



Pegs Lane Mews

HERTFORD

Stylishly designed for modern life in historic Hertford



Pegs Lane Mews

HERTFORD



CGI's are indicative only.

Welcome to Pegs Lane Mews

Perfectly positioned within historic Hertford, Pegs Lane Mews offers you a stylish home designed to give you a property to be proud of. Packed with the latest eco-friendly tech and bursting with character, these unique homes are sure to secure a place in your heart.

Individually tailored to today's wants while incorporating tomorrow's needs, each home harmoniously sits within its surroundings. The properties offer true luxury with real comfort, inside and out. The gorgeous landscaped gardens for each home are a particularly special feature.



Pegs Lane Mews
HERTFORD

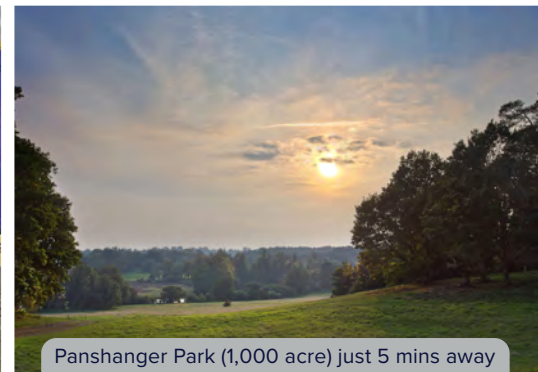
Beautiful Hertford Town Centre 6 mins walk away



McMullens Brewery



Hertford's weekly Market



Panshanger Park (1,000 acre) just 5 mins away

Discover Hertford

Enjoy the best of both worlds in leafy Hertford. An historic and pretty town with so much on offer. Enjoy fantastic connectivity from two train stations with direct lines into the capital. Discover the glorious parks and rivers, offering a greener way of life in every sense of the word. Yet you don't have to compromise on those home comforts, because you can find everything you need for an active and social life just minutes from your door.

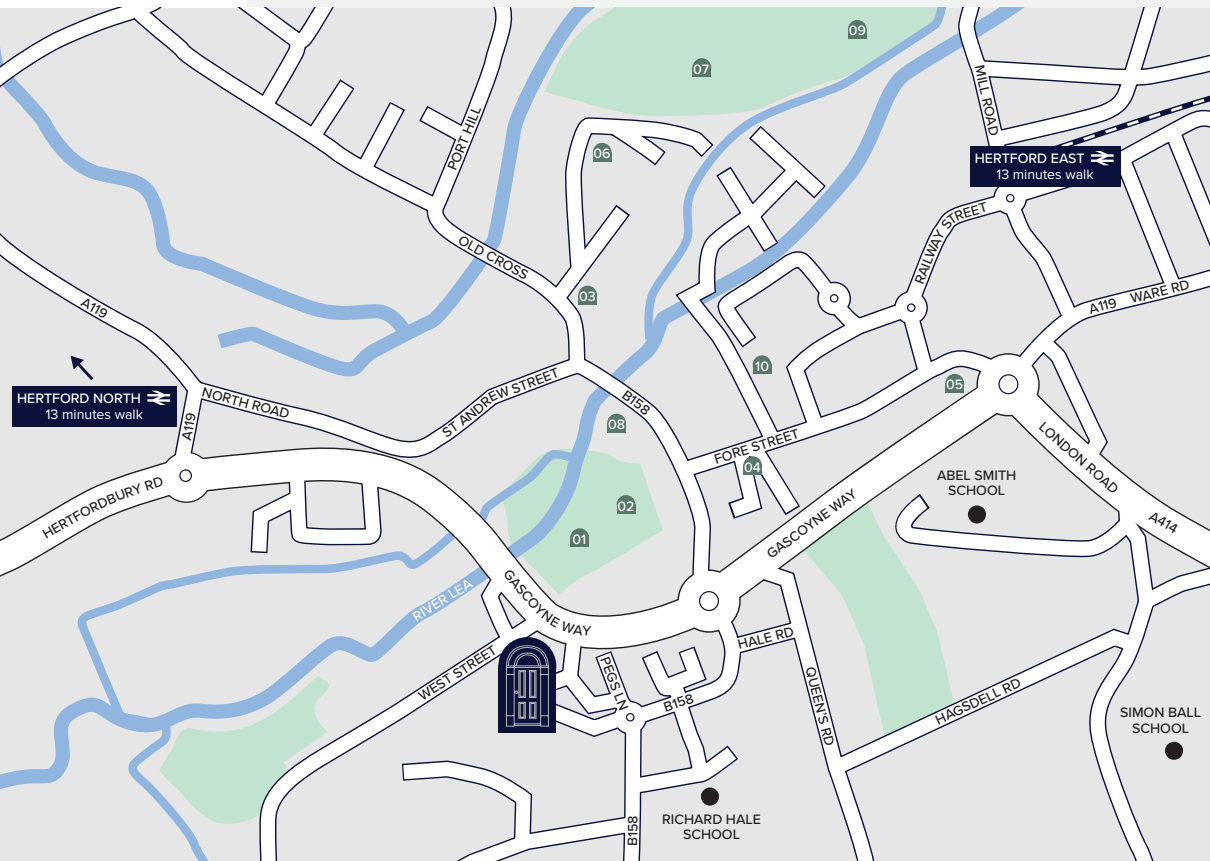
This vibrant market town is packed full of iconic architecture and fascinating history. Enjoy a wide variety of restaurants and bars, beautiful independent boutique shops and its very own lively theatre.

