



THE
LIMES
PUCKERIDGE

A distinctive collection of 2 and 3 bedroom homes

Brought to you by Clarendon Living



— INTRODUCING —
**THE
LIMES**
PUCKERIDGE

THE LIMES, PUCKERIDGE

A family friendly development of two and three bedroom homes in the East Hertfordshire village of Puckeridge.

Set back from the road and surrounded by mature trees, this attractive development has been thoughtfully designed with families in mind. Conveniently located for travel into London and Cambridge, you can enjoy village life with easy access to the nearby historic market towns of Buntingford, Ware, Bishop's Stortford and the county town of Hertford.

Crafted with care and attention to detail, each home perfectly blends contemporary style with traditional character. The interiors boast a superb quality specification and a bright, elegant design for the very best in comfort and convenience; you can just move in and start living.

Puckeridge is mentioned twice in Samuel Pepys' diary when he described resting at The Crown and Falcon in the village.



PUCKERIDGE welcomes you

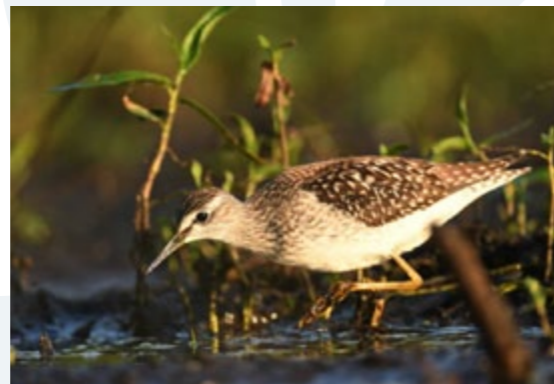
Located between the villages of Standon and Braughing, both recorded in the Domesday Book, Puckeridge sits at the cross roads of two major Roman roads. In the eighteenth century it was a busy staging post on the London to Cambridge coaching route. Today, the high street boasts many Georgian fronted houses with high archways for wagons and carriages.

The community centre and village hall hosts a range of activities for children including Beavers, Cubs & Scouts, karate, performing arts classes and a toddler group for little ones. The WASPS Out of School Club offers a term-time breakfast, after school and holiday club.

Room to Roam

Pack a picnic and head down to the RSPB Rye Meads Nature Reserve. With three lagoons, this wetland reserve is home to kingfishers, kestrels and sandpipers. Or meander down the nearby River Lea at Ware on one of the small cruise boats. For walkers there is the winding valley of the River Rib or the open grasslands at the Amwell Nature Reserve.

The Limes, a great place to live.





Shopping and More

The pretty High Street boasts a tea room, chemist, convenience store and two family run public houses. Pearce's Farm Shop and Café lies just north of the village where you can pick your own fruit. Nearby Standