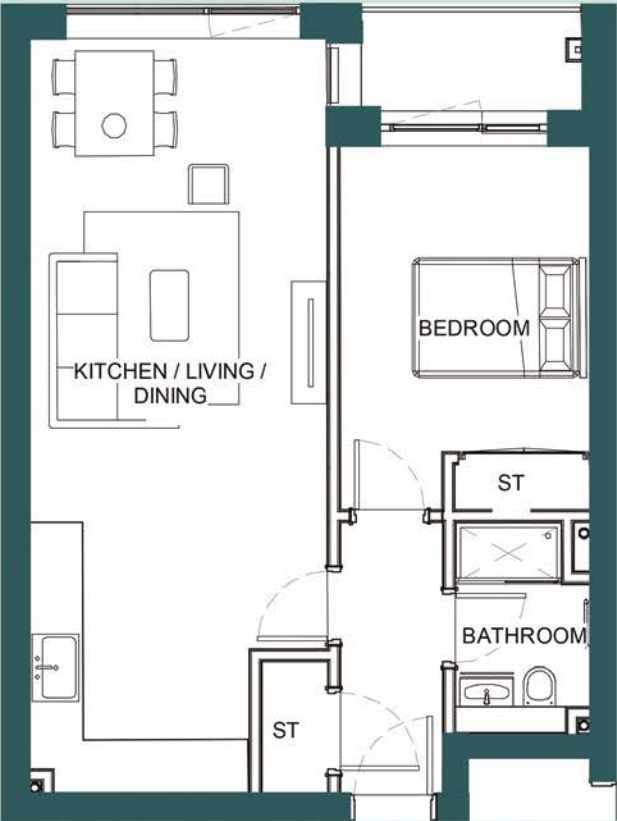
(Ground Floor)
54 m2 / 581.2 sq.ft.



East Elevation

Apartment 13

(Ground Floor)
53 m2 / 570.5 sq.ft.



East Elevation

Apartment 14

(Ground Floor)
85 m2 / 914.9 sq.ft.



East Elevation

Apartment 15

(Ground Floor)
84m2 / 906.1 sq.ft.



South Elevation



Apartment 16

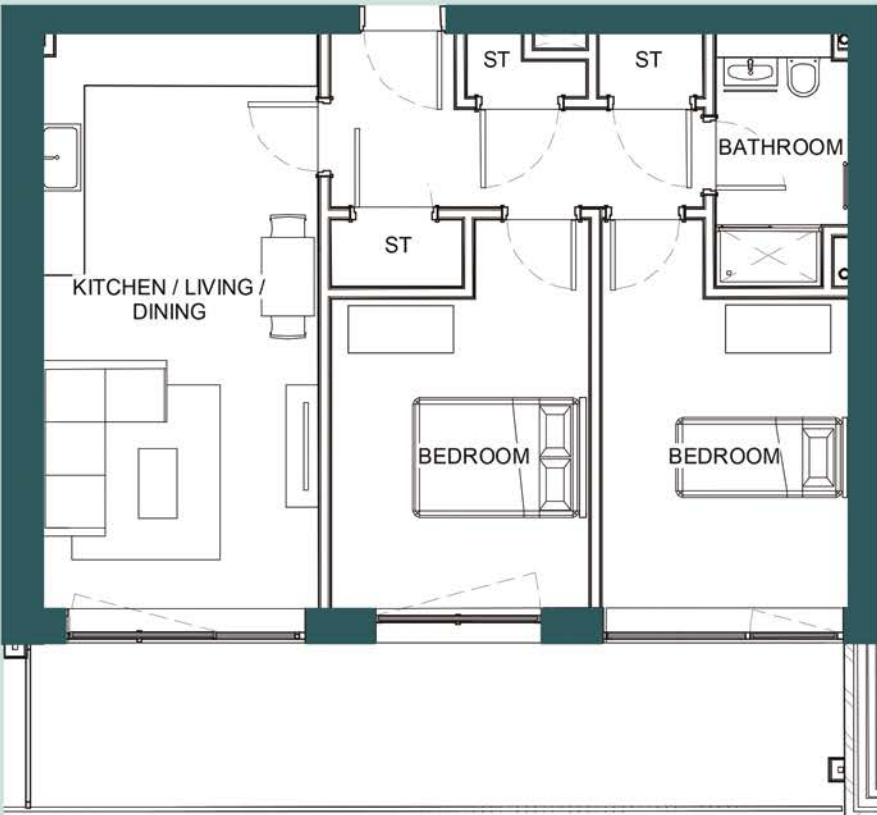
(Ground Floor)
102 m2 / 1097.9 sq.ft.



West Elevation

Apartment 17

(Ground Floor)
80 m2 / 861.1 sq.ft.



West Elevation

Apartment 18

(Ground Floor)
53 m2 / 570.5 sq.ft.



West Elevation

Apartment 19

(First Floor)
92 m2 / 990.2 sq.ft.



West Elevation

Apartment 20

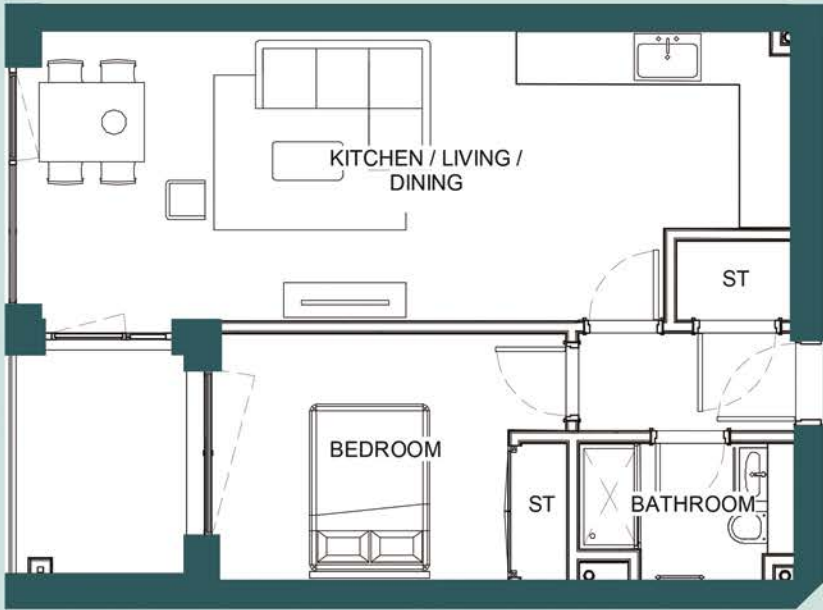
(First Floor)
91 m2 / 979.5 sq.ft.



West Elevation

Apartment 21

(First Floor)
53 m2 / 570.5 sq.ft.

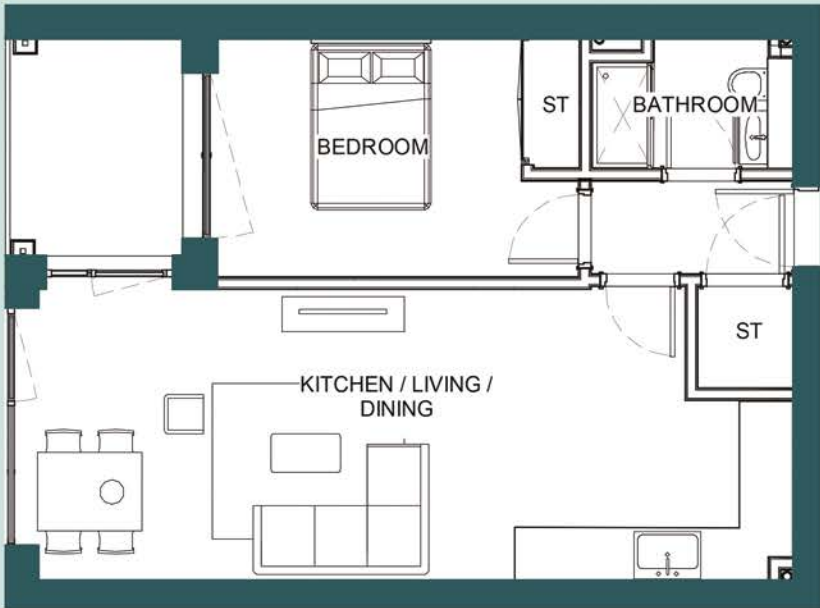


North Elevation



Apartment 22

(First Floor)
53 m2 / 570.5 sq.ft.



North Elevation

Apartment 23

(First Floor)
80 m2 / 861.1 sq.ft.



North Elevation



Apartment 24

(First Floor)
55 m2 / 592 sq.ft.



North Elevation

Apartment 25

(First Floor)
59 m2 / 635 sq.ft.



North Elevation



Apartment 26

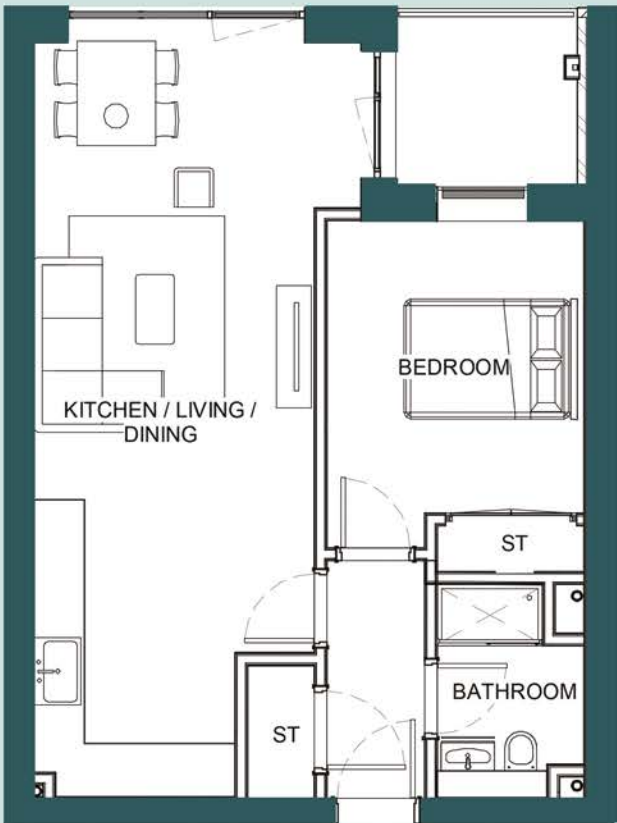
(First Floor)
80 m2 / 861.1 sq.ft.



East Elevation

Apartment 27

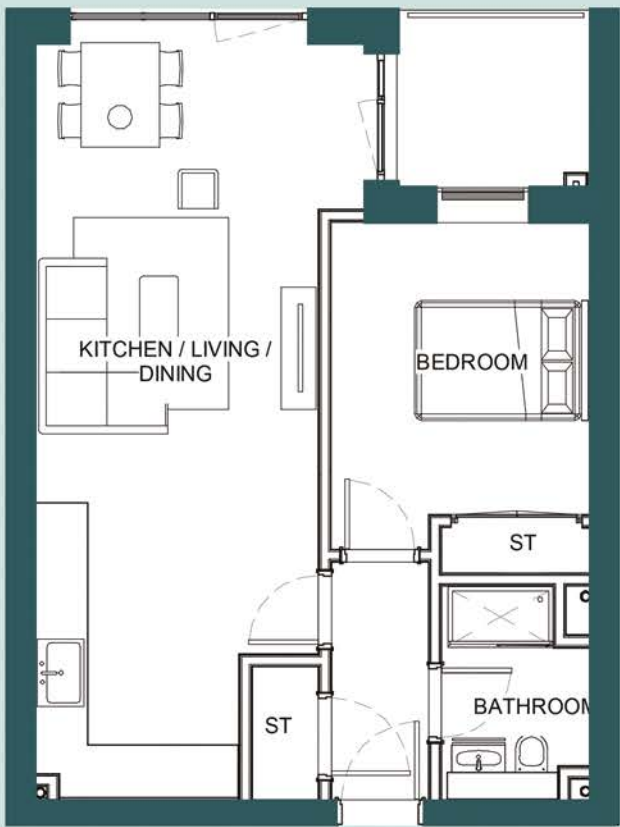
(First Floor)
54 m2 / 581.2 sq.ft.



East Elevation

Apartment 28

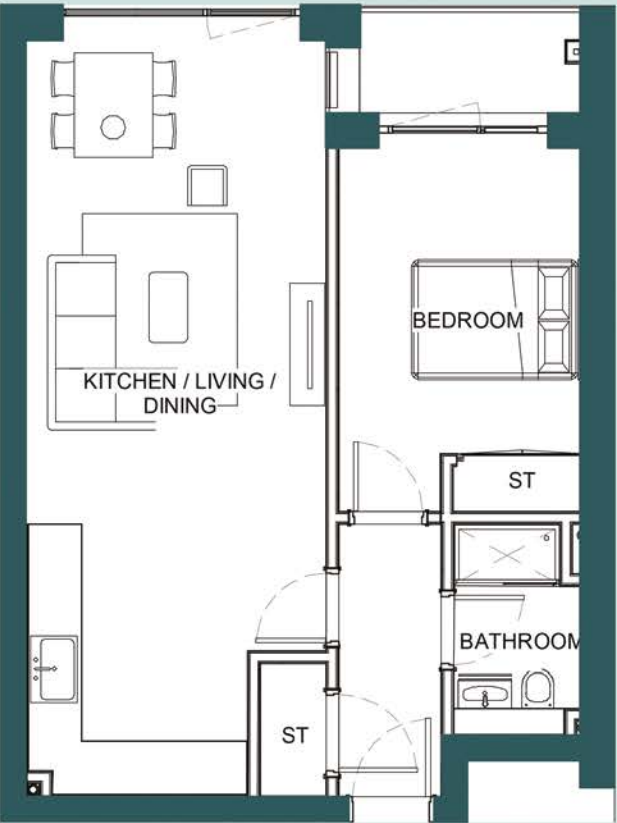
(First Floor)
54 m2 / 581.2 sq.ft.



East Elevation

Apartment 29

(First Floor)
55 m2 / 592 sq.ft.



East Elevation



Apartment 30

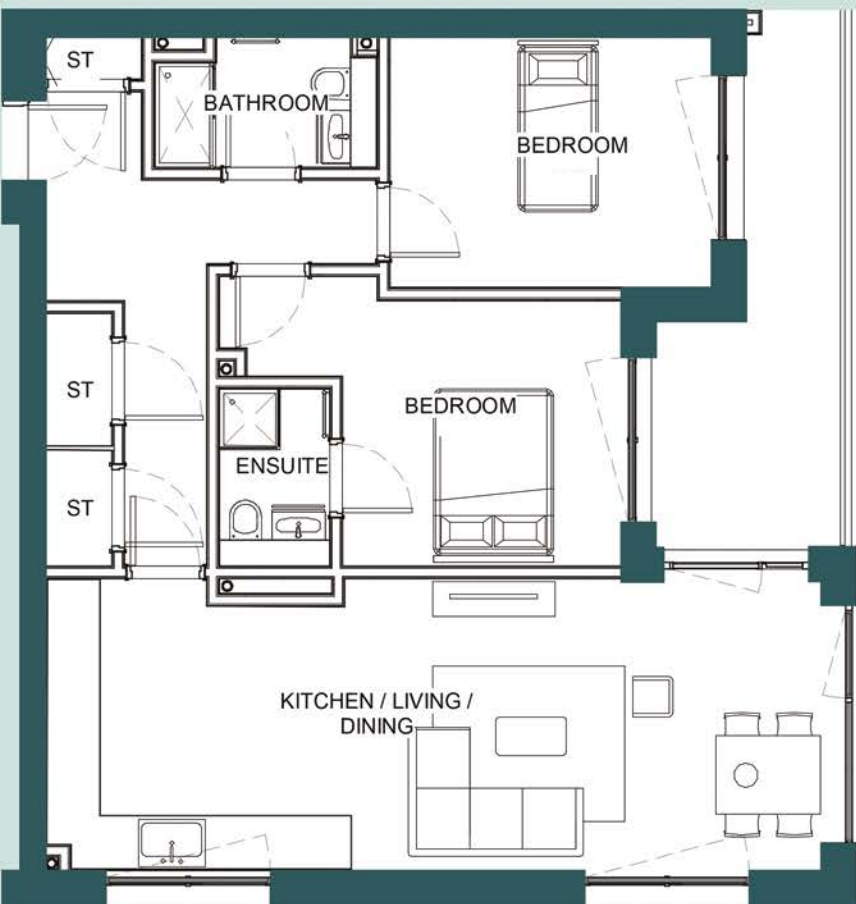
(First Floor)
85 m2 / 914.9 sq.ft.



East Elevation

Apartment 31

(First Floor)
83 m2 / 893.4 sq.ft.

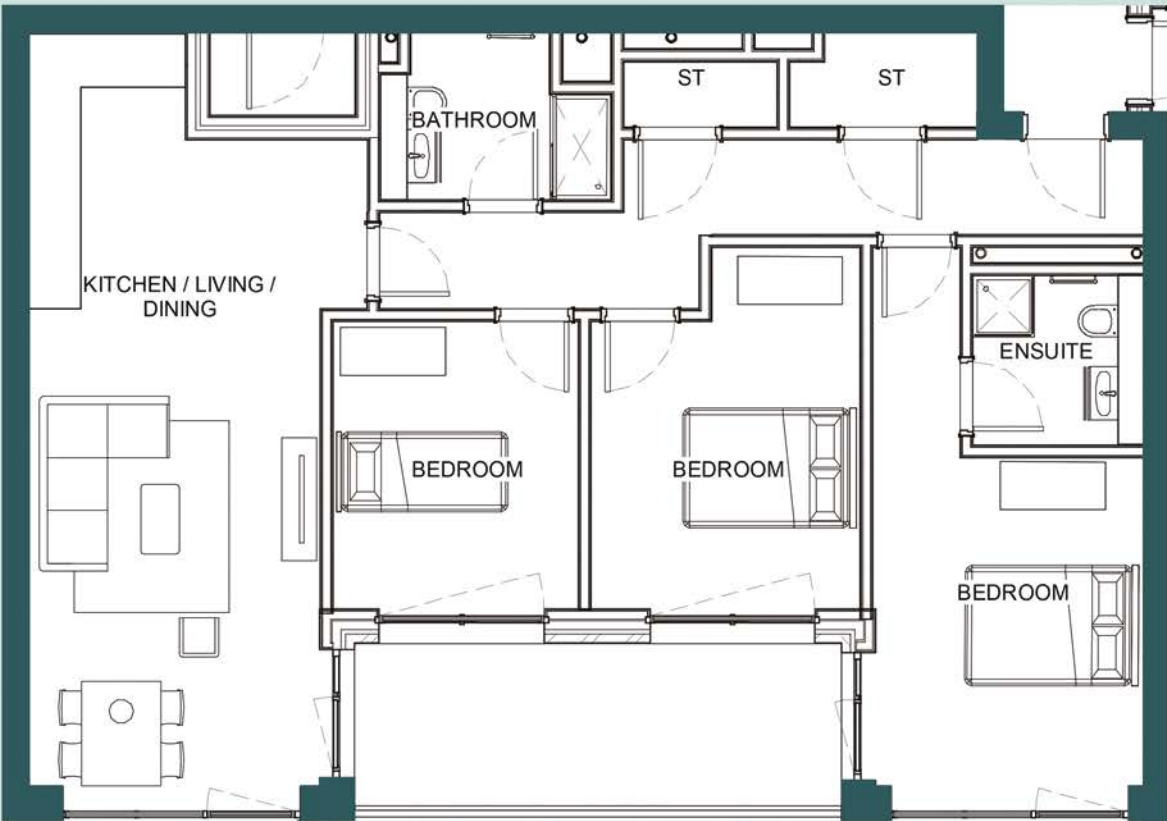


South Elevation



Apartment 32

(First Floor)
103 m2 / 1108.7 sq.ft.



West Elevation

Apartment 33

(First Floor)
80 m2 / 861.1 sq.ft.

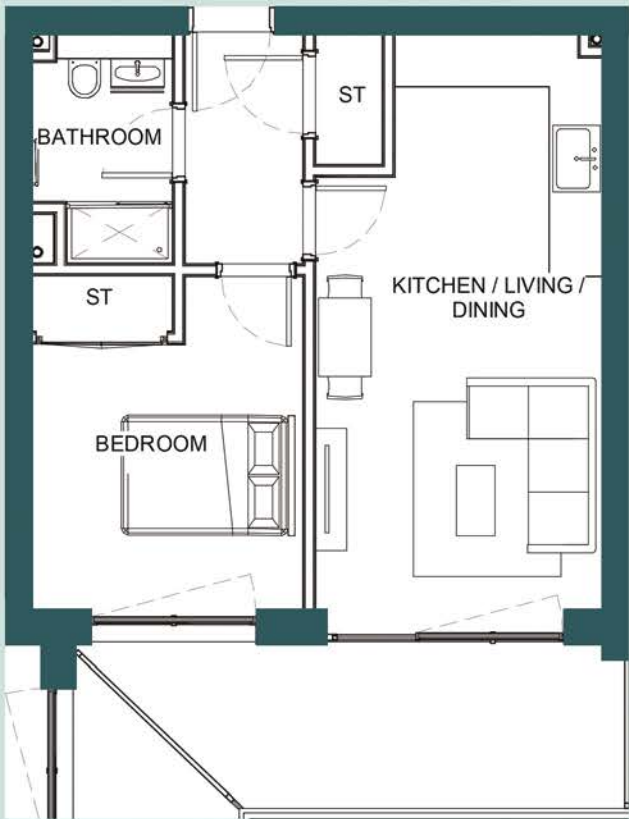


West Elevation



Apartment 34

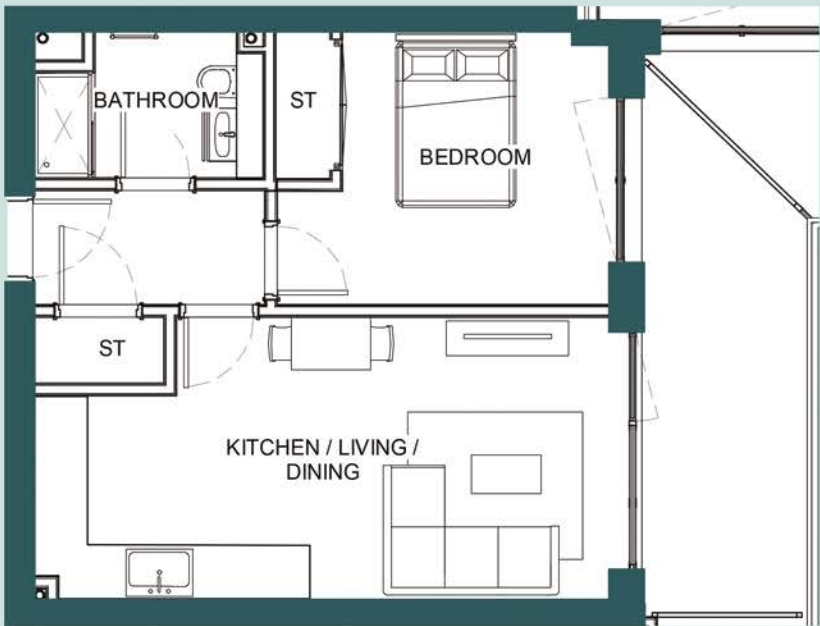
(First Floor)
53 m2 / 570.5 sq.ft.



West Elevation

Apartment 35

(First Floor)
53 m2 / 570.5 sq.ft.

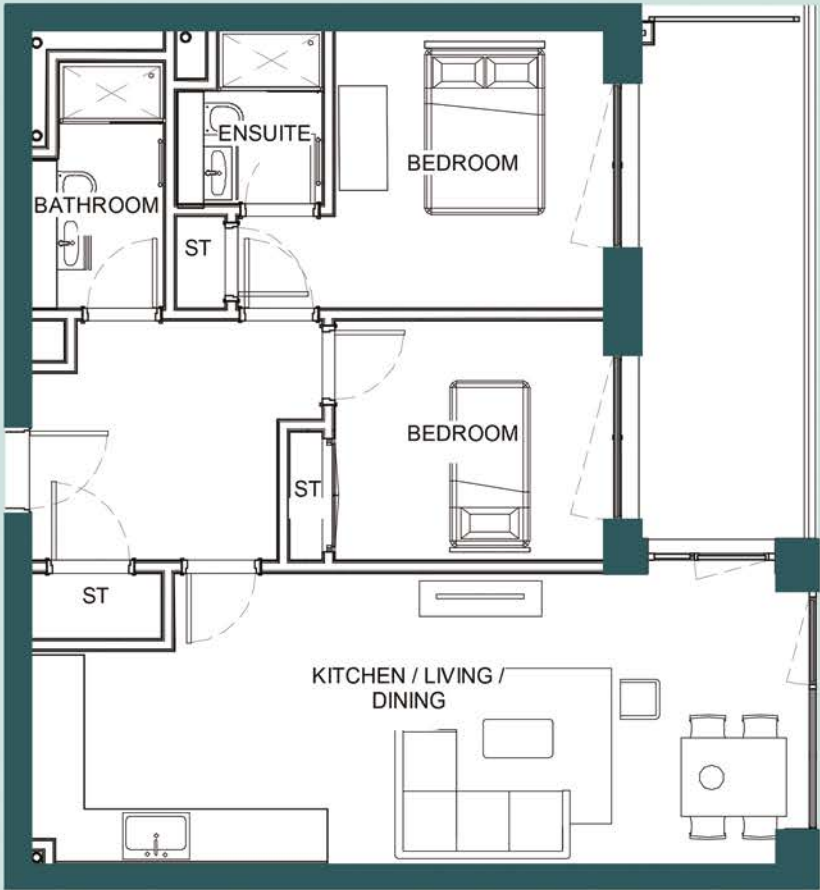


South Elevation



Apartment 36

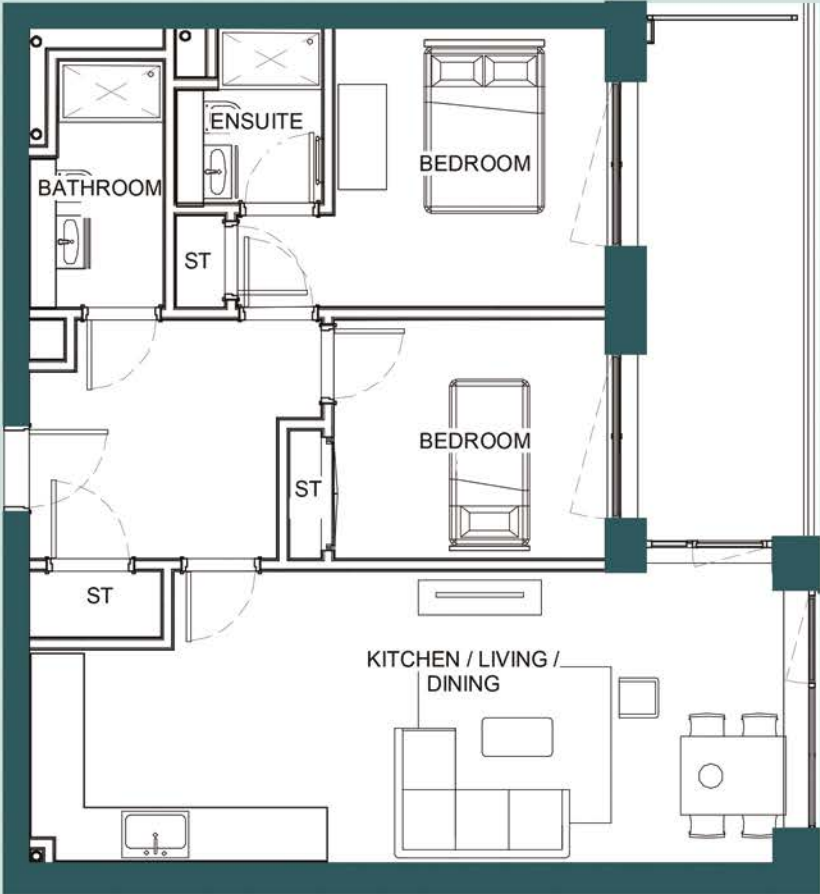
(First Floor)
81 m2 / 871.8 sq.ft.



South Elevation

Apartment 37

(Second Floor)
80 m2 / 861.1 sq.ft.

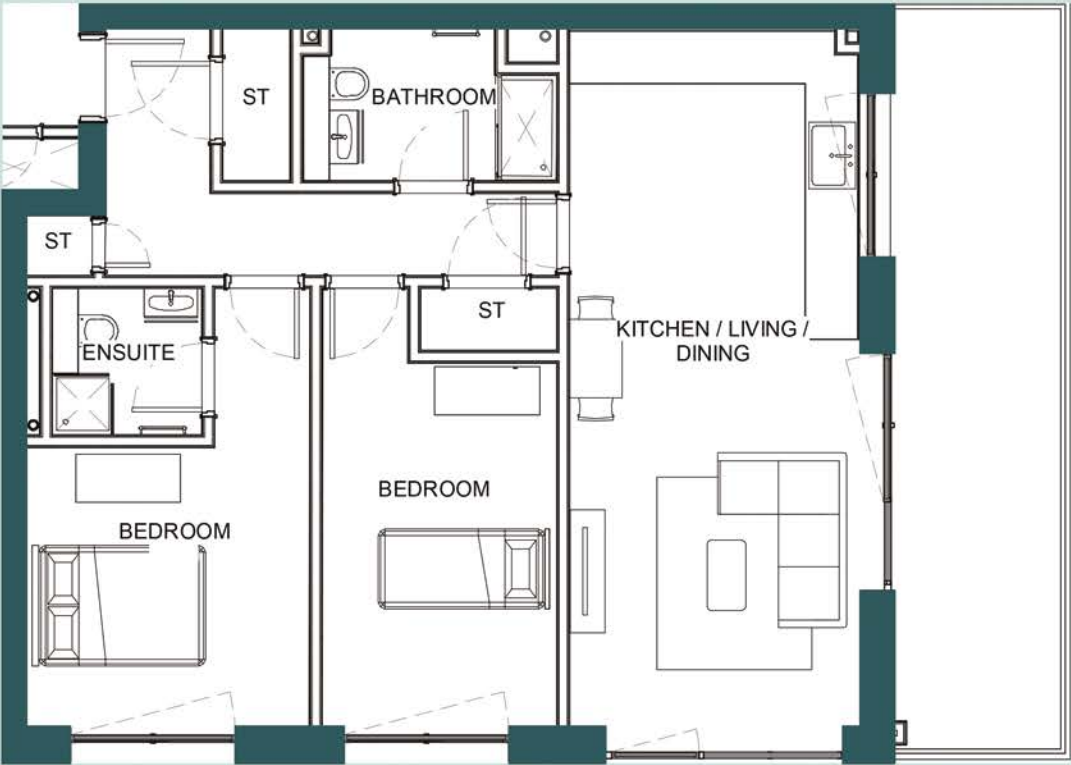


South Elevation



Apartment 38

(Second Floor)
90 m2 / 968.7 sq.ft.



South Elevation

Apartment 39

(Second Floor)
90 m2 / 968.7 sq.ft.

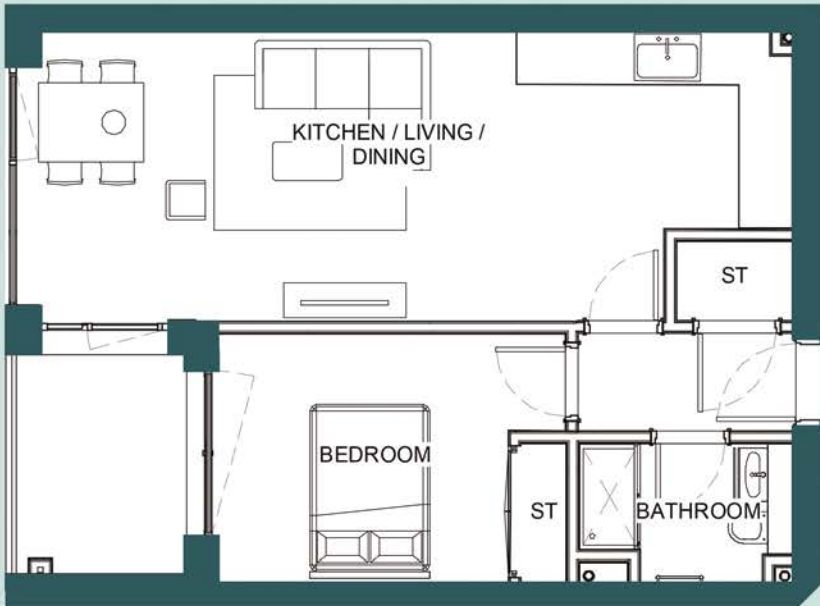


North Elevation



Apartment 40

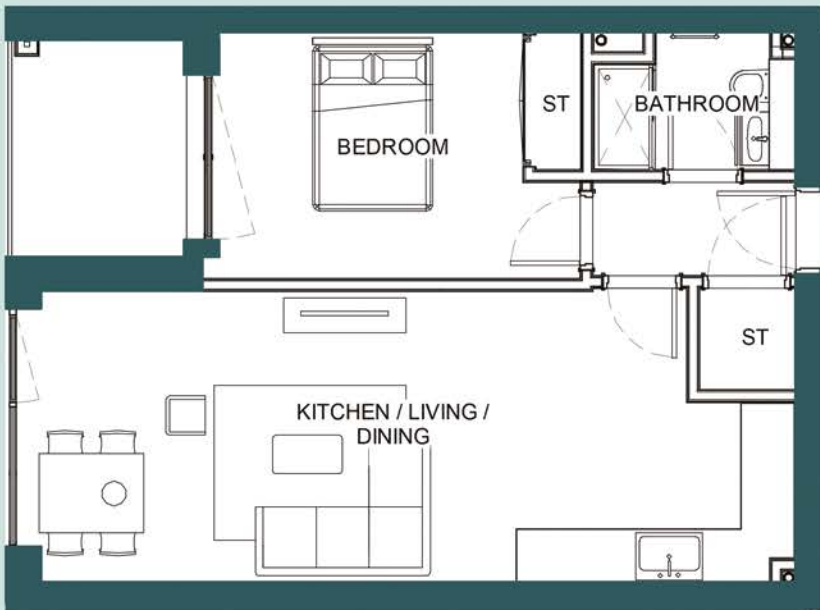
(Second Floor)
53 m2 / 570.5 sq.ft.



North Elevation

Apartment 41

(Second Floor)
53 m2 / 570.5 sq.ft.

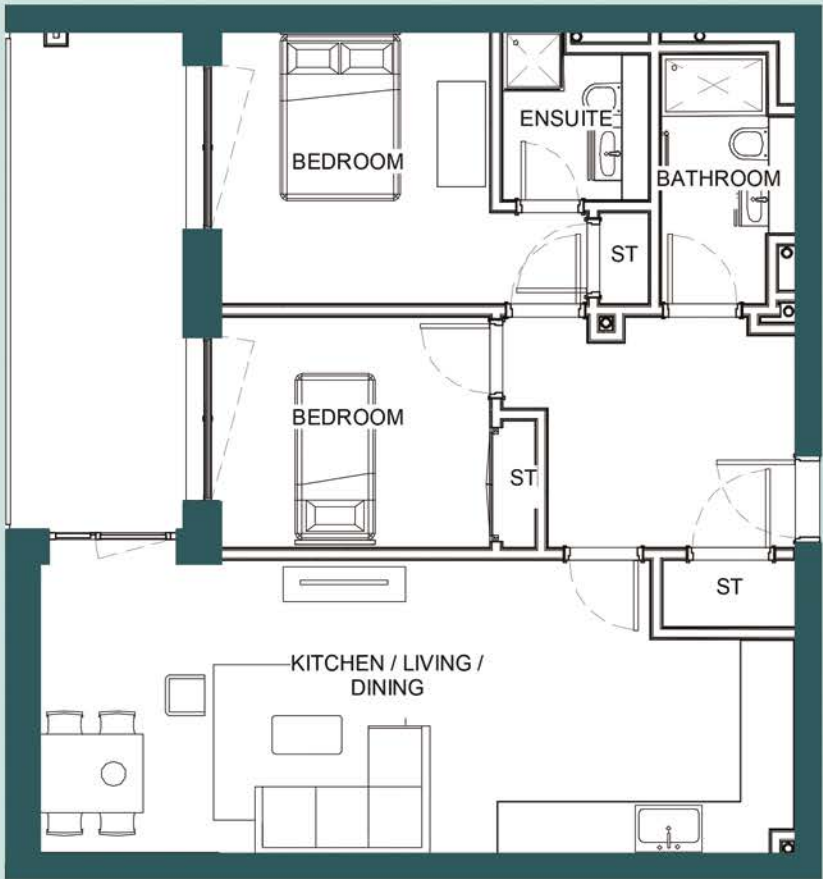


North Elevation



Apartment 42

(Second Floor)
79 m2 / 850.3 sq.ft.



North Elevation

Apartment 43

(Second Floor)
54 m2 / 581.2 sq.ft.



North Elevation



Apartment 44

(Second Floor)
58 m2 / 624.3 sq.ft.



East Elevation

Apartment 45

(Second Floor)
80 m2 / 861.1 sq.ft.



East Elevation

Apartment 46

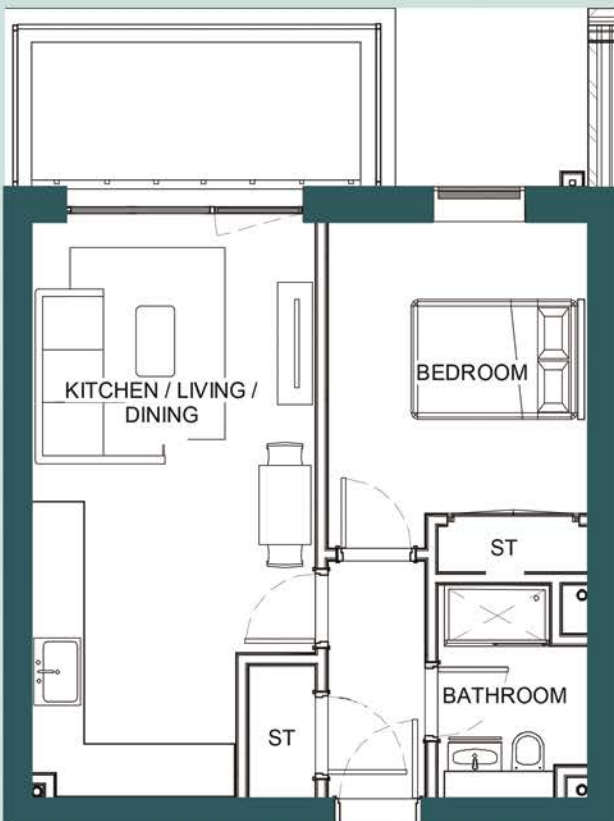
(Second Floor)
54 m2 / 581.2 sq.ft.



East Elevation

Apartment 47

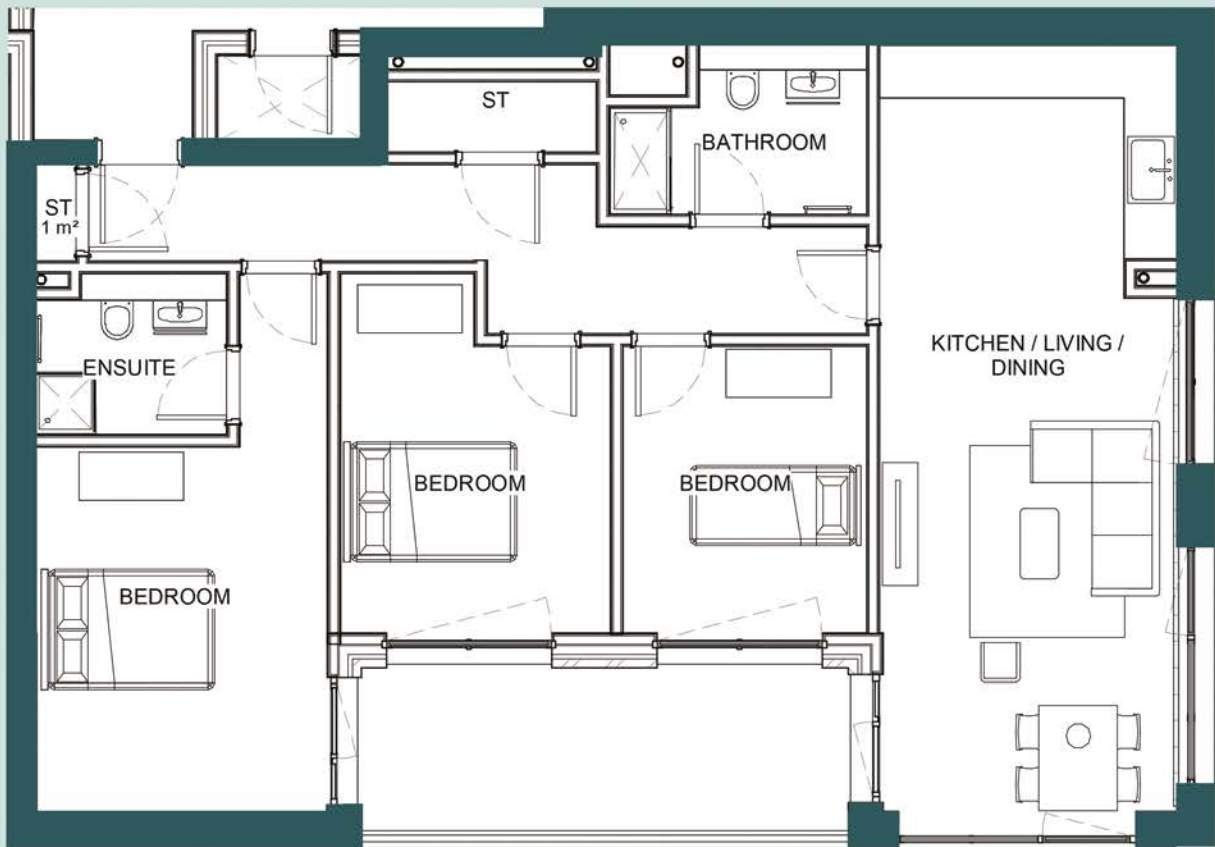
(Second Floor)
54 m2 / 581.2 sq.ft.



East Elevation

Apartment 48

(Second Floor)
106 m2 / 1140.9 sq.ft.



South Elevation

Apartment 49

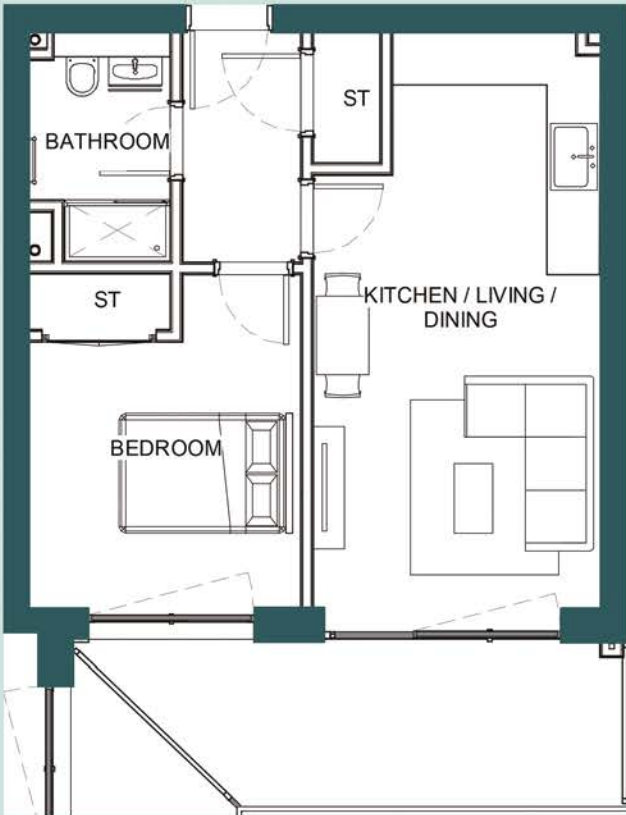
(Second Floor)
79 m2 / 850.3 sq.ft.



West Elevation

Apartment 50

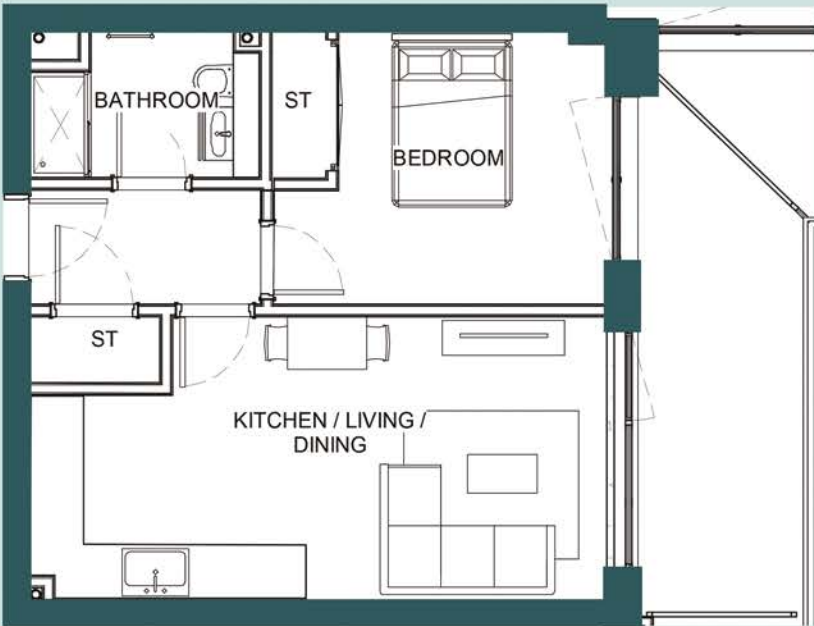
(Second Floor)
53 m2 / 570.5 sq.ft.



West Elevation

Apartment 51

(Second Floor)
53 m2 / 570.5 sq.ft.

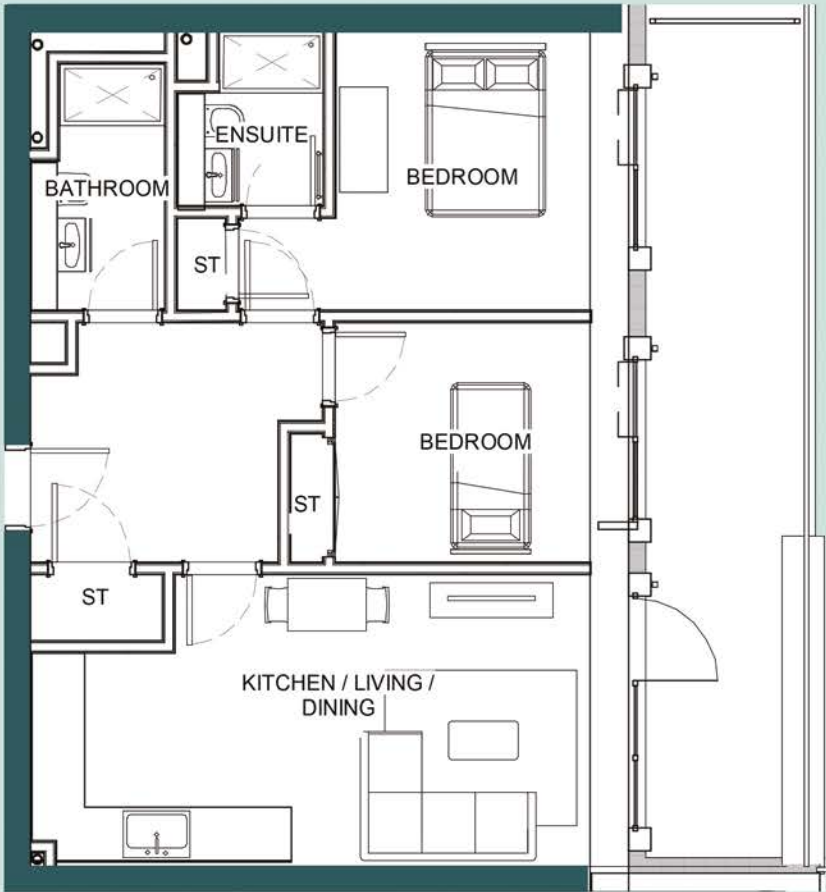


South Elevation



Apartment 52

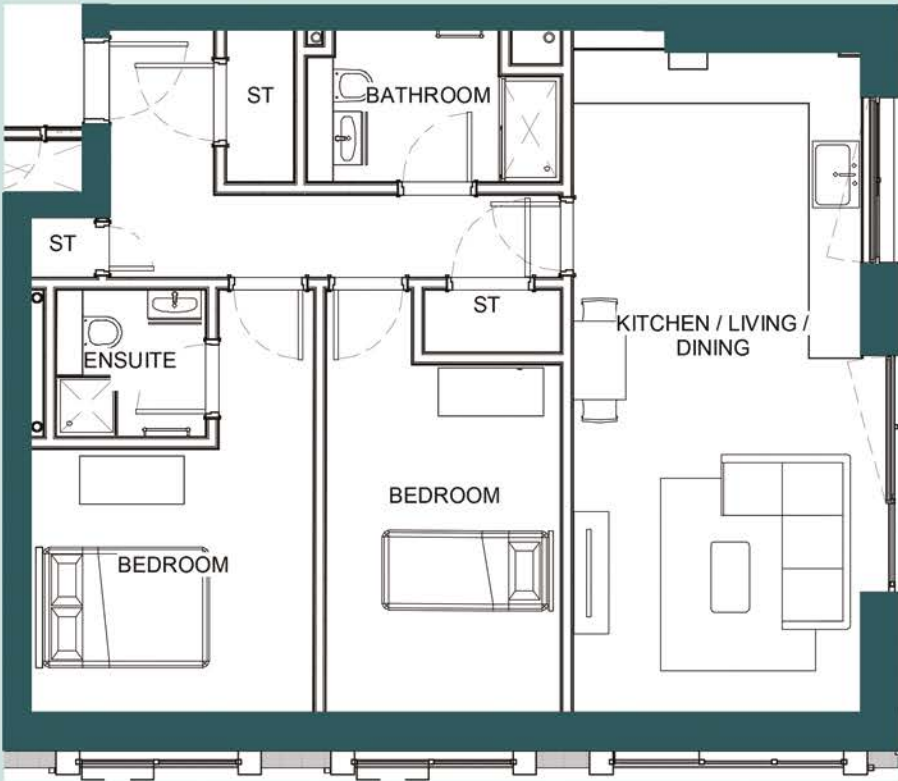
(Top Floor)
81 m2 / 871.8 sq.ft.



South Elevation

Apartment 53

(Top Floor)
91 m2 / 979.5 sq.ft.



South Elevation



Apartment 54

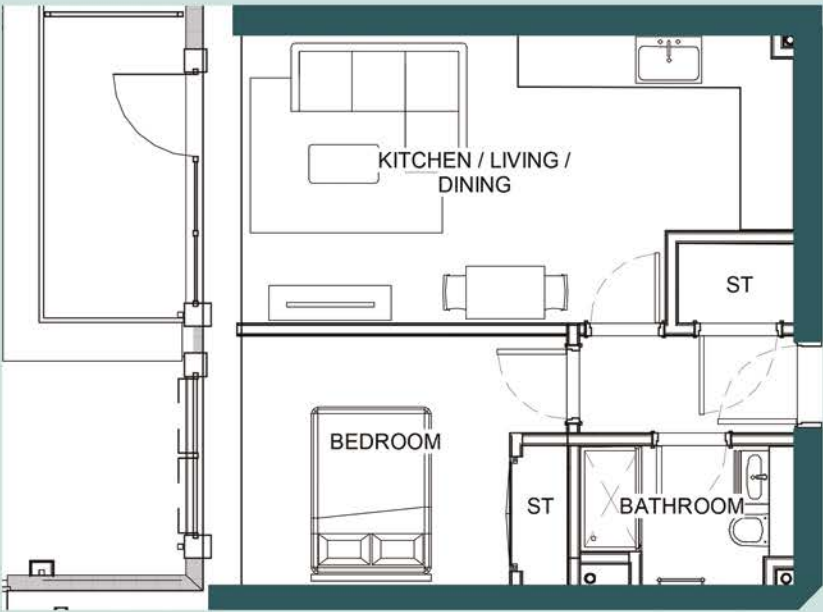
(Top Floor)
91 m2 / 979.5 sq.ft.



North Elevation

Apartment 55

(Top Floor)
47 m2 / 505.9 sq.ft.

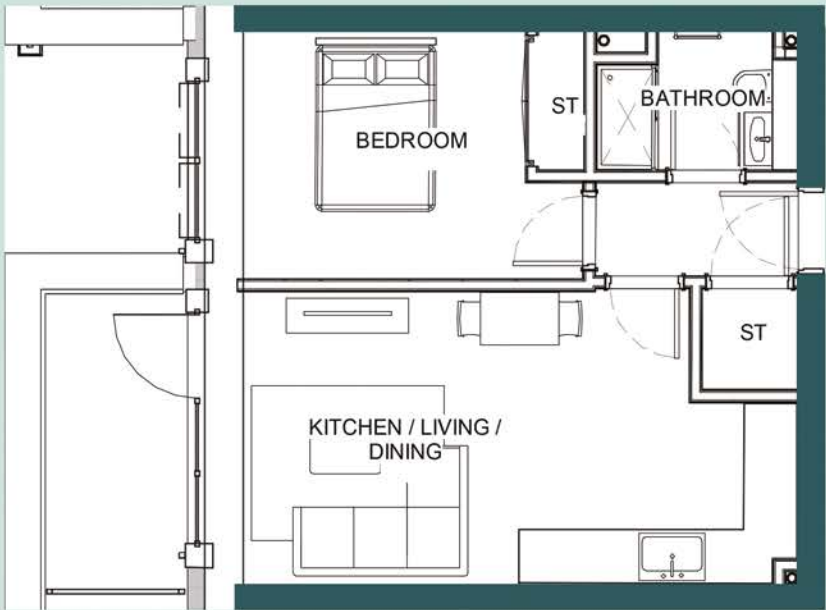


North Elevation



Apartment 56

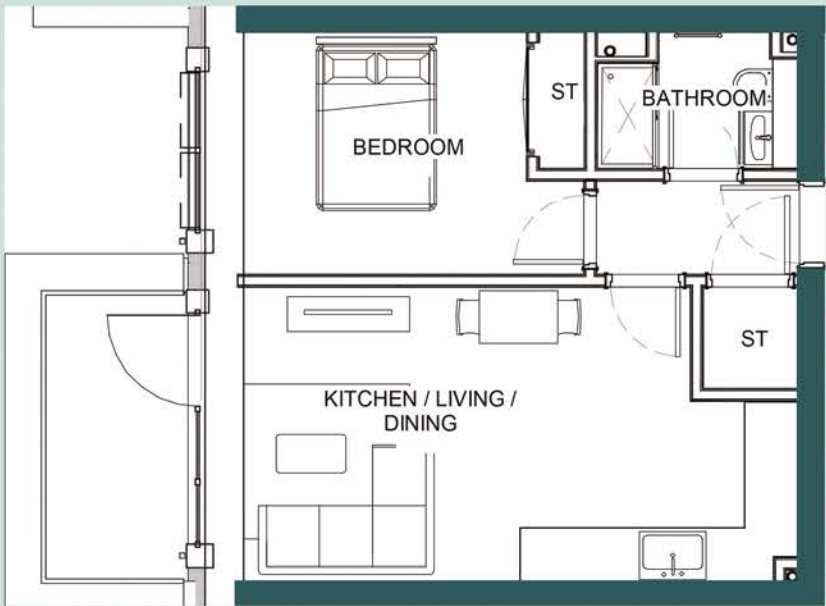
(Top Floor)
47 m2 / 505.9 sq.ft.



North Elevation

Apartment 57

(Top Floor)
46 m2 / 495.1 sq.ft.

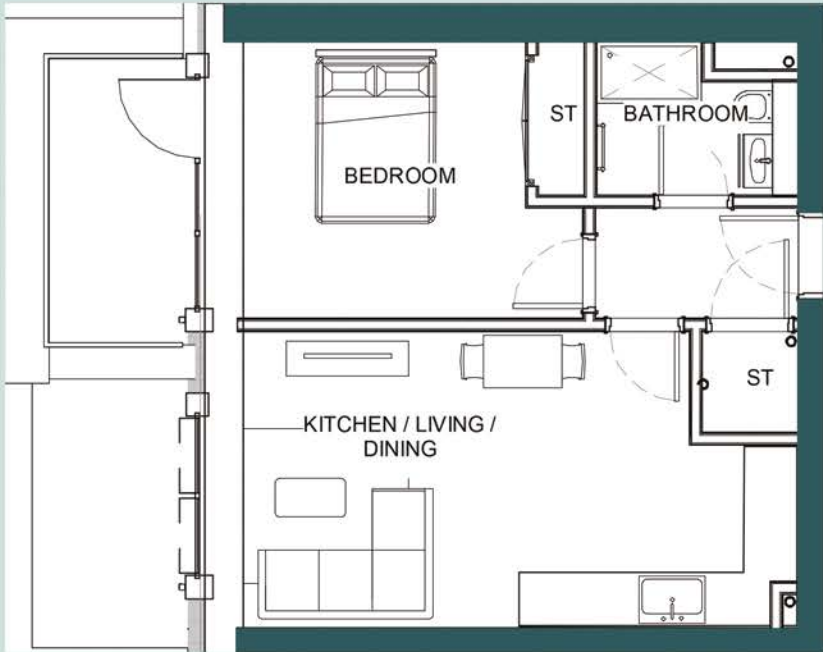


North Elevation



Apartment 58

(Top Floor)
54 m2 / 581.2 sq.ft.



North Elevation

Apartment 59

(Top Floor)
54 m2 / 581.2 sq.ft.



South Elevation



Specification

Luxurious Materials & Finishes

Every apartment at Scotsbridge House has been designed with discerning residents in mind. The timeless aesthetic features a neutral palette upon which are layered the finest fittings and finishes.

The uplifting, light-filled interiors include features such as herringbone flooring, grey ash doors and antique brass hardware to create a sense of elegant, timeless luxury.

The stylish kitchens feature Taj Mahal quartz worktops, basket weave vinyl flooring, and integrated Bosch appliances. The bathrooms have contemporary white sanitary ware, large-scale ceramic tiles and golden oak vanity units. Underfloor heating comes as standard, and every detail has been carefully considered, with only the highest quality materials selected.

- Dark Grey Ash Internal Doors
- Antique brass hardware to doors
- Basket weave luxury vinyl flooring
- Underfloor heating
- Aluminium grey windows
- Taj Mahal quartz kitchen worktops & splash backs
- Matt lacquer kitchen joinery
- Integrated Bosch oven, induction hob
- Integrated Bosch dishwasher

- Integrated Bosch fridge freezer
- Bosch washer dryer
- Matt floor and wall bathroom tiles
- Golden Oak vanity units
- Antique brass bathroom fixtures
- Heated towel rails
- Full height mirrors set into tiles above vanity units
- Electrical face plates in antique brass with black inserts





Why Buy New

Quality You Can Rely On.

Imagine walking into the opulent luxury of a brand new apartment with high ceilings, exquisite design details, and effortless, contemporary styling.

An immaculate space that's yours and yours alone. This is the experience you get when you buy an apartment at Scotsbridge House. There's something irresistible about a brand new, luxury apartment. A space that's uniquely yours. A blank canvas waiting for you to make your mark.

Umiya specialises in luxury developments designed with only the most discerning residents in mind. Each home is the culmination of an innovative design approach, exceptional specification, and signature attention to detail.

The result is an inviting, timeless and truly unique place to live.

Known for their design-led approach, Umiya ensures their developments are beautiful places to live with refined interiors and thoughtfully landscaped outside spaces. Built with sustainability in mind, these timeless properties are perfect either as cherished homes or ideal investment opportunities. A family-run company, Umiya is renowned for its commitment to quality and excellence. Working collaboratively with some of the foremost players in the UK construction industry, Umiya's talented team show great care and attention to detail at every stage of the development process, whether during the design, construction, or handover phases.

Umiya is always looking for new opportunities to add to its impressive portfolio. Specialising in luxury apartment complexes in some of the UK's most desirable locations, the developer is actively sourcing fresh sites on which to create exemplary contemporary residential schemes.





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