

Folio
Life

White Horse Mews

High Road, High Cross, Near Ware,
Hertfordshire, SG11 1AA



A bespoke, contemporary, gated community

Located in the scenic, peaceful village of High Cross, East Hertfordshire, our White Horse Mews development will comprise of four new build, two-bedroom detached cottages with private gardens. This gated residential space will also include a substantial grade II listed, 3-bedroom conversion of the historic White Horse Inn and Oak Cart Lodge, which once served as the heart of this settlement.

Each property has parking for two vehicles and one electric car charging point.



Honest design, sustainable construction

Constructed with traditional materials, each residence will meet the highest standard for modern homes, achieving the highest possible EPC rating.



Heating will be provided via air source heat pumps with electricity supplied by solar and grid connections.

Local area

A historic community with good connectivity to market towns.

Part of the Civil Parish of Thundridge, High Cross and the surrounding towns and villages have an interesting history. The nearby hamlet of Wadesmill is notable for being the site of the first toll gates in England - installed in 1663.

Ermine Street, a Roman road which runs through Thundridge, served as the main North Road from London to Cambridge and East Anglia throughout the Roman occupation of Britain and in the centuries that followed. It eventually became a turnpike during the 18th Century, during which time the parish flourished due to the number of people passing through, with several inns lining the road offering accommodation. While the number of these buildings diminished due to the development of railway lines, three prominent inns continued to function, most notably the White Horse which eventually closed in 2017.

The eye-catching sites and amenities residents can enjoy include a number of grade-II, historic, timber-framed facades and The Feathers Inn restaurant which is situated less than 1 mile away in Wadesmill.

Other accessible attractions include the Truly Scrumptious café, Book Nook book shop and RSB Nature Reserve all of which can be found in the nearby town of Ware, less than 4 miles from the site.

The renowned Hanbury Manor Hotel which offers a variety of golf and leisure facilities as well as five star accommodation and restaurants is approximately 2 miles from White Horse Mews.

Additionally, a number of educational facilities in the vicinity including St Edmunds Preparatory School and College and St Catherine's Primary School in Ware and Duncombe Primary School in Hertford, can be easily reached by car and regular bus services. The village boasts good connectivity with the market towns of Hertford, less than 7 miles west of the site via the A10, and Bishop's Stortford, less than 12 miles east via the A120. Both can be accessed by car and public transport.



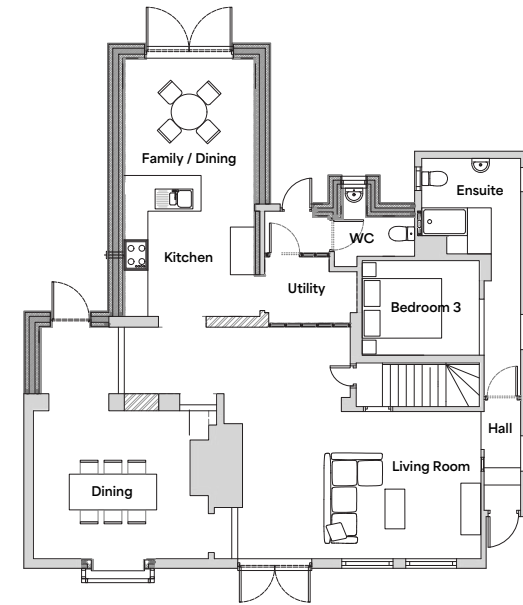
Local area



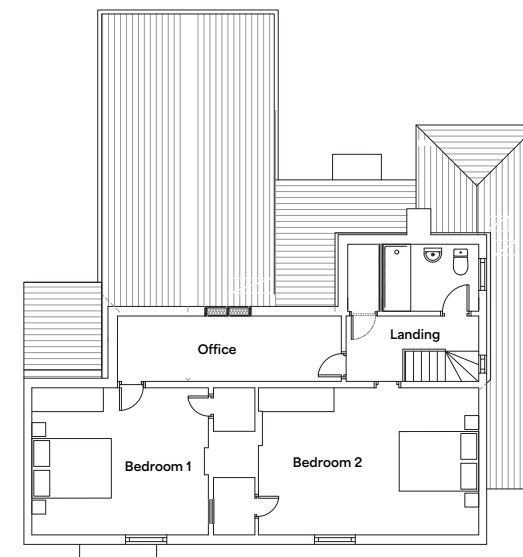
Pub conversion details

The existing White Horse Inn building will remain a historical presence at the front of the site in High Road, with the external fabric of the facade retained.

| Room Sizes | MM | Feet / Inches |
|----------------------------------|---------------|-----------------|
| Kitchen / Dining | 8500 x 3300mm | 27'8" x 11'0" |
| Dining / Snug | 3800 x 3600mm | 12' 4" x 12' 0" |
| Living Room | 5800 x 3600mm | 19'0" x 12' 0" |
| Bedroom 3 (excluding lobby area) | 3800 x 2300m | 12'4" x 7'4" |
| Ensuite | 2300 x 2300mm | 7'5" x 7'5" |
| Bedroom 1 | 4400 x 3600mm | 14'4" x 12'0" |
| Bedroom 2 | 5400 x 3600mm | 17'7" x 12'0" |
| Family Bathroom | 3300 x 1600mm | 11'5" x 5'4" |



Ground floor



First floor

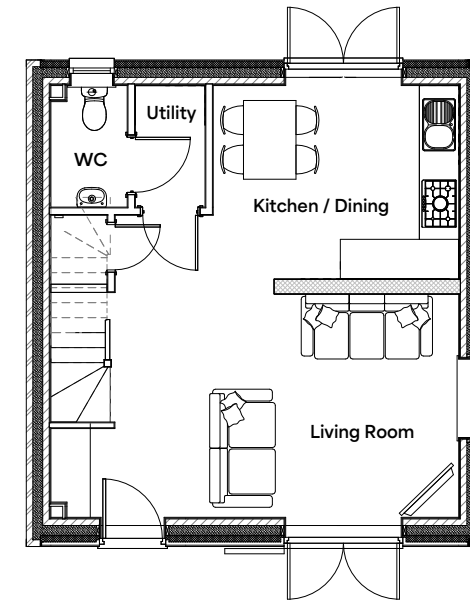


New build cottage details

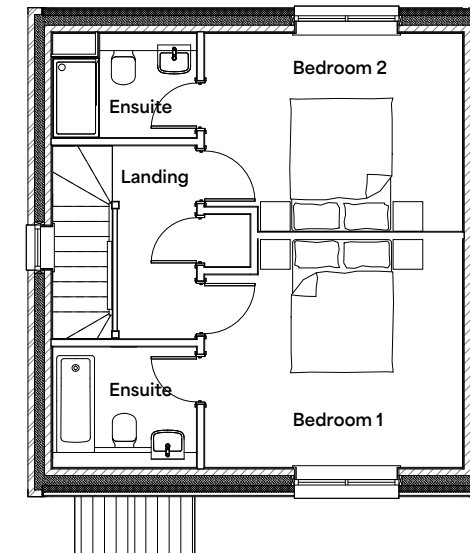
Each residence has been designed to meet the highest standards of living.

In order to help reduce energy requirements, heating will be provided via air source heat pumps located at the side of the homes with electricity supplied by solar and grid connections. Battery storage will also be in the buildings to assist in keeping energy costs down.

Concrete floors on the ground and first floors as well as concrete stairs will act as thermal stores for the underfloor heating at both levels as well as providing additional structural strength. An electrical car charger will also be available at each property.



Ground floor



First floor



Property specification

Ground floor

Living Room: Oak timber floors with painted walls and ceilings.

Kitchen / Dining: Porcelain tiled floor and painted walls and ceiling. Modern shaker-style Symphony Kitchen with composite stone work top includes oven, hob, extraction hood, integrated fridge freezer, and dishwasher.

Utility Room: includes fitted unit with washer/dryer and tiled floor.

WC: Includes high quality, modern taps and a porcelain tiled floor.

| Room Sizes | MM | Feet / Inches |
|------------------|---------------|---------------|
| Living Room | 6265 x 4597mm | 20'6" x 15'0" |
| Kitchen / Dining | 3779 x 2969mm | 12'4" x 9'7" |
| Utility | 1890 x 1085mm | 6'2" x 3'6" |
| WC | 1890 x 1200mm | 6'2" x 4'0" |

Photos from a previous development. Approximate room sizes that are subject to change.



First floor

Comprises two double bedrooms with en-suite facilities. Carpet floor finish to bedrooms and porcelain tiles to bathroom. Fittings to bathrooms are from the Puranas range with shower and taps from Hansgrohe.



| Room Sizes | MM | Feet / Inches |
|---------------------|---------------|-----------------|
| Bedroom 1 | 3948 x 3492mm | 12' 9" x 11' 4" |
| Bedroom 1 - Ensuite | 2218x 1863mm | 7' 3" x 6' 1" |
| Bedroom 2 | 3948 x 3039mm | 12' 9" x 9' 9" |
| Bedroom 2 - Ensuite | 2218 x 1600mm | 7' 3" x 5' 3" |

About us

Creating traditionally built and sustainably developed properties for generations to come.

Formed in 2023, Folio Life was created by a team of passionate and creative industry professionals with an established track record in residential development.

Our mission is to deliver bespoke, high quality and environmentally sustainable homes for current and future generations.

Each of our properties is developed with highly insulated rooms with larger cavity walls and concrete floors and are able to utilise renewable energy sources such as solar, battery and air source heat to help these properties run on lower costs.

This can be achieved through our great relationships with local trades teams.







01992 248 028

Contact

01603 218 353

sales@foliolife.com

foliolife.com