

# GILPIN MEWS

WARE, HERTFORDSHIRE



REGENTA

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WARE, HERTFORDSHIRE

A gated development of 3 and 4 bedroom  
family homes.



# GILPIN MEWS IS SITUATED IN THE HISTORIC MARKET TOWN OF WARE



Gilpin Mews offers a haven of meticulously crafted and spacious 3 and 4 bedroom homes in picturesque Hertfordshire.

These spacious houses combine imaginative design with high quality specification in a safe and secure gated development. Each home offers you all the modern day comforts and convenience you would expect, including an automated heating system (NEST) that you can control remotely from the mobile app. Kitchens are sleek and streamlined, with fully integrated

SMEG appliances while the bathrooms have stylish, contemporary fittings and every master bedroom has an en-suite. Here you can truly enjoy a spacious family home, which also benefits from a generously sized garden - perfect for al fresco living.

Gilpin Mews is less than half a mile from Ware station and well located with a wide choice of schools, sporting facilities and shops nearby, it's the perfect place to put down roots.

# WARE

A TASTE OF THE COUNTRYSIDE  
IN HERTFORDSHIRE



A quiet oasis of country life, Ware is close to Hertford, Welwyn Garden City, Harlow and handy for London too. This traditional market town has a delightful charm and is the perfect place for families to enjoy the great outdoors and still have all the amenities for a modern lifestyle.

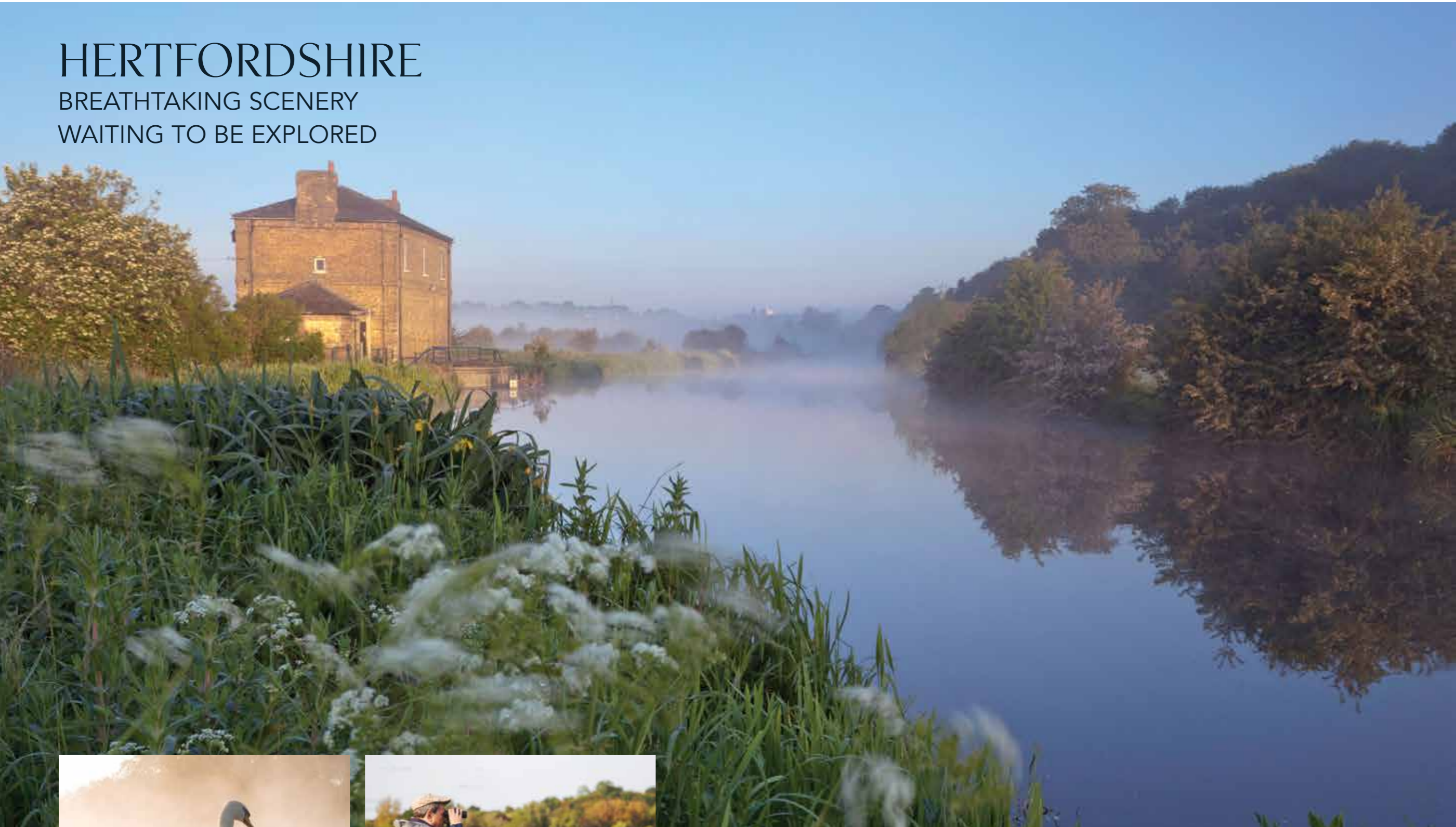
River travel is a great way to appreciate Ware and it's historic collection of riverside gazebos – dating back to the 18th century. You can feel the history as you stroll around town with the oldest surviving building, Place House in Bluecoat Yard dating back to the 14th century. Yet this historic market town is still

thriving today. The high street is bustling with intriguing shops, restaurants and charming pubs to languish in on long summer evenings. The town has a market day every Tuesday and there's a variety of local events including the Ware Festival and a Real Ale Festival to celebrate it's malting heritage.

Now you can settle down in this traditional market town, in a beautiful new home purpose built for 21st century living.

# HERTFORDSHIRE

BREATHTAKING SCENERY  
WAITING TO BE EXPLORED



Here, nature's beauty is all around and you don't have to walk or cycle far before you find yourself in the middle of thriving wetlands, tranquil green fields or dense woodland teeming with birds and wildlife. There are numerous nature reserves and wildlife parks just waiting to be explored, including the Ventura Wildlife Zoo nearby in Amwell and Paradise Wildlife Park in Broxbourne.

Of course, if you don't want to walk, you can always take the scenic riverbus that gently winds its way up and down the River Lee through the Lee Valley where you truly get a glimpse of the beautiful Hertfordshire countryside.

# WARE TO WANDER...

## IN WARE

### WARE PRIORY LIDO - 0.9 miles\*

Situated in the grounds of Ware Priory, the Lido was built in 1934. Recently refurbished this lovely heated open air pool is the perfect place to relax during the summer months.

### THE WATERSIDE INN - 0.4 miles\*

Having just won the Great British Pub Award for 'Best Pub Garden 2017', you too could enjoy the beautiful views overlooking the River Lea, excellent food and a range of changing real ales. There is live music every other Friday as well as many other events for kids and adults alike.

### THE KING'S MEAD - 1 mile\*

With views across a golf range and The Meads nature reserve, this is the perfect place to enjoy seasonal British food, heritage classics and proper Sunday roasts or relax with an ale or two next to one of the log fires.

### THE MEADS - 1.1 miles\*

A large nature reserve of grazed riverside flood meadow stretching from Hertford to Ware. Popular with walkers and cyclists this is a thriving natural habitat for birds, insects and rare wild flowers. Otters have also recently been seen.

### CRUISE ALONG THE RIVER LEE

Take a cruise through the Lee Valley Regional Park, often described as one the prettiest stretches of the River Lee or from Ware to Harlow with its abundance of flora and fauna.

## BY TRAIN FROM WARE STATION

### CHESHUNT

16 minutes\*  
Overground Services

### TOTTENHAM HALE

31 minutes\*  
Victoria Line underground

### LONDON LIVERPOOL STREET

45 minutes\*  
Central, Circle, Hammersmith, Metropolitan and TFL Rail

### STRATFORD LONDON

57 minutes\*  
London Overground, Central, Waterloo and City, Jubilee, Greater Anglia

## CLOSE BY

### VAN HAGE GARDEN CENTRE, MINIATURE RAILWAY & VENTURA WILDLIFE'S ZOOLOGICAL GARDENS - GREAT AMWELL

1 mile\*

Much more than just a Garden Centre, Van Hage has over 1000 sq metres of shopping space with practical ideas for gardeners and home lovers. You can take a break from shopping with a lovely full English breakfast or afternoon tea at Café VH or if you need to entertain the kids there is a Miniature Railway and a FREE Mini Farmyard. Ventura Wildlife's Zoological Gardens is a unique interactive zoo located on 2 acres within the grounds.

### PARADISE WILDLIFE PARK

6.9 miles\*

A family-run animal park located in Broxbourne in Hertfordshire. It offers a range of great activities for the perfect family day out. Whether you want to feed tigers and lions, meet meerkats or get close to monkeys and reptiles, you're bound to find the perfect animal experience.

### LEE VALLEY REGIONAL PARK

7 miles\*

Britain's first regional park stretching for 26 miles along the River Lea from the River Thames in East London to Ware. There's so much to see and do including sports venues, campsites, heritage sites, cycling, walking, white water rafting, ice skating, horse riding, nature reserves and wide open spaces – you name it and it's likely to be waiting for you in the Lee Valley.

### LEE VALLEY WHITE WATER RAFTING CENTRE

10.4 miles\*  
For unforgettable family fun activities and white water action – Lee Valley White Water Centre is the place to be!