Families will be pleased to know that Hertford is home to some of the best public and private schools in the country. There are also superb leisure facilities, an amazing recently revamped playground, weekly markets, and some great clubs and social events.



Pegs Lane Mews
HERTFORD

It's good to be well connected!



- 01 Hertford Castle
- 02 Hertford Grounds
- 03 McMullens Brewery
- 04 Salisbury Arms Hotel
- 05 M&S Foodhall
- 06 Sainsbury's
- 07 Hartham Common
- 08 Hartham Leisure Centre
- 09 Hertford Theatre
- 10 Hertford Museum

RESTAURANTS AND PUBS

Hertford's Town Centre is less than 5 mins walk away from the property and boasts well over 10 different pubs and bars. If you're a foodie you're in for a treat with restaurants offering everything from Japanese, Turkish and Italian Cuisine to Tapas, wonderful curry houses and everything in between.

FITNESS AND LEISURE

With Hartham Park and Leisure Centre under 15 mins walk away you have some wonderful options for a healthy lifestyle. The leisure centre has a fantastic swimming pool and offers a wide range of fitness classes and gym equipment.

Hartham Common itself has some great cycle routes for all abilities – along with paths along the river to neighbouring Ware and beyond. Those that love the water can enjoy wild swimming in parts of the river too, along with canoeing and kayaking.

For those wanting even more variety, the delightful Panshanger Park is a half hour walk away. It's wonderful for those wanting to run, jog or walk for a good few hours.

Golfers are spoilt for choice with a number of courses close by, such as Chadwell Springs, The Hertfordshire, Brickendon Grange and Whitehill – to name just a few!



Pegs Lane Mews
HERTFORD

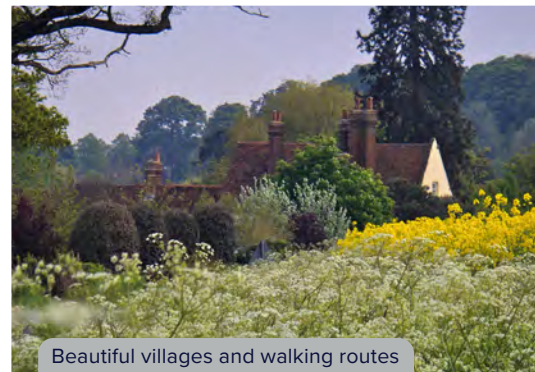
Enjoy breathtaking countryside with all the benefits of the city



Hertford Castle – just 2 mins walk away



St Nicholas Hall Art Gallery – under 10 mins walk



Beautiful villages and walking routes

CULTURE AND THE ARTS

There's a thriving artistic community in Hertford with an incredible annual music festival that covers all genres and takes over the town for a weekend.

Hertford Theatre is under five minutes' walk away and has a varied programme that offers something for everyone. Delight in the town's superb community events from Food and Drink festivals and Open Air Cinema to Christmas Markets, Classic Car shows and everything in between. There are also a number of art classes and community arts programmes that run at a number of venues across the town and its immediate environs.

If you're looking for places of historic interest, then there's much to explore. Hertford Castle is just across the road, but there are many notable places all around the town that are worth taking a look. Hertford Museum is the perfect place to start understanding the history of your new hometown.

You may want to take one of the many guided walks on offer too.

PRIVATE SCHOOLS

Duncombe School – Just 5 mins drive away and under 20 mins walk

Heath Mount School – Under 15 mins drive away

Haileybury School – Under 10 mins drive away

St. Joseph's In The Park – Under 10 mins drive away

PUBLIC SCHOOLS

Abel Smith School – Under 10 mins walk away rated outstanding by ofsted

Richard Hale School – Just 4 mins walk away rated good by ofsted

Simon Balle School – 12 mins walk away rated outstanding by ofsted

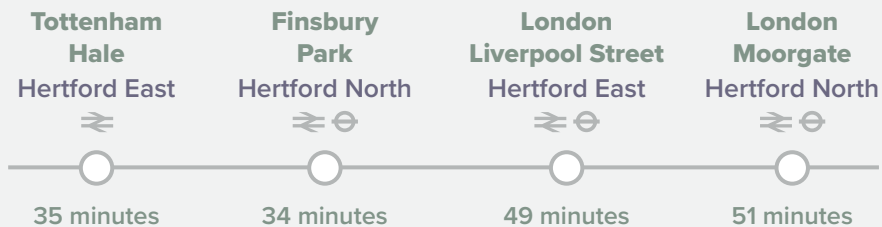


Pegs Lane Mews
HERTFORD

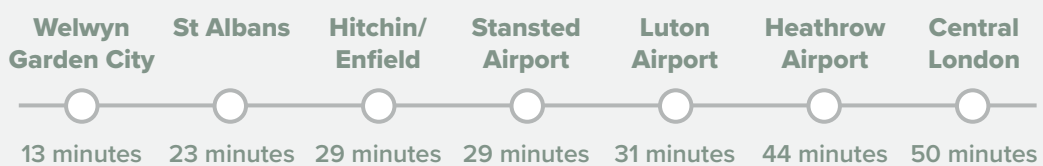
Explore more



BY TRAIN



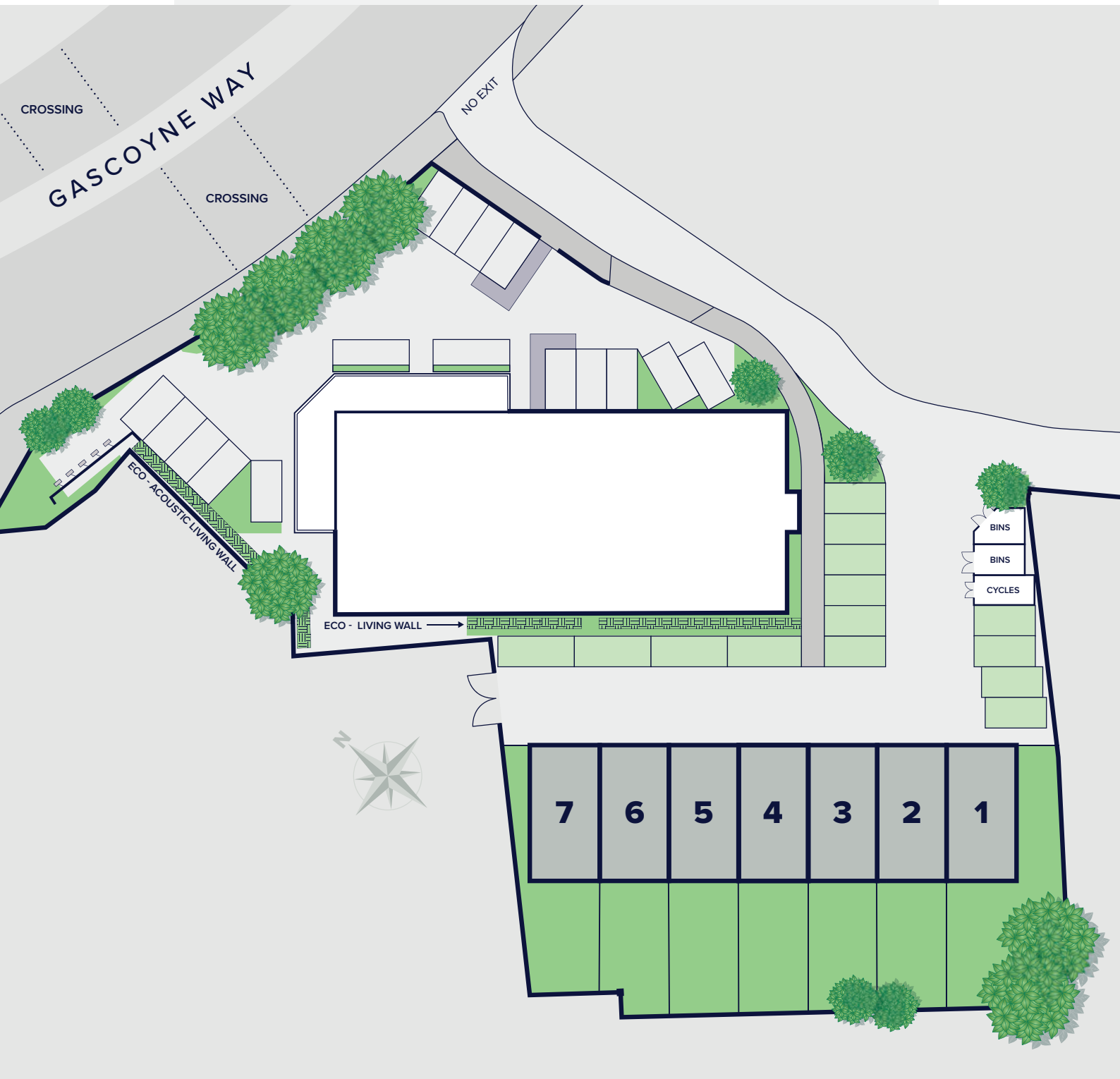
BY ROAD





Pegs Lane Mews
HERTFORD

Site layout



Plots 1 & 4
Wenham Style

Plots 2 & 3
Elizabeth Style

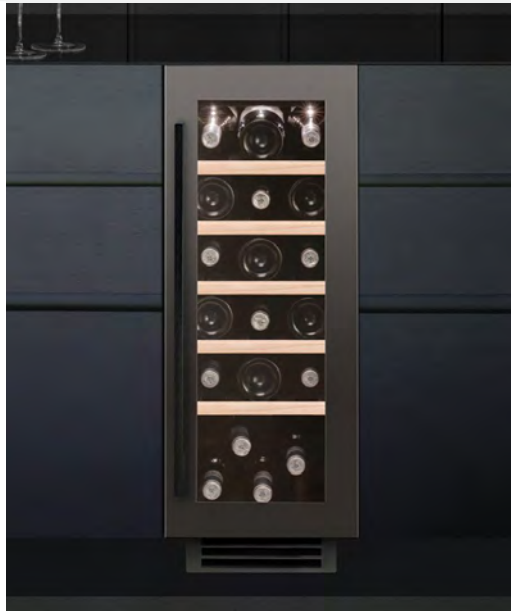
Plots 5 & 6
Alexander Style

Plot 7
Alfred Style



Pegs Lane Mews
HERTFORD

Specification



IT'S ALL IN THE DETAIL...

Each house has been finished to the highest specification. Future proofed and beautifully designed for modern living with superb environmental credentials.

The choice of elegant flooring and carpets throughout gives a warm natural feel to your home.

KITCHEN

High end Bosch ovens, microwaves, and hobs are integrated into the stylish kitchen. The wine cooler and island are perfect for entertaining.

BATHROOM/ENSUITE

Finished to the high standard you have come to expect from the Mews, enjoy top of the range Villeroy & Boch fixtures. Enjoy the phenomenal Grohe rainshower and generous Monza double ended bath.

HEATING/PLUMBING

The EcoRad legacy radiators are charming as well as economical, ingeniously controlled from a hive active thermostat.

INTERIOR FINISHES

Your home has been finely finished to surround you in a warm, comforting, and natural environment for total relaxation. The hues are all warm and earthy tones.

The information in this brochure is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to Charles Rowlands desire to continuously improve all of its projects, the finished product may vary from the information provided. These particulars should not be relied upon as statements of fact or representations and all applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Pegs Lane Mews and all property types/names are marketing names and will not necessarily form part of the approved postal address, this is something that is led by the local authority and sometimes outside of our control.



Wenham Style

Hertford resident Jane Wenham was a survivor of one of the last witchcraft trials in 1712.



CGI's are indicative only.

Plots 1&4

4-Bedroom Home
192.3 sq m / 2070 sq ft

GROUND

Kitchen/Family 5.13m x 4.63m
16'10" x 15'2"

FIRST

Lounge 5.13m x 4.82m
16'10" x 15'9"

Bedroom 4 3.00m x 3.67m
9'10" x 12'0"

Study 2.05m x 2.58m
6'9" x 8'5"

SECOND

Bedroom 1 3.13m x 4.63m
10'3" x 15'2"

Bedroom 3 3.00m x 3.69m
9'10" x 12'1"

Bathroom 2.05m x 2.58m
6'8" x 8'5"

THIRD

Bedroom 2 5.14m x 3.99m
16'10" x 13'1"

Playroom 5.14m x 2.64m
16'10" x 8'7"

GARAGE
18 sq m / 194 sq ft



Pegs Lane Mews
HERTFORD

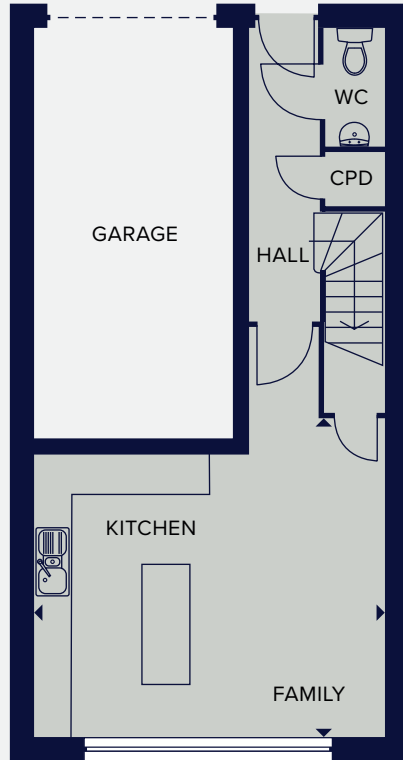
Plot Locator

7	6	5	4	3	2	1
---	---	---	---	---	---	---

Wenham Style

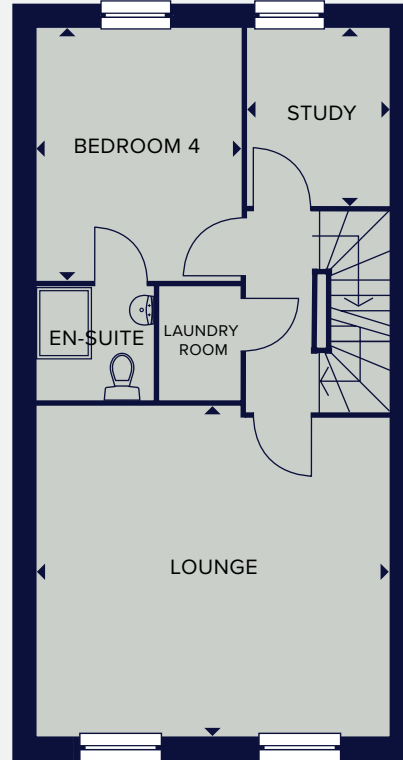
Ground Floor

The jewel in the crown of the Mews, Wenham is a truly exceptional property. The ground floor offers a very spacious kitchen and family room perfectly proportioned for family life.



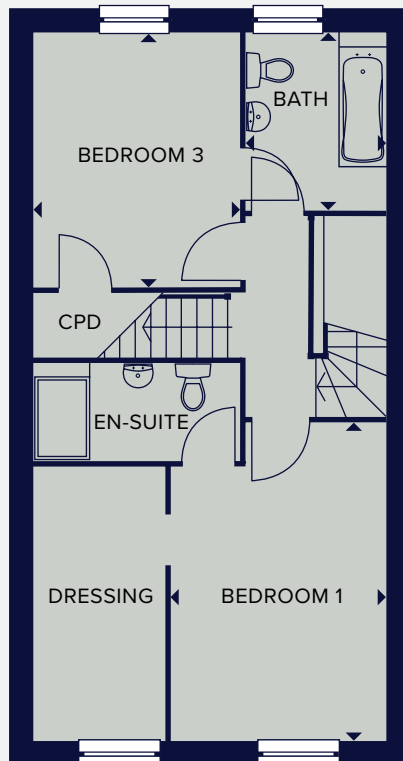
First Floor

Here you find yourself in the lap of luxury. The very generous lounge offers a relaxing and airy space, while bedroom four comes with a gorgeous en-suite. The study gives you a great option for working from home in comfort too.



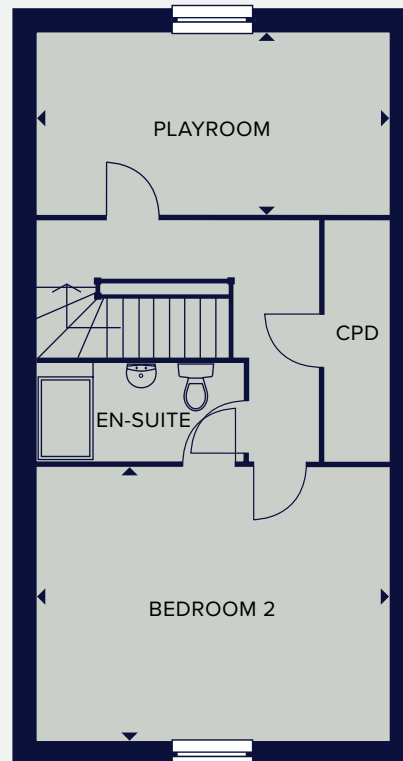
Second Floor

On the second floor the master bedroom takes pride of place with a large dressing room and beautifully appointed en-suite. The large 3rd Bedroom sits beside a lovely family bathroom and has useful built-in storage.



Third Floor

The third floor is a real bonus to the Wenham Houses. A huge second bedroom and en-suite is ideal for a growing family. The built-in cupboard on the landing gives some extra space for all the accoutrements of children, and the playroom will be the envy of friends and family.



These layouts provide approximate measurements and are indicative only. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended for use for carpet sizes, appliance space or items or furniture. Apartment areas are provided as gross internal areas under the RICS measuring practise. Due to the unique design of these homes, measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change. All garden exterior dimensions and areas are approximate and may vary within a tolerance of 10% subject to detailed design.



Pegs Lane Mews
HERTFORD

Elizabeth Style

Named after Elizabeth Shadbolt, one of the first residents who lived on Pegs Lane and ran the Sawyers Arms in 1890.



CGI's are indicative only.

Plots 2&3 4-Bedroom Home 186.6 sq m / 2009 sq ft

GROUND

Kitchen/Family 5.13m x 4.63m
16'10" x 15'2"

FIRST

Lounge 5.13m x 4.82m
16'10" x 15'9"

Bedroom 4 3.00m x 3.67m
9'10" x 12'0"

Study 2.05m x 2.58m
6'9" x 8'5"

SECOND

Bedroom 1 3.13m x 4.63m
10'3" x 15'2"

Bedroom 2 3.00m x 4.71m
9'10" x 15'5"

Bathroom 2.05m x 2.58m
6'8" x 8'5"

THIRD

Bedroom 3 3.01m x 4.72m
9'10" x 15'5"

Playroom 5.13m x 3.79m
16'10" x 12'5"

GARAGE

18 sq m / 194 sq ft



Pegs Lane Mews
HERTFORD

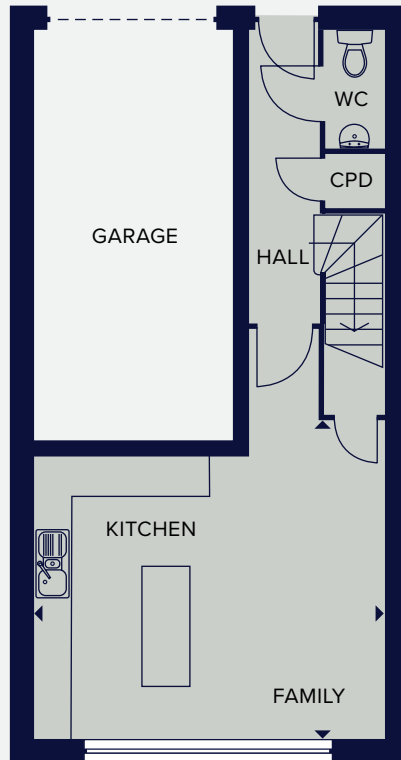
Plot Locator

7	6	5	4	3	2	1
---	---	---	---	---	---	---

Elizabeth Style

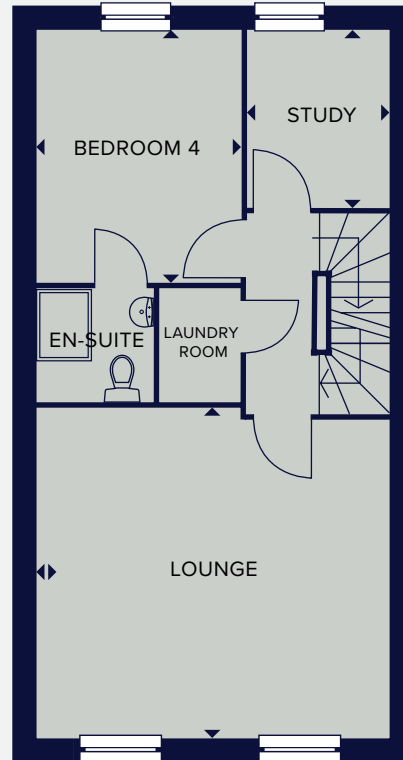
Ground Floor

The ground floor offers a very spacious kitchen and family room perfectly proportioned for family life.



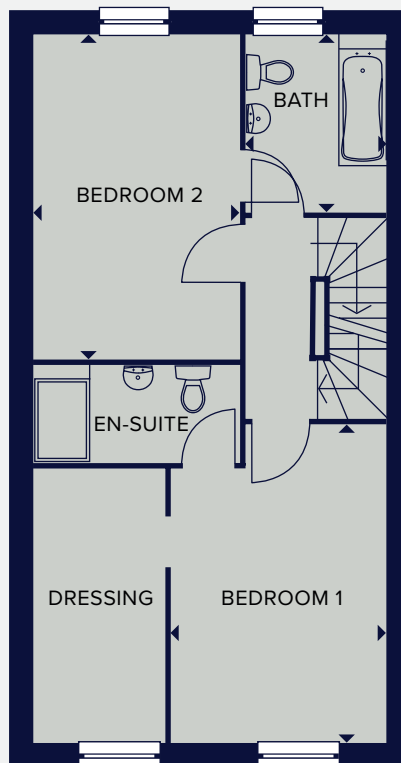
First Floor

Here you find yourself in the lap of luxury. The very generous lounge offers a relaxing and airy space, while bedroom four comes with a gorgeous en-suite. The study gives you a great option for working from home in comfort too.



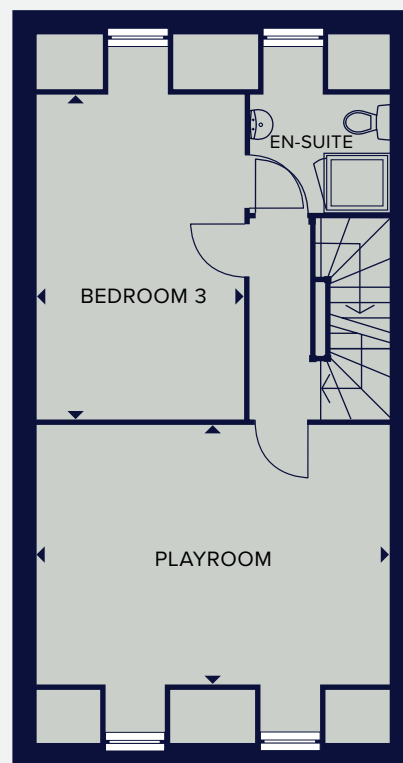
Second Floor

On the second floor the master bedroom takes pride of place with a large dressing room and beautifully appointed en-suite. The large 2nd Bedroom sits beside a lovely family bathroom.



Third Floor

The third floor is a real bonus to the Elizabeth Houses. A generous third bedroom and en-suite is ideal for a growing family and the playroom will be the envy of friends.



These layouts provide approximate measurements and are indicative only. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended for use for carpet sizes, appliance space or items or furniture. Apartment areas are provided as gross internal areas under the RICS measuring practice. Due to the unique design of these homes, measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change. All garden exterior dimensions and areas are approximate and may vary within a tolerance of 10% subject to detailed design.



Pegs Lane Mews
HERTFORD

Alexander Style

Hertford's Sergeant Alfred Alexander Burt was awarded the Victoria Cross for quickly disarming a bomb thrown into his battalion's trench in WW I, saving dozens of lives.



CGI's are indicative only.

Plots 5&6 3-Bedroom Home 139.5 sq m / 1502 sq ft

GROUND

Kitchen/Family	5.13m x 4.63m 16'10" x 15'2"
----------------	---------------------------------

FIRST

Lounge	5.13m x 4.82m 16'10" x 15'9"
Bedroom 2	3.00m x 3.67m 9'10" x 12'0"
Bedroom 4	2.05m x 2.58m 6'8" x 8'5"

SECOND

Bedroom 1	3.13m x 4.63m 10'3" x 15'2"
Bedroom 3	3.00m x 4.71m 9'10" x 15'5"
Bathroom	2.05m x 2.58m 6'8" x 8'5"

GARAGE

18 sq m / 194 sq ft

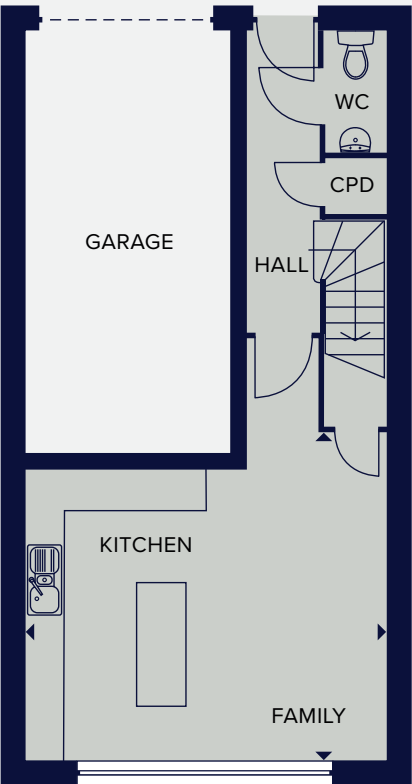


Plot Locator

7	6	5	4	3	2	1
---	---	---	---	---	---	---

Alexander Style

Alexander is a beautiful modern home, designed to grow with you.

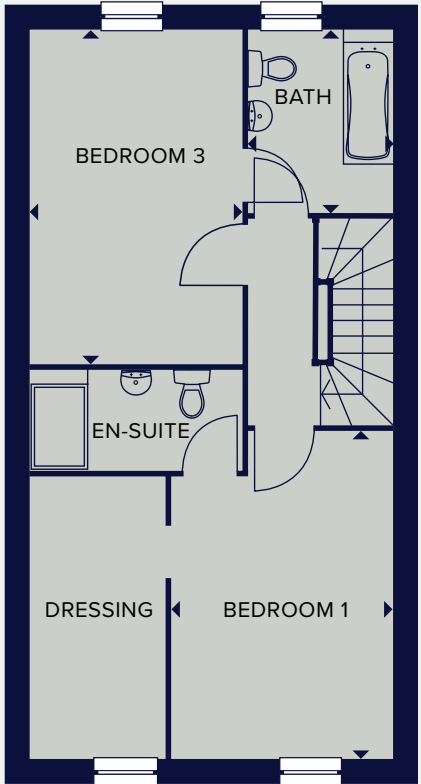
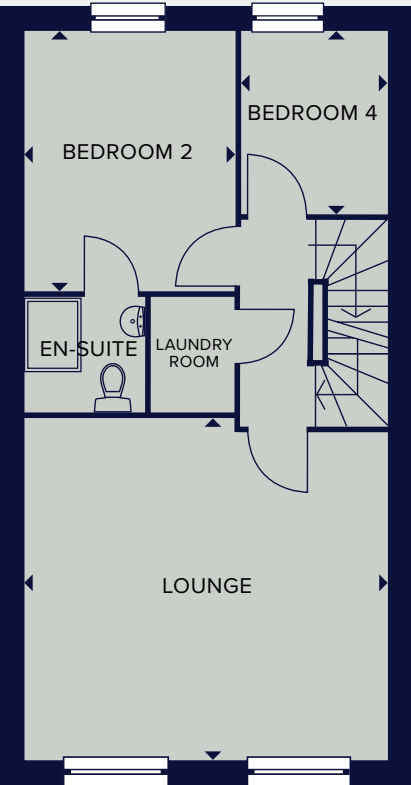


Ground Floor

The ground floor is beautifully proportioned for family life, with an open-plan kitchen and family room, plus a cloakroom giving added convenience. The spacious garage allows your automobile to reside in comfort too.

First Floor

The first floor offers a light and airy living room with comfortable lounging space. There's also useful built-in storage, a large second bedroom with en-suite and bedroom number four, which would be ideal as a home office too.



Second Floor

Moving up to the second floor and you'll discover the master bedroom is well equipped for modern life with its separate dressing room and en-suite providing ultimate comfort. Bedroom three is a very generous size and perfectly positioned next to the family bathroom.

These layouts provide approximate measurements and are indicative only. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended for use for carpet sizes, appliance space or items or furniture. Apartment areas are provided as gross internal areas under the RICS measuring practise. Due to the unique design of these homes, measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change. All garden exterior dimensions and areas are approximate and may vary within a tolerance of 10% subject to detailed design.



Alfred Style

Another nod to Sergeant Burt, but also to Hertford resident, Alfred Russel Wallace who independently proposed the theory of evolution and jointly published his work with Charles Darwin in 1858.



CGI's are indicative only.

Plot 7

4-Bedroom Home
139.5 sq m / 1502 sq ft

GROUND

Kitchen/Family	5.13m x 4.63m 16'10" x 15'2"
----------------	---------------------------------

FIRST

Lounge	5.13m x 4.82m 16'10" x 15'9"
Bedroom 2	3.00m x 3.67m 9'10" x 12'0"
Bedroom 4	2.05m x 2.58m 6'8" x 8'5"

SECOND

Bedroom 1	3.13m x 4.63m 10'3" x 15'2"
Bedroom 3	3.00m x 4.71m 9'10" x 15'5"
Bathroom	2.05m x 2.58m 6'8" x 8'5"

GARAGE
18 sq m / 194 sq ft

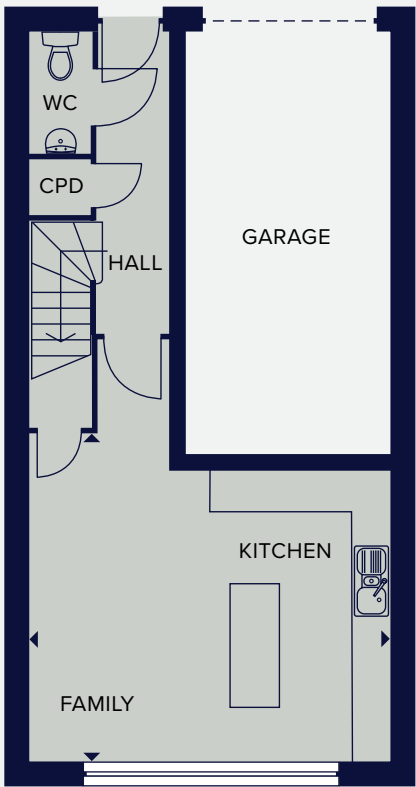


Plot Locator

7	6	5	4	3	2	1
---	---	---	---	---	---	---

Alfred Style

Alfred is a stylish four bedroom home with a touch of luxury.

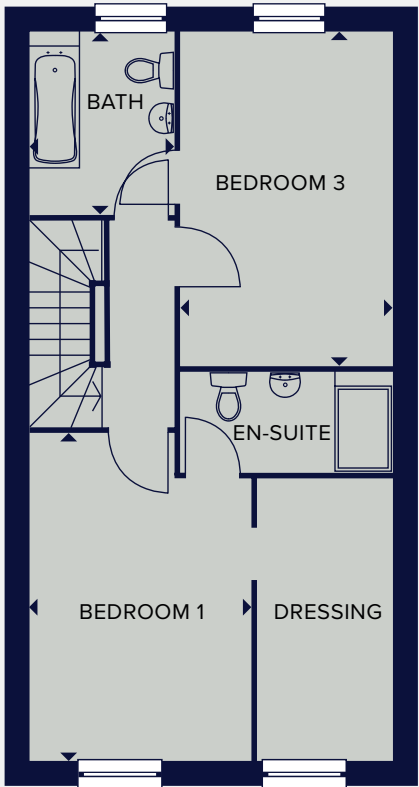
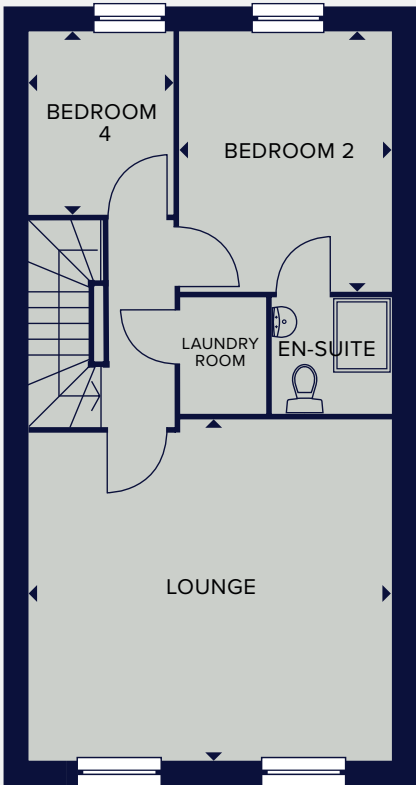


Ground Floor

The ground floor is beautifully proportioned for family life, with an open-plan kitchen and family room, plus a cloakroom giving added convenience. The spacious garage allows your automobile to reside in comfort too.

First Floor

The first floor offers a light and airy living room with comfortable lounging space. There's also useful built-in storage, a large second bedroom with en-suite and bedroom number four, which would be ideal as a home office too.



Second Floor

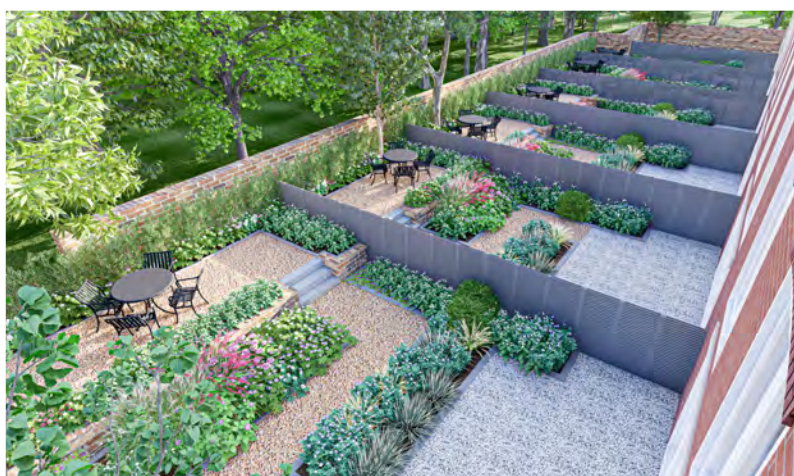
Moving up to the second floor and you'll discover the master bedroom is well equipped for modern life with its separate dressing room and en-suite providing ultimate comfort. Bedroom three is a very generous size and perfectly positioned next to the family bathroom.

These layouts provide approximate measurements and are indicative only. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended for use for carpet sizes, appliance space or items or furniture. Apartment areas are provided as gross internal areas under the RICS measuring practise. Due to the unique design of these homes, measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change. All garden exterior dimensions and areas are approximate and may vary within a tolerance of 10% subject to detailed design.



Pegs Lane Mews
HERTFORD

Landscaping



EXQUISITE LANDSCAPING WAITING TO BE ENJOYED

The beautiful planting and landscaping of the Mews gardens is a real joy to behold. Sophy Lennon Garden Design is a local landscaper who has sympathetically created these gorgeous oases, using native plants, helping reduce pollution and supporting bees and other pollinators. Your own little piece of paradise ready for you to relax in.



Pegs Lane Mews
HERTFORD

Kitchen design



A KITCHEN TO CREATE IN

The kitchen is elegantly and intuitively designed. A real hub of the home, the high-end finishes and appliances make it a joy to use.



Pegs Lane Mews
HERTFORD



BEDROOMS

The perfect place to rest your head at the end of the day, our bedrooms are beautifully proportioned and lit.



Pegs Lane Mews
HERTFORD

Lounge and playroom style



The heart of your home, these rooms will be the envy of friends and family. Thoughtfully designed, with modern and family life considered, you'll feel at home from the moment you move in.



Pegs Lane Mews
HERTFORD



BATHROOMS

Carefully considered to cover the needs of a modern home, the bathrooms and en-suites are beautiful places to be in.

*Bathroom shower is a customer choice and not standard.



About the developer



Charles Rowland DEVELOPMENTS

Charles Rowland builds homes across the South of England. We revive underused land, creating welcoming, sustainable, and nature-rich places where communities thrive and where people of all ages and backgrounds enjoy a great quality of life.

Sustainable places - We strive to build environmentally sensitive places where residents can live a sustainable lifestyle.

Creating communities - We engage the local community in the designs of our developments – ensuring our ideas are future-proofed, so residents present and future enjoy a superb quality of life.

Sustainable living - we incorporate a range of features, from water efficient and energy efficient fittings and fixtures, to recycling facilities, cycle storage and electric car charging points.

Promote the use of clean energy - to ensure access to affordable, reliable, sustainable, and modern energy for all.

Designing for climate change - We seek to build homes where people can live comfortably in the future.

Mitigating climate change - We recognise the role business must play in tackling global climate change and are delighted to help local councils achieve their Carbon reduction goals.

Enhancing ecology - We believe that new developments can create places with more nature by providing higher quality habitats and more biodiversity. Delivering ecology and biodiversity – tree belts, hedgerows and wetlands are created to enhance existing habitats and wildlife corridors.



Call or email to register your interest:

01992 475 213

sales@greenhillestates.co.uk

www.greenhillestates.co.uk