



BRIDGE HOUSE
MEWS
HERTFORD



Regenta

Nine exclusive family homes in Hertford



Computer generated illustration is indicative only

Make yourself
at home



Computer generated illustration is indicative only

3

AN IDYLIC HAVEN TO MAKE YOUR OWN

Bridge House Mews is a brand new community in the county town of Hertford offering beautiful homes, complete with garage, generously sized garden's and patio's perfect for a family barbecue. Inside, rooms are well proportioned, inviting and bright. The kitchen is well equipped and offers ample worktop space. Bedrooms have all the storage space you need while bathrooms are fitted with stylish, contemporary fixtures.

These homes are built with the future in mind to help with your energy bills and the décor has been kept neutral so you can easily express your personality and good taste in your new home.

A river runs close by and the county town of Hertford is surrounded by open countryside yet the City of London is within comfortable commuting distance. You couldn't be better placed.





A RICH HISTORY WITH A BRIGHT FUTURE

There has been a settlement at Hertford since Saxon times and when William the Conqueror arrived, it was already an established market town. The castle dates back to this period and evolved into a royal palace that hosted Kings and Queens for 300 years. Elizabeth I spent much of her childhood here.

You can still feel the sense of history to this day. Take a walk along St Andrew Street and stop off at Beckwith's Antiques. The original building dates back to 1450. Be sure to visit Hertford's Museum where you can delve deep into the past too.

Yet Hertford is also a town for the 21st century. The charming streets, the beautiful countryside, creative energy and excellent transport links make it a popular choice for commuters to London as well as people who work locally. It's a location that offers the best of town and country.



Hertford draws on its history of over a thousand years but has its eye firmly on the future.

*Walk, ride, run,
paddle and enjoy*





The Gentle flow of Hertford

Whether you're feeding the ducks from a bridge, enjoying a drink at a riverside pub, admiring the dappled light between the willows or watching a kingfisher perched on a lock gate, you're never far away from the water. The River Beane gently meanders through the fields close to Bridge House Mews and Golding's Canal, with its tree lined island, also close by. The walk along the New River down to Ware is a particular favourite with locals.

Of Hertford's four rivers, the Lea is the most famous and the area around Hertford is considered the Lea's most picturesque stretch. It's easy to follow the towpath and enjoy the scenery by bike or take to the water in a kayak. The local sailing club will give you a warm welcome and is a great place to learn or develop your dinghy sailing skills.



Hertford was founded at a place where four rivers converge. Relaxed, waterside living is what the town is all about.

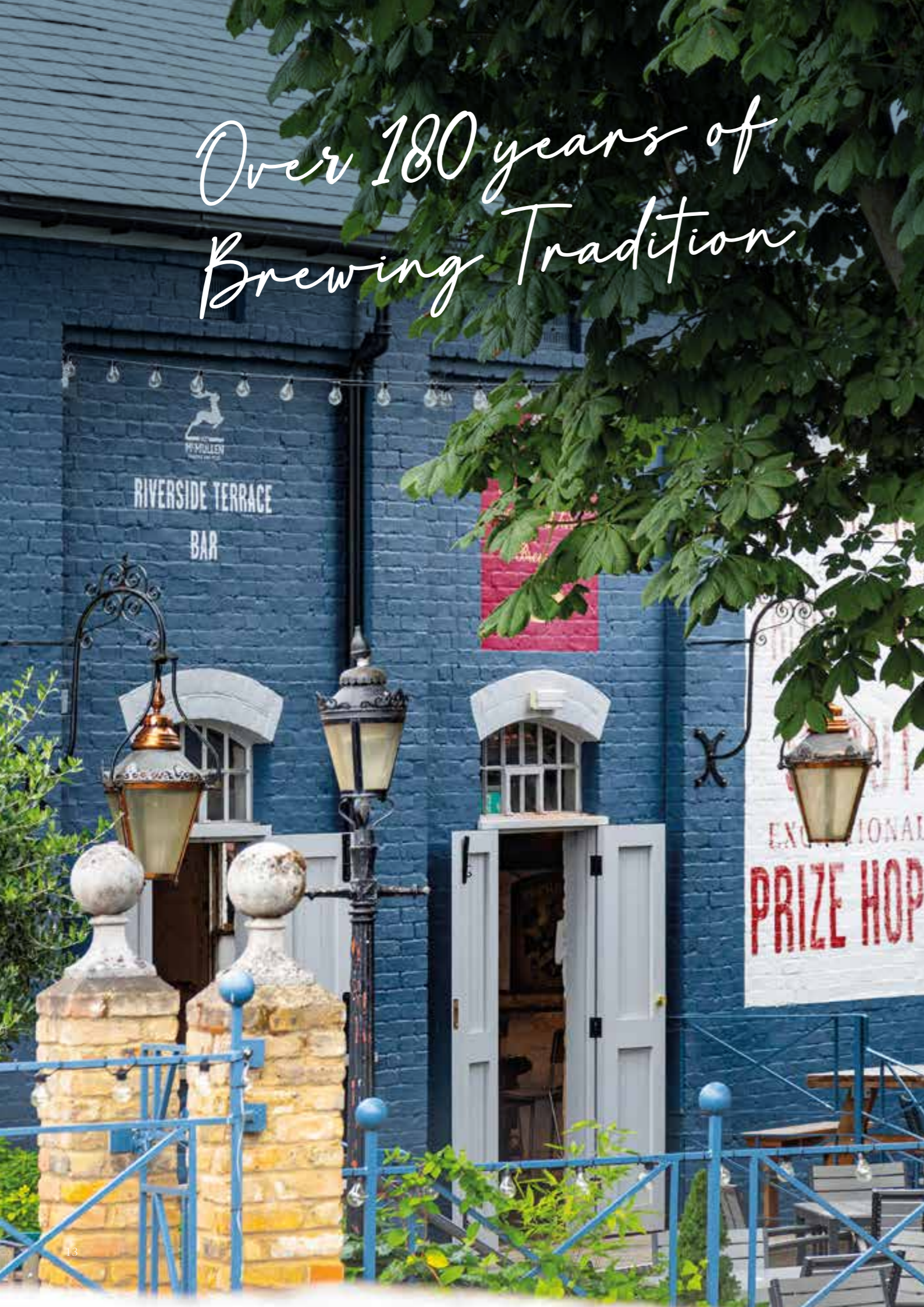
The Lea Valley Boat Centre is where many locals head when they fancy a day on the river. You can rent a canal boat for the day or electric boat for an hour. There are also rowing boats and pedalos. If you prefer to let a professional skipper do the sailing opt for a water taxi or cruise boat. You can take a seat, relax and let the scenery drift by.

Panshanger Park is also handy. Designed by the famous 18th century landscape artist Capability Brown, today the park is home to a whole range of wildlife. Watch out for water voles, kingfishers and red kites.

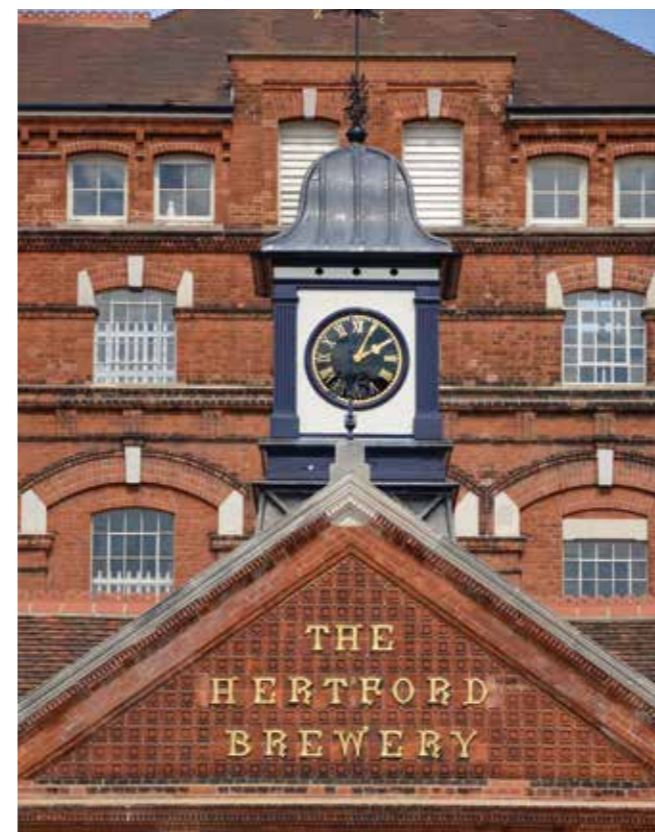


The constant flow
of the river carrying
the tang of hops on
the breeze

Over 180 years of Brewing Tradition



With its pure water, barley fields and regular market day clientele, Hertford has long been the perfect place to brew and sell beer. Its historic hostelrys and charming riverside pubs ensure it's also the perfect place to enjoy a drink.



Street names such as Barley Croft, Beerhouse Lane and the Maltings all point to a long brewing tradition. In fact, by Victorian times there were a dozen breweries in the town and some of the country's most famous names in beer-making came from the area.

It was in 1827 that Sarah McMullen persuaded her husband Peter that a life of poaching was less attractive than brewing beer and the famous McMullen brewery was born. The famous beers are still brewed in Hertford at the Whole Hop Brewery. The building sits above a chalk aquifer and draws water from this source to create the distinctive McMullen ales.

Hertford has inspired microbreweries throughout the county and is proud of its brewing tradition to this day. The promise of finishing a day's work with a sunset beer at a waterside pub is one of the reasons the town is so attractive.

TIME FOR A TASTY TREAT



Yum Yum

There's a great range of coffee houses to choose from. The Rose Café is famous for its full English, Yum Yum does great milkshakes, while the Bull Roasters at the Herts Coffee Lab make every brew bionic. Or head for the Bebo café in one of the historic buildings in Salisbury Square. Their rich, smooth coffee and freshly prepared cakes make a perfect combination. Of course, Italians are famous for their coffee and, at Giambone's, you can enjoy a fresh brew from the Cimballi coffee machine.

Not surprisingly for a brewing town, Hertford has some great pubs. The cosy atmosphere of the Quiet Man is perfect after a trip to the Hertford Museum, or drink in the historic 17th century surroundings of the White Hart (a pub that Peter McMullen's father used to frequent). The Dog & Whistle is a lively pub where there's always something going on, while the Old Barge is a traditional family pub in a beautiful riverside setting, in one of Hertford's most historic areas.

Hertford also boasts excellent gastropubs such as the Woolpack, which claims it serves Hertford's best burger, and the Hummingbird welcomes you with an insta-worthy décor that's almost as mouth-watering as the menu.