\* Travel times and distances [www.tfl.gov.uk](http://www.tfl.gov.uk) & [www.google.co.uk/map](http://www.google.co.uk/map)

# SPECIFICATION

YOU DESERVE LIFE'S LUXURIES



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## ATTENTION TO DETAIL

### GENERAL

- Premier build warranty
- Smooth white painted walls, ceilings and architraves
- Flush internal oak doors with brushed chrome ironmongery
- White UPVC / double-glazed Sash Windows
- Oak wood effect vinyl flooring throughout downstairs (except W/C)
- 80/20 Grey wool twist carpet to bedrooms, stairways and landing
- Block paved private road

### KITCHEN

- Contemporary fully fitted kitchens with under unit lighting\*
- Smeg induction 5 zone glass hob with touch controls
- Smeg fully integrated dishwasher
- Smeg integrated fridge/freezer
- Smeg built in electric multifunction oven with combi multifunction microwave oven
- Telescopic extractor

- Stone worktop and upstand
- Under mounted stainless steel bowl with chrome mixer tap and draining grooves
- Brushed steel sockets and switches
- Downlights

### BATHROOM & ENSUITE

- Contemporary white sanitaryware and chrome mixer taps
- Large format contemporary tiles to walls and floor
- Thermostatic showers
- Downlights
- Large mirror to bathrooms
- Chrome heated towel rails
- Shaver sockets
- Extractor fans

### HEATING & ELECTRICITY

- TV points to living areas and all bedrooms
- Sky Q provision to TV points
- Telephone point to living area, main bedroom and hallway

- Downlights to master bedrooms
- Pendant lighting to all other bedrooms, living room and hallway
- Gas central heating
- White sockets and switches throughout except kitchens
- NEST automated heating system throughout

### SECURITY

- Mains powered smoke detectors
- Provision for mains fitted alarm
- Secure electric entrance gate to development

### OUTDOOR SPACE

- Laid to lawn
- Paved patio area
- Side gate entrance to all houses

\* Speak to a member of the sales team for more information on Kitchen unit colours



Indicative interiors from a previous Regenta development



# FLOOR PLANS



10 EXQUISITE THREE &  
FOUR BEDROOM HOMES



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# SITE PLAN

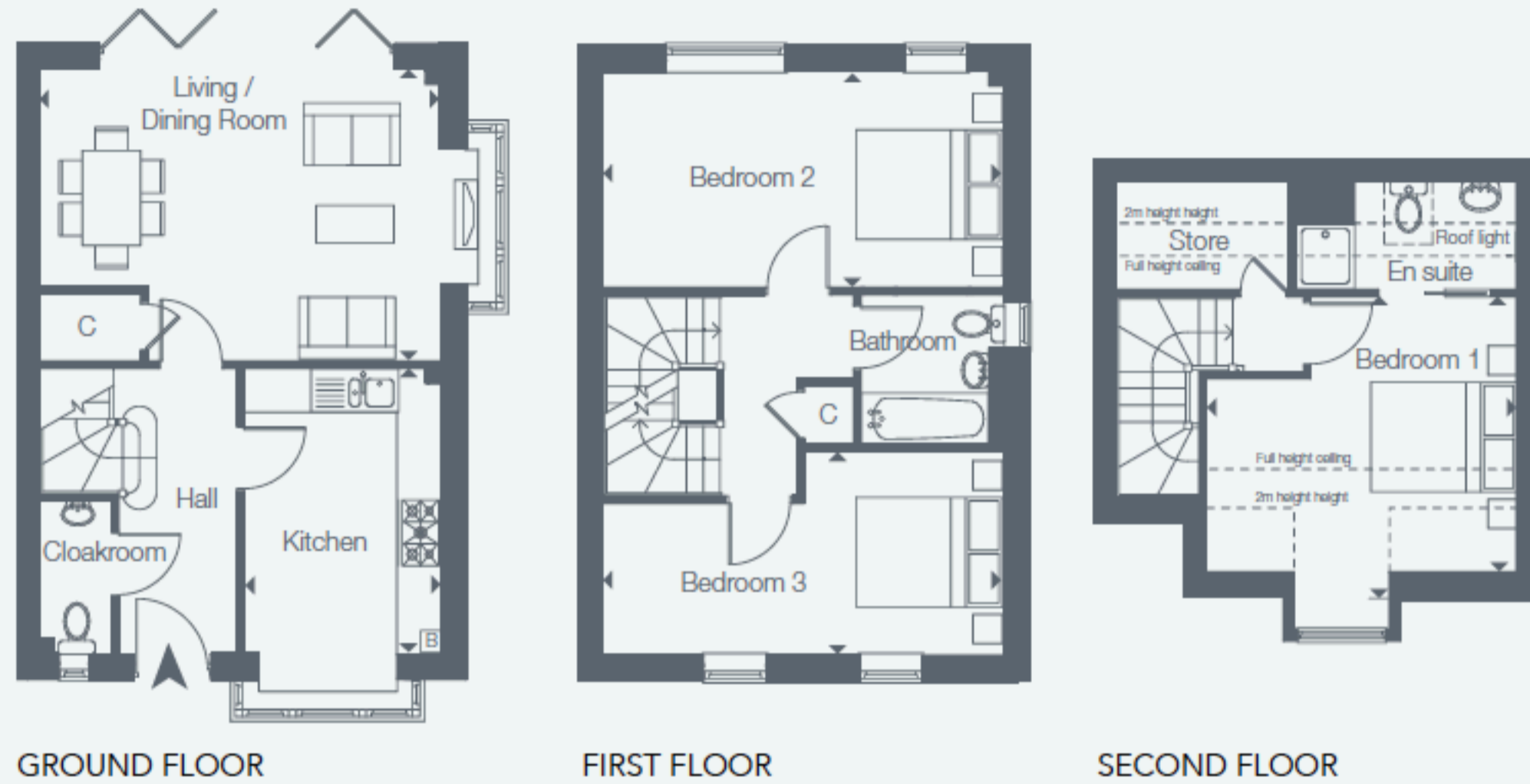
## KEY TO HOUSES

-  AUSTIN  
3 BEDROOM HOUSES
-  EDMUND  
4 BEDROOM HOUSES
-  RANDOLPH  
4 BEDROOM HOUSES

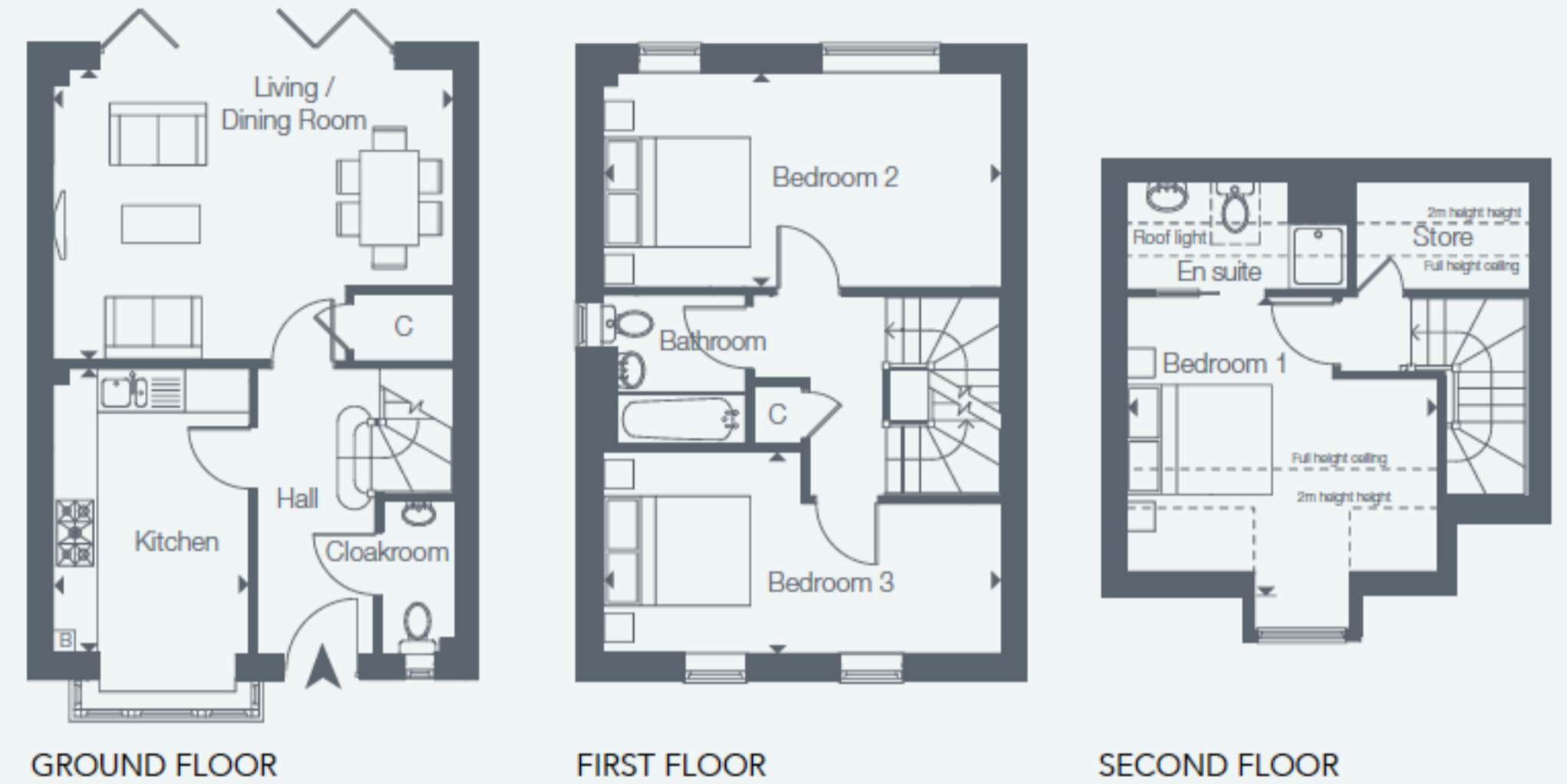


This site plan is intended to only give a general indication of the proposed site

# AUSTIN N<sup>o</sup>.1 3 BEDROOM HOUSE



# AUSTIN N<sup>o</sup>.2 3 BEDROOM HOUSE



<b>TOTAL AREA</b>	<b>105.5 SQ.M.</b>	<b>1,135 SQ.FT.</b>
<b>LIVING / DINING ROOM</b>	5.50m x 3.99m	18'0" x 13'1"
<b>KITCHEN</b>	3.91m x 2.69m	12'10" x 8'10"
<b>BEDROOM 1</b>	5.50m x 2.64m	18'0" x 8'8"
<b>BEDROOM 2</b>	5.50m x 2.97m	18'0" x 9'9"
<b>BEDROOM 3</b>	5.50m x 2.97m	18'0" x 9'2"

FRONT ELEVATION



HOUSE 1

KEY C = CUPBOARD B = BOILER

FRONT ELEVATION



HOUSE 2

KEY C = CUPBOARD B = BOILER

<b>TOTAL AREA</b>	<b>104.5 SQ.M.</b>	<b>1,125 SQ.FT.</b>
<b>LIVING / DINING ROOM</b>	5.50m x 3.99m	18'0" x 13'1"
<b>KITCHEN</b>	3.91m x 2.69m	12'10" x 8'10"
<b>BEDROOM 1</b>	5.50m x 2.64m	18'0" x 8'8"
<b>BEDROOM 2</b>	5.50m x 2.97m	18'0" x 9'9"
<b>BEDROOM 3</b>	5.50m x 2.97m	18'0" x 9'2"

The floor plans provided are intended to only give a general indication of the proposed floor lay out and are not drawn to scale. Measurements are given to the widest point, are approximate and are given as a guide only. All measures and areas may vary within a tolerance of 5%. Do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts may differ to build. For further clarification regarding the treatment of individual plots, please ask our Sales Advisors. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any contract or warranty.

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# RANDALPH N<sup>o</sup>.6

## 4 BEDROOM HOUSE



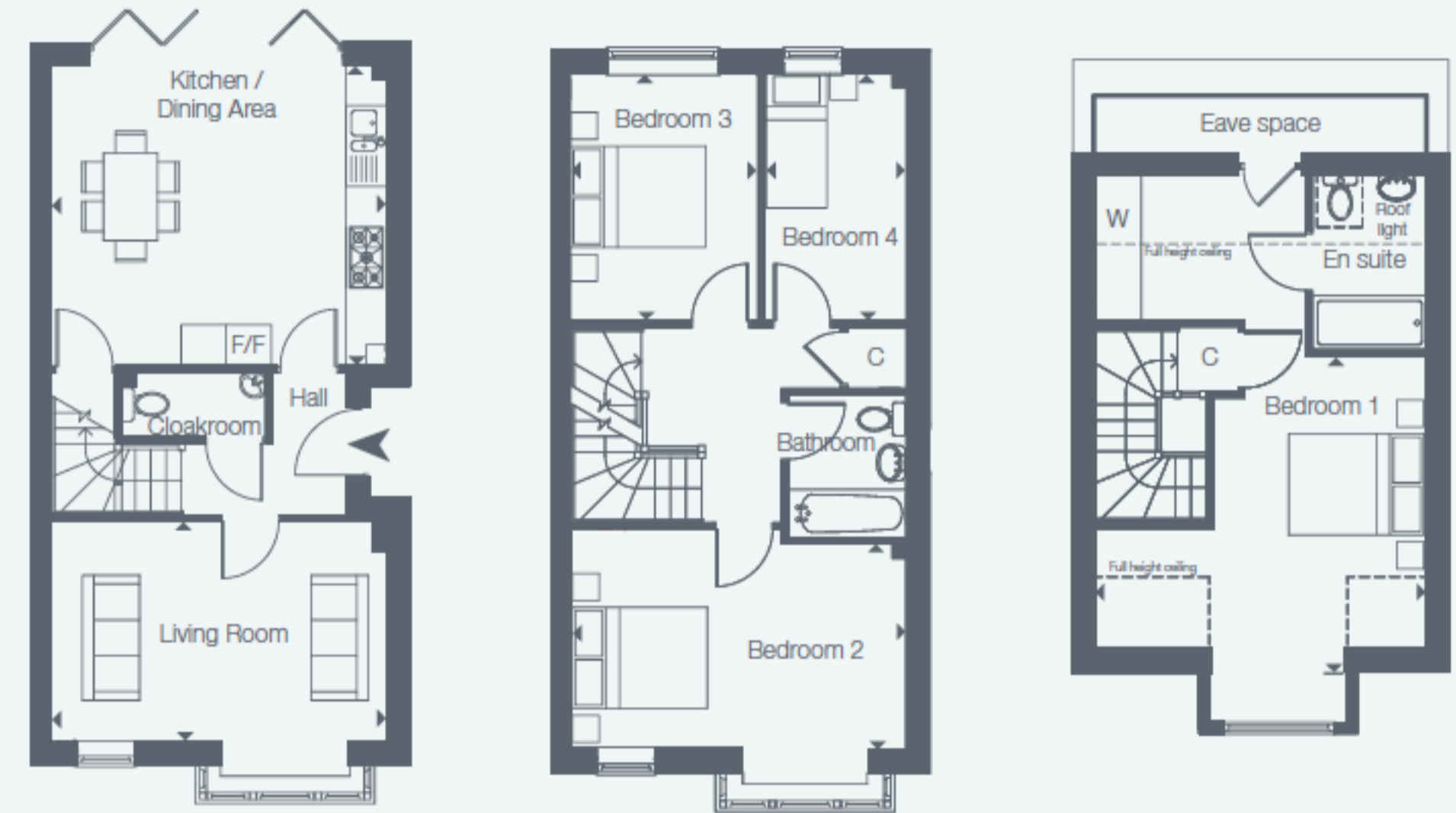
GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

# RANDALPH N<sup>o</sup>.7

## 4 BEDROOM HOUSE



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

TOTAL AREA 138 SQ.M. 1,468 SQ.FT.

LIVING ROOM  
4.97m x 3.25m 16'4" x 10'8"

KITCHEN / DINING ROOM  
4.97m x 4.46m 16'4" x 14'7"

BEDROOM 1  
5.42 x 4.97m 17'9" x 16'4"

BEDROOM 2  
4.97m x 3.25m 16'4" x 10'8"

BEDROOM 3  
3.66m x 2.77m 12'0" x 9'1"

BEDROOM 4  
3.66m x 2.10m 12'0" x 6'11"

FRONT ELEVATION



HOUSE 6

KEY C = CUPBOARD W = WARDROBE  
F/F = FRIDGE/FREEZER

FRONT ELEVATION



HOUSE 7

KEY C = CUPBOARD W = WARDROBE  
F/F = FRIDGE/FREEZER

TOTAL AREA 138 SQ.M. 1,468 SQ.FT.

LIVING ROOM  
4.97m x 3.25m 16'4" x 10'8"

KITCHEN / DINING ROOM  
4.97m x 4.46m 16'4" x 14'7"

BEDROOM 1  
5.42 x 4.97m 17'9" x 16'4"

BEDROOM 2  
4.97m x 3.25m 16'4" x 10'8"

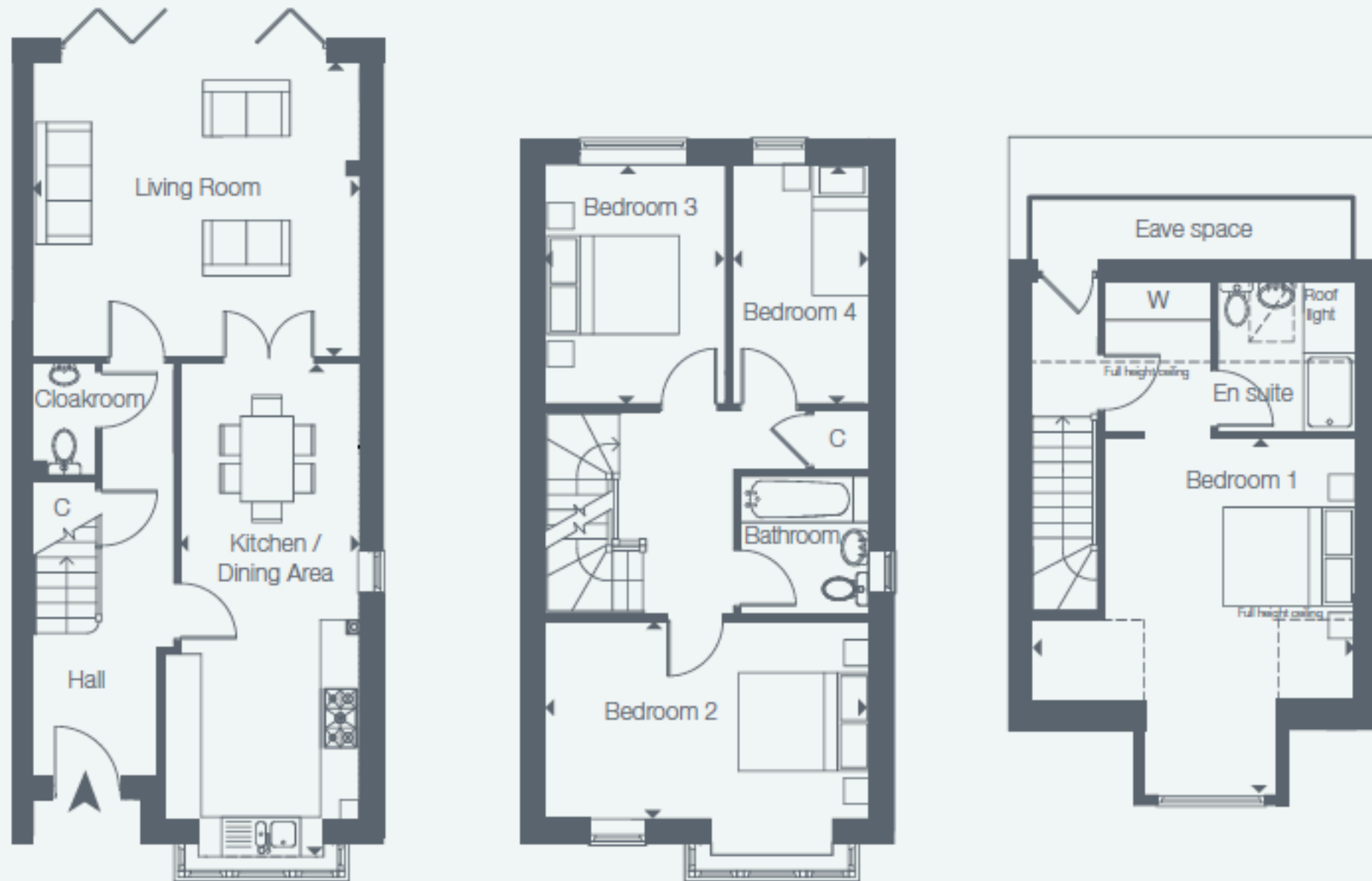
BEDROOM 3  
3.66m x 2.77m 12'0" x 9'1"

BEDROOM 4  
3.66m x 2.10m 12'0" x 6'11"

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## EDMUND N<sup>o</sup>.3, N<sup>o</sup>.5 & N<sup>o</sup>.9 4 BEDROOM HOUSE

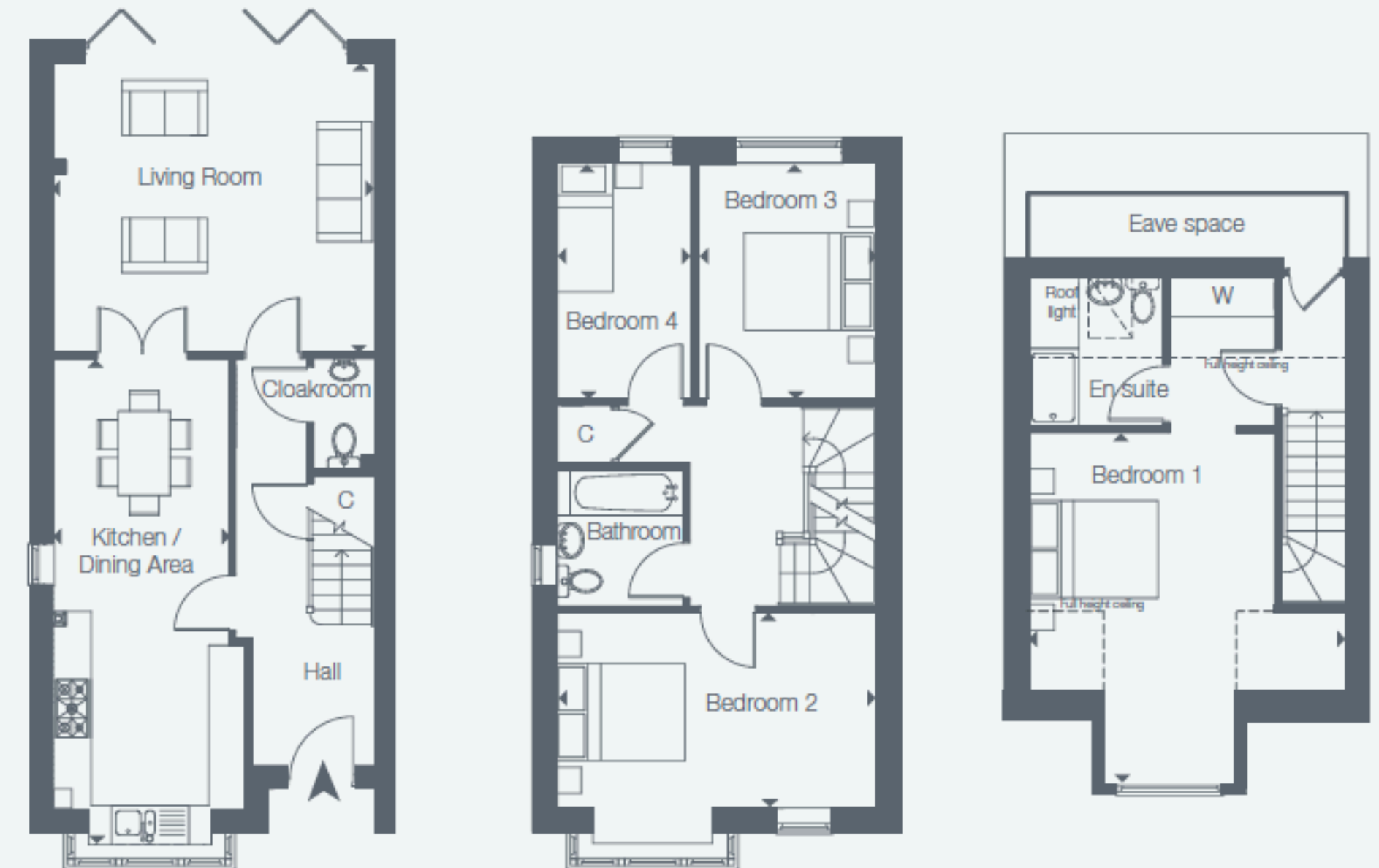


GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

## EDMUND N<sup>o</sup>.4, N<sup>o</sup>.8 & N<sup>o</sup>.10 4 BEDROOM HOUSE



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

TOTAL AREA 142 SQ.M. 1,528 SQ.FT.

LIVING ROOM  
4.97m x 4.47m 16'4" x 14'8"

KITCHEN / DINING ROOM  
6.95m x 2.97m 22'10" x 9'9"

BEDROOM 1  
5.42 x 4.97m 17'9" x 16'4"

BEDROOM 2  
4.97m x 3.04m 16'4" x 10'0"

BEDROOM 3  
3.66m x 2.77m 12'0" x 9'1"

BEDROOM 4  
3.66m x 2.10m 12'0" x 6'11"

FRONT ELEVATION



HOUSES 3, 5 & 9

KEY C = CUPBOARD W = WARDROBE

FRONT ELEVATION



HOUSES 4, 8 & 10

KEY C = CUPBOARD W = WARDROBE

TOTAL AREA 142 SQ.M. 1,528 SQ.FT.

LIVING ROOM  
4.97m x 4.47m 16'4" x 14'8"

KITCHEN / DINING ROOM  
6.95m x 2.97m 22'10" x 9'9"

BEDROOM 1  
5.42 x 4.97m 17'9" x 16'4"

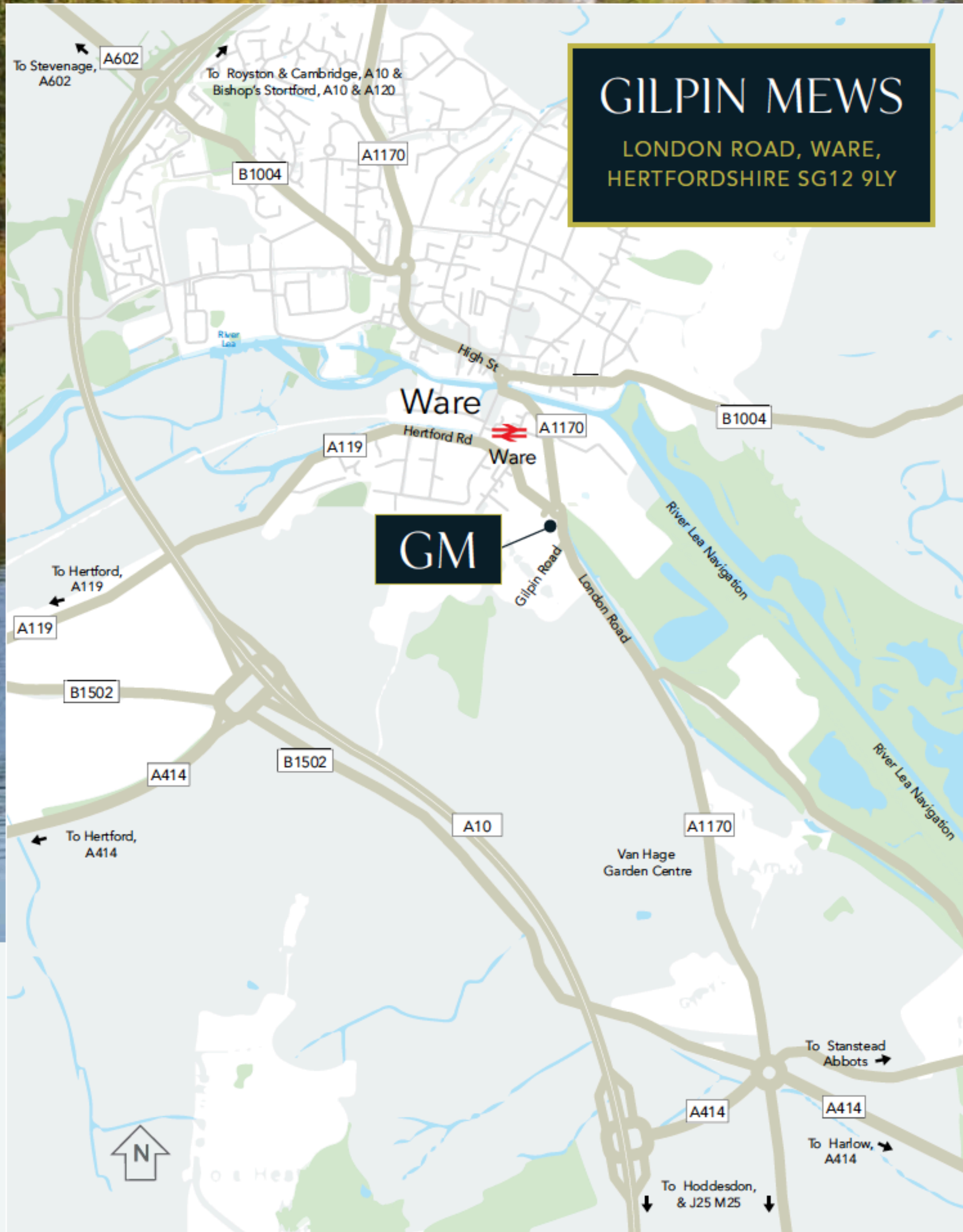
BEDROOM 2  
4.97m x 3.04m 16'4" x 10'0"

BEDROOM 3  
3.66m x 2.77m 12'0" x 9'1"

BEDROOM 4  
3.66m x 2.10m 12'0" x 6'11"

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**SITESALES**  
 PROPERTY GROUP

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