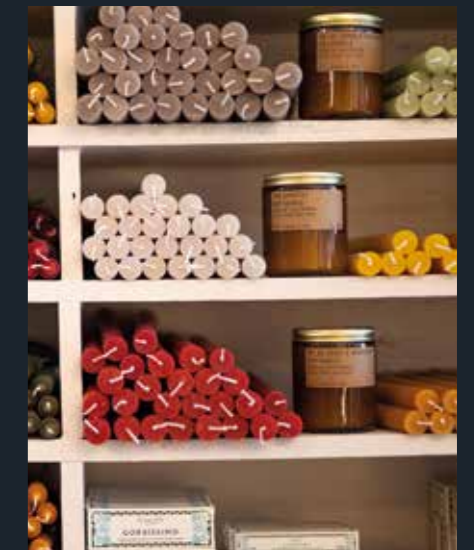
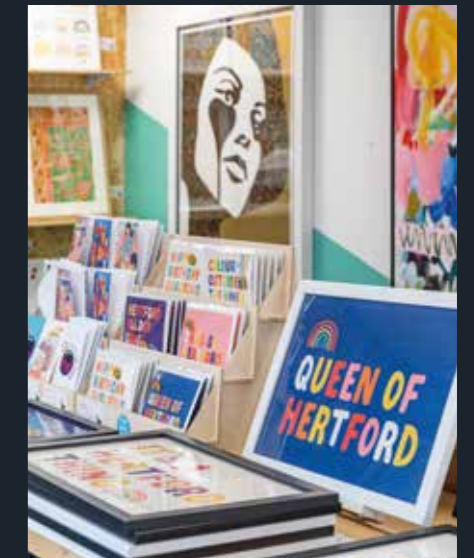
Hertford is all about café society. Meeting up with friends over an unhurried cup of organic coffee in delightful surroundings.

Always delicious

In fact, this is a great town for foodies and the locals are proud of the great choice of small, independent and fascinating restaurants. Take Mr Tanaka's Japanese fusion restaurant, tucked away in Post Office Walk. Or Proove Pizza with their remarkable oven. Locals love Il Vino and Lussmans is another favourite which has been recognised by the Sunday Times as one of its 100 Best Places to Eat.

There's authentic Thai, traditional pie and mash, together with a popular Indian restaurant that has its own tuk-tuk parked outside. Whether you're after a quick takeaway or a romantic candlelit dinner, you've come to the right town.





DELICIOUSLY FRESH FOOD AND FABULOUS SHOPPING

Surrounded by fields, there's always an emphasis on fresh produce in Hertford and the monthly Farmer's Market features local poultry, dairy, fruit and vegetables, honey and bakery products from approximately 20 local farms.

As well as the usual supermarkets, the town is full of delightful little shops. There's a family butchers, local bakers that has been trading since Victorian times and an organic produce store with a dazzling display.

Beyond food, there's a world of independent boutiques just waiting to be explored. Rossi's Attic offers a treasure trove of authentic vintage while Messages and Eye Mind Heart are the places for gift inspiration. You'll find men's tailoring and women's fashion, flowers, art and much more. Hertford really does make shopping a pleasure.

Hertford hosts a lively open air market every Saturday and a popular Farmers' Market on the second Saturday of every month.

So fresh



THE SHOP

*Browsing for
little gems*

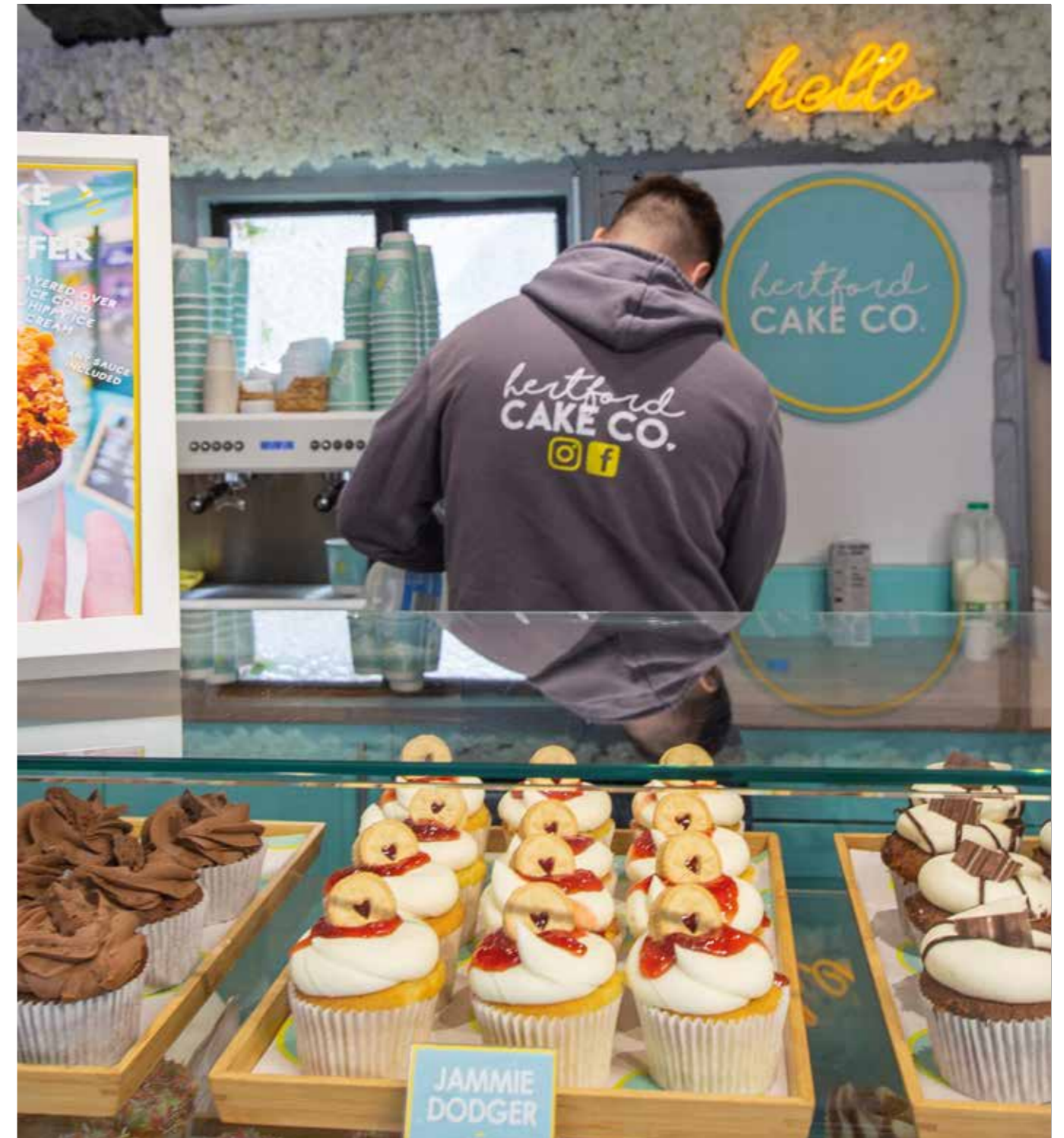




REFRESHINGLY CREATIVE

Hertford is a town with a powerful creative spirit and there's always something going on. From arts festivals to car shows, from open air cinema to children's treasure hunts, from pop-up art galleries to Christmas markets, your diary will be overflowing all year long. Hertford Theatre occupies a beautiful spot beside the water and has an excellent reputation for exciting shows. It's one of many live entertainment venues in the town.

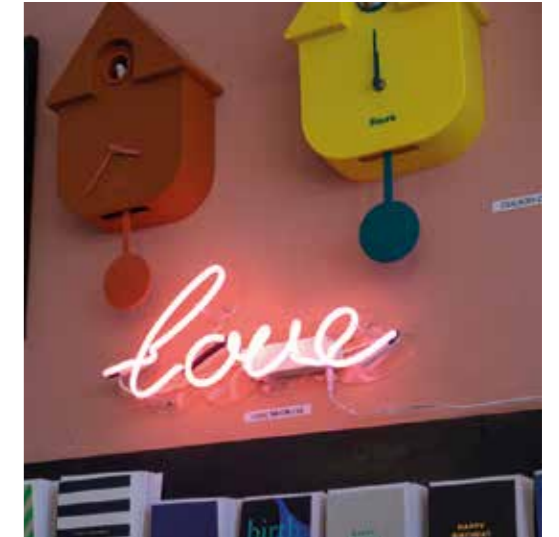
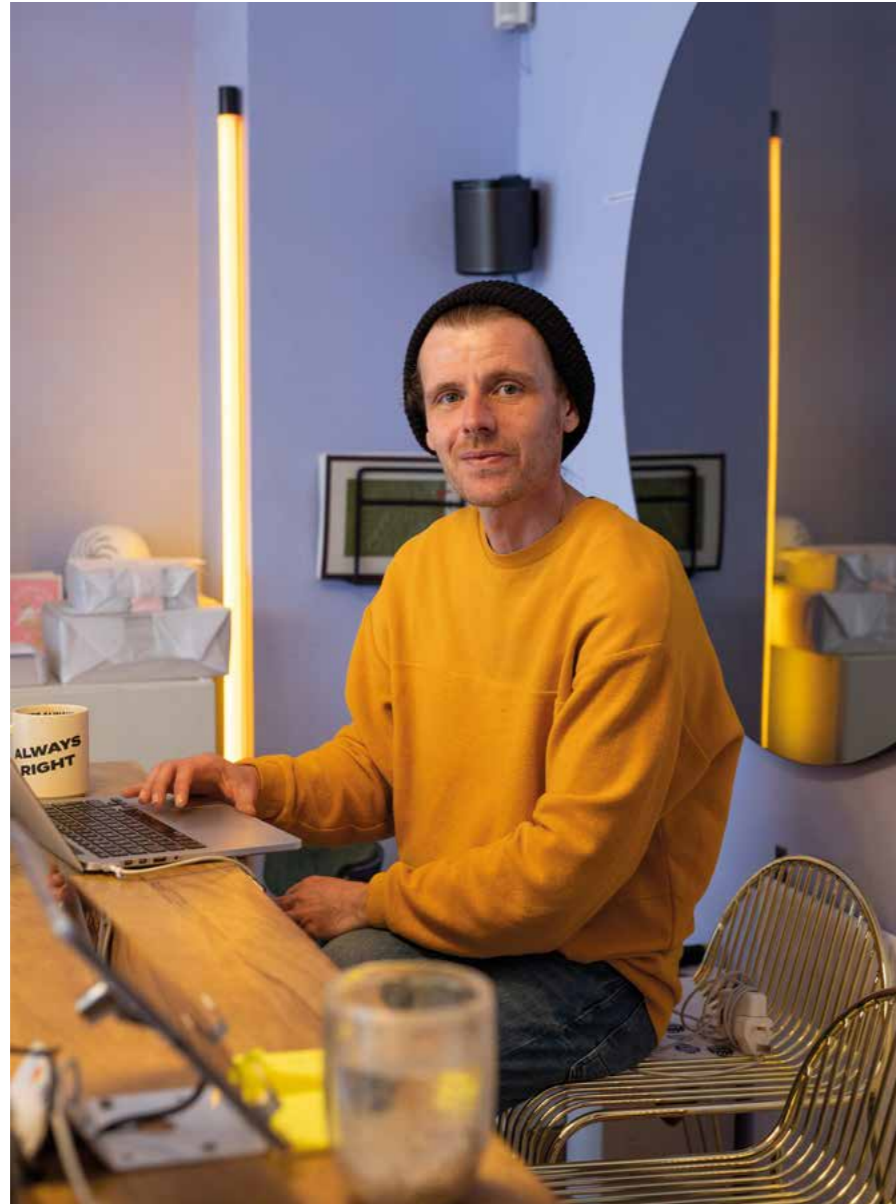
The creativity extends to local businesses too. Take the Hertford Cake Co which started as a kitchen business, grew to take over a stall at the Farmers' Market and has gone from strength to strength. These days people come from miles to buy their delicious cakes, cupcakes, brownies and traybakes, not to mention their speciality coffee roasted in Hertfordshire and locally produced Jersey Cow Ice Cream. You'll find their store in St Andrew Street.



“Living in Hertford since 2014 and starting our business in 2015, we can certainly say that we love everything that this small town has to offer. From the huge community spirit to the abundance of small family run independent businesses. We opened our first store in 2019 on St Andrew street and the support has been overwhelming. Today we bake daily and offer a huge range of freshly baked cakes, local ice cream, milkshakes and speciality grade coffee. Birthday Cakes to Brownies we've got you covered.”

Hertford Cake Co

UNIQUE & CONTEMPORARY



Hertford today is a town that inspires fresh thinking and a store like Five & Dime is a great example. It's a brilliant blend of imaginative ideas and bold business planning, offering emerging brands, inspiring interiors and the work of up and coming designers. It's what Hertford is all about. Check out its dazzling range of furniture, lighting, homeware and gift ideas and see for yourself.

Owner Craig Kilmartin is in no doubt that the town has played a significant role in his business growth. He says:

'Hertford is a vibrant market town within touching distance of London, whether it's North or East the two train stations make it so accessible and under an hour to get into the centre. Hertford has a great mix of creatives and professionals with something always going on and with a variety of cool independent shops and restaurants there's plenty to discover and a unique mix you will fall in love with'

fiveanddime-interiors.com



BRIDGE HOUSE
MEWS
HERTFORD

*Where memories
are made*



EXPLORING HERTFORD



BRIDGE HOUSE MEWS
*North Rd,
 Hertford SG14 1NA*

Local Shops & Amenities

LloydsPharmacy	0.5 miles
Hertford Cake Co	0.5 miles
Co-op Food - Fleming Crescent	0.7 miles
G Pickett Family Butchers - Fleming Crescent	0.7 miles
Sainsbury's Supermarket	0.7 miles
ALDI	0.7 miles
The Shop	0.7 miles
Love Flowers	0.9 miles
Tesco Superstore	1.2 miles

Local Landmarks & Places of interest

Hertford Theatre (being refurbished)	0.6 miles
Willowmead Nature Reserve	0.6 miles
Hertford Castle	0.7 miles
Market Place - Hertford Town Centre	0.9 miles
Hertford Museum	0.9 miles
Corn Exchange	0.9 miles
Panshanger Park	1.1 miles
Scott's Grotto in Ware	3.1 miles
Paradise Wildlife Park	5.4 miles

Places to eat & drink

The Millstream	0.3 miles
Ruby Indian Restaurant	0.4 miles
Bean & Gone Coffee	0.6 miles
The Crafty Duck	0.7 miles
Proove Pizza	0.7 miles
The Quiet Man	0.9 miles
Dinnio Restaurant	0.9 miles
Hertford Coffee Lab	1.3 miles
Mc Mullens	1.2 miles

Local Schools

St. Joseph's CPS	0.3 miles
Mill Mead Primary School	0.4 miles
Saint Andrew COE Primary	0.5 miles
The Sele Secondary School	0.6 miles
Duncombe School	0.7 miles
Hollybush Primary	0.7 miles
Richard Hale Secondary	0.9 miles
Bengeo Primary School	1.0 miles
Simon Balle Secondary	1.4 miles

Distances taken from www.google.co.uk/maps**

HAPPY KIDS WITH CURIOUS MINDS



Surrounded by countryside and with loads of activities for kids all year round, Hertford is the perfect place to raise a family. The education authority is one of the best performing in the country and local primary schools consistently achieve above the national average and there's a great selection close to Bridge House Mews to choose from.

There is a wide variety of options for secondary education and the town offers so much to stimulate teenagers. Whether learning to sail on the water, researching our shared past at the local museum or enjoying sport in one of the town's many clubs, teens have so much to get involved with. No wonder Hertford is so popular with families.

Hertfordshire is one of the most highly performing education authorities in England.

Primary Schools:

ST JOSEPH'S CATHOLIC PRIMARY

Co-ed 3-11

OFSTED Good

"Our school is a place where our children can learn, grow and become the best versions of themselves."

ST ANDREW COFE PRIMARY SCHOOL

Co-ed 3-11

OFSTED Good

"We also aim to develop the whole child through our creative curriculum, as a result children at our school are enthusiastic, confident and independent learners."

MILL MEAD PRIMARY SCHOOL

Co-ed 3-11

OFSTED Good

"An inspirational learning community, where our children thrive today and tomorrow"

HOLLYBUSH PRIMARY SCHOOL

Co-ed 3-11

OFSTED Good

"At Hollybush, we take the time to get to know your child really well, their strengths, their interests and what makes them tick."

BENGEIO PRIMARY SCHOOL

Co-ed 3-11

OFSTED Good

"At Bengeio School we actively promote the values, virtues and ethics that underpin the British values of democracy."

Private Schools:

ST EDMUND'S COLLEGE & PREP SCHOOL

Co-ed 3-19

OFSTED Good

HAILEYBURY

Co-ed 11-18

OFSTED Outstanding



All-through School:

SIMON BALLE

All-through School

OFSTED Outstanding

"Simon Balle is known for its high expectations, first class education and its innovative approach."

Alison Saunders, Headteacher

Secondary Schools:

RICHARD HALE

Boys Secondary School 11-18

Co-educational 6th Form

OFSTED Good

Over 400 years of tradition the school was established by Richard Hale in 1617.

Ian Hawkins, Headteacher

THE SELE SCHOOL

Mixed Secondary School 11-18

OFSTED Good

"At The Sele School, we aim to give every student in our care the very best possible education in order to prepare them for life beyond school."

Mr Christopher Quach, Headteacher

JUST A HOP, SKIP & JUMP

With a railway station down the road and easy road links, you couldn't be better connected



Hertford North rail station is just a few minutes' walk from your front door, connecting you with London King's Cross and Moorgate in just 50 minutes. You'll also have good services to Stevenage and Cambridge. Or take the road. There are also regular buses to local destinations and across Hertfordshire.

By car, the A414 provides a quick connection to Welwyn Garden City and Harlow, while the A10 is your direct link to London, the M25 and national motorway network. The A1 offers an easy drive when you're heading to the North and

Scotland, while the M11 opens up a whole range of destinations across East Anglia.

Heading abroad? Luton, Stansted and London City Airports, together with the Eurostar international terminus at St Pancras, are all easy to get to.

Yet this is a part of the world where you can also choose a slower pace of life. Boating along one of the local waterways, cycling the towpath by the side of the river, or enjoying a long, leisurely walk through the local countryside.

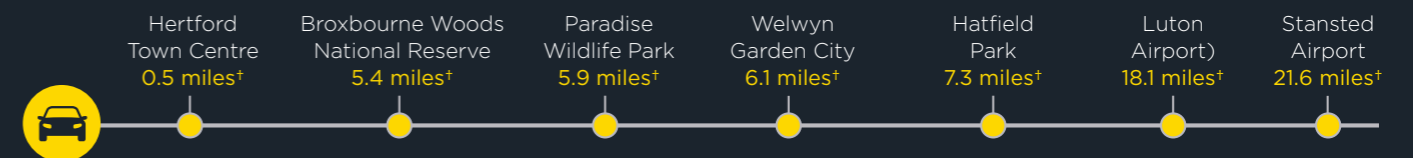


On the go

BY TRAIN FROM HERTFORD NORTH STATION



DRIVING FROM BRIDGE HOUSE MEWS



Travel times taken from *www.nationalrail.co.uk and †www.google.co.uk/maps
www.greatnorthernrail.com

Space to grow





COMFORT'S ALL IN THE LITTLE DETAILS

KITCHEN

- Fitted kitchens with shaker units
- Bosch electric single oven and four zone induction hob with integrated extractor hood
- Bosch integrated fridge/freezer
- Bosch integrated dishwasher
- Quartz worktops with matching up-stand
- Blanco undermount sink and mixer tap
- Brushed chrome electrical sockets
- Bosch integrated washer/dryer

BATHROOMS & SHOWER ROOMS

- Contemporary Saneux sanitary-ware
- Shower screen
- Heated chrome towel rail
- Porcelain wall and floor tiling
- Pivot glass bath screen
- Mirror
- Shaver Socket

DECORATIVE FINISHES

- Polished and satin chrome ironmongery
- LVT flooring to kitchen / dining room and hallway
- Carpet to living room, all bedrooms, stairs and landing
- White/oak staircase
- White emulsion to ceilings and walls
- Oak finished doors

HEATING

- Thermostatically controlled through NEST
- Gas eco boiler
- Radiators throughout

ELECTRICAL

- White sockets to every room except kitchen
- Downlights to kitchen and bedrooms 1 and 2
- Pendant lighting to bedrooms 3, 4 and WC
- Under unit LED lighting to kitchen

HOME ENTERTAINMENT/ COMMUNICATIONS

- TV + BT sockets to master bedroom and living area
- Pre-wired for SKY Q

SECURITY

- Smoke detectors
- Secure by Design

GENERAL AND EXTERNAL FINISHES

- Private exterior gardens to all houses with patio and turf
- Patio doors to kitchen/dining area
- Contemporary outside lighting
- External power socket for electric car charging

WARRANTY

- 10 year warranty



The specification details contained in this brochure are correct at the date of print but may vary as building work progresses. Images are representative only and are from a previous Regenta development. The specification is not intended to form part of any offer, contract, warranty or representation and should not be relied upon as a statement or representation of fact. January 2022.

Space to play



Computer generated illustration is indicative only

SITE PLAN



BRIDGE HOUSE
MEWS
HERTFORD



- KEY
- 2 BEDROOM HOUSES
 - 3 BEDROOM HOUSES
 - 4 BEDROOM HOUSES

The above site plan is for illustrative purposes only. The landscaping, the house designs, boundaries and positions of roads and footpaths and other facilities or amenities may change as the development proceeds. October 2021. Please speak to our Sales Consultant for further information.

2 BEDROOM HOUSE

PLOT 5

TOTAL AREA: 108.2 SQ.M. 1,164 SQ.FT.

Ground Floor



LIVING ROOM	
4.10m x 3.94m	13'5" x 12'11"
KITCHEN / DINING ROOM	
6.16m x 3.13m	20'2" x 10'3"
UTILITY	
2.01m x 1.40m	6'7" x 4'7"

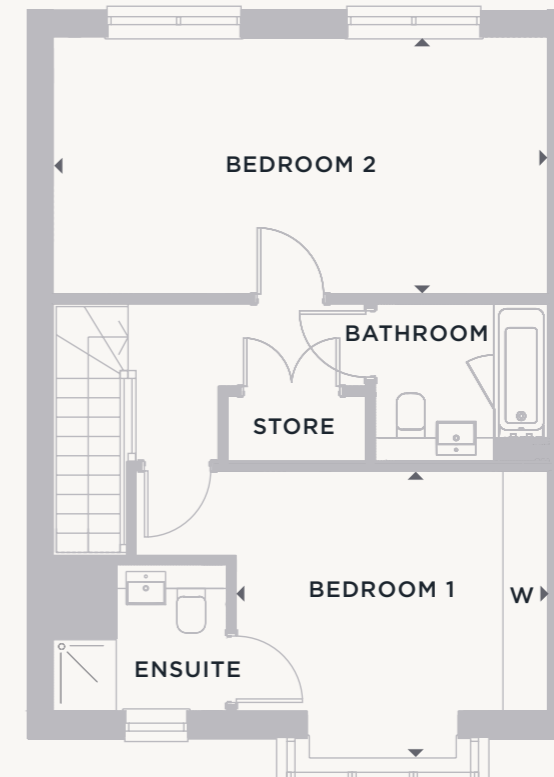
KEY

B - Boiler

WC - Cloakroom

FF - Fridge/Freezer

First Floor



BEDROOM 1	
3.97m x 3.66m	13'0" x 12'0"
BEDROOM 2	
6.19m x 3.11m	20'3" x 10'2"



Front Elevation

Point from which maximum dimensions are measured. Dimensions are intended for guidance only. The developer reserves the right to vary as necessary to complete works. All measurements and areas may vary by approximately 5%. We operate a policy of continuous product development and features may, therefore, vary from time to time. This information does not constitute a contract, part of a contract or warranty. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. All details correct at time of going to press.

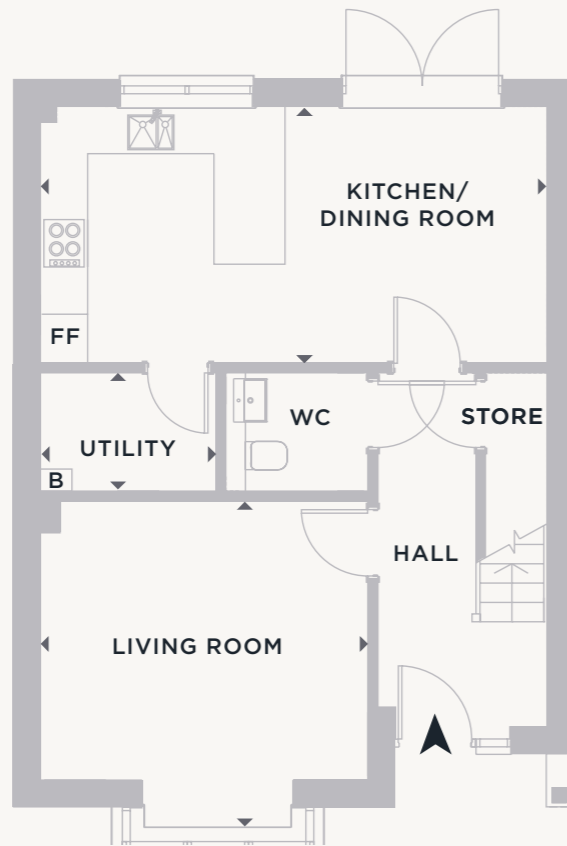
3 BEDROOM HOUSES

PLOTS 1, 2*, 3 & 4*

TOTAL AREA: 110.5 SQ.M. 1,189 SQ.FT.

* Plots 2 & 4 are handed to the plans drawn

Ground Floor



LIVING ROOM		
4.14m x 4.05m	13'6" x 13'3"	
KITCHEN / DINING ROOM		
6.30m x 3.12m	20'8" x 10'2"	
UTILITY		
2.10m x 1.39m	6'10" x 4'6"	

KEY

- B - Boiler
- WC - Cloakroom
- FF - Fridge/Freezer

First Floor



BEDROOM 1		
4.10m x 3.66m	13'5" x 12'0"	
BEDROOM 2		
3.68m x 3.14m	12'0" x 10'3"	
BEDROOM 3		
3.14m x 2.39m	10'3" x 7'10"	



Front Elevation

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3 BEDROOM HOUSES

PLOTS 8 & 9*

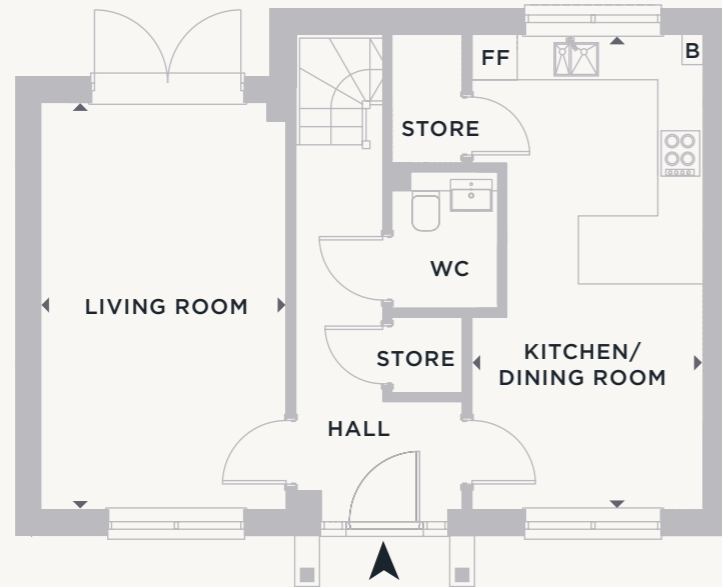
TOTAL AREA: 104.6 SQ.M. 1,125 SQ.FT.

* Plot 9 are handed to the plans drawn



Front Elevation

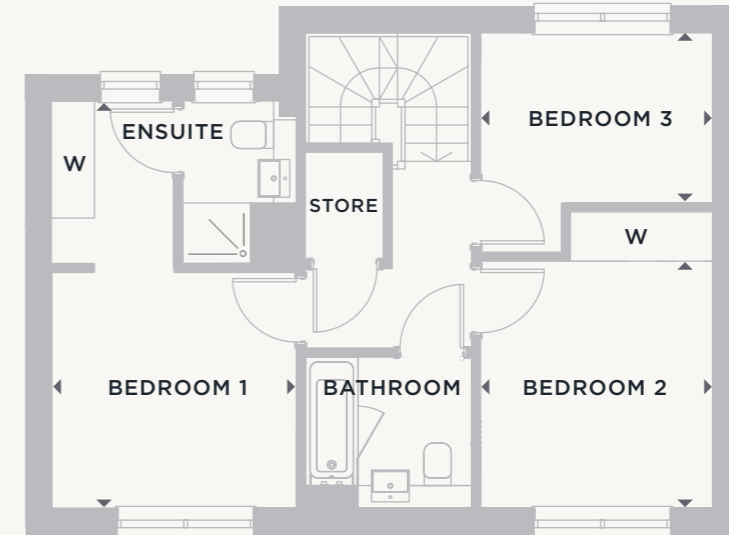
Ground Floor



LIVING ROOM
5.27m x 3.11m 17'3" x 10'2"

KITCHEN / DINING ROOM
6.17m x 2.95m 20'2" x 9'8"

First Floor



BEDROOM 1
3.15m x 5.29m 10'4" x 17'4"

BEDROOM 2
2.95m x 3.16m 9'8" x 10'4"

BEDROOM 3
2.13m x 2.94m 6'11" x 9'7"

KEY

- B - Boiler
- WC - Cloakroom
- FF - Fridge/Freezer

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*Space to make
your own*



4 BEDROOM HOUSES

PLOTS 6 & 7

TOTAL AREA: 130.8 SQ.M. 1,407 SQ.FT.



Front Elevation

Ground Floor



LIVING ROOM

3.53m x 3.81m 11'6" x 12'6"

KITCHEN / DINING ROOM

2.99m x 5.65m 9'9" x 18'6"

First Floor



BEDROOM 2

4.02m x 3.49m 13'2" x 11'5"

BEDROOM 4

3.50m x 2.63m 11'5" x 8'7"

Second Floor



BEDROOM 1

4.13m x 3.31m 13'6" x 10'10"

BEDROOM 3

4.69m x 2.77m 15'5" x 9'1"

KEY

B - Boiler

WC - Cloakroom

FF - Fidge Fridge

Point from which maximum dimensions are measured. Dimensions are intended for guidance only. The developer reserves the right to vary as necessary to complete works. All measurements and areas may vary by approximately 5%. We operate a policy of continuous product development and features may, therefore, vary from time to time. This information does not constitute a contract, part of a contract or warranty. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. All details correct at time of going to press.



SUPPORTING LOCAL COMMUNITIES

Regenta is wholly owned by SiteSales Property Group, an organisation that has built a reputation over the last 30 years for supporting local causes, charities and organisations that need support both financially and logistically. Regenta very much has the same company ethics.

The hugely successful Barnardo's Garden Village development in Barkingside in 2014, was a direct result of the vision of our company's Managing Director Murray Smith, and since then both companies have been avid supporters of local community projects wherever possible.

We believe that our continued support helps build communities in every sense of the word, and our purchasers in turn reap the benefits.

In Hertford we will look to support local primary schools Mill Mead, Hollybush and St Josephs. We are also pledging our support to Herts Young Homeless, Wodson Park, and Peace Hospice Care.

Regenta currently supports many different charities, schools and community trusts including:

- Barnardo's
- NSPCC
- Refuge
- Christian Kitchen Food Shelter
- 999 Shelter
- Lewisham Youth Trust
- Branches Homeless Shelter
- Solace Women's Aid
- Roding Valley High School
- Debden Park



“Bridge House Mews is the latest of a quartet of developments in and around Hertford in which we are delivering legacy schemes that enhance the locations, by their superior design, and the lives of owners too who will live with pride in a home of high-quality specification both inside and out”

Murray Smith

Murray Smith, Managing Director

The information in this document is indicative and intended to serve only as a guide to the finished product. Accordingly, due to Regenta's policy of continuous improvement, the finished product may vary from the information provided. All computer generated images (CGIs) used in this brochure are for illustrative purposes. They are not intended to provide an actual forecast or impression of the measurements, dimensions, layout, placement, context and/or finishes of the buildings, premises or landscaping. They should not be relied upon as true or accurate. This information does not constitute a contract or warranty. Floor plans are not to scale and are indicative only. Location of windows, doors, kitchen units and appliances may differ. Doors may swing in the opposite direction to that shown on selected houses. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used to calculate space for items of furniture. Total areas are provided as gross internal areas and are subject to variance. Honey Lane is a marketing name and does not form part of the approved postal address. All information is believed to be correct at the time of going to print in May 2022. Please speak to our Sales Consultant for further information.



Regenta

www.regenta.co.uk

020 8502 5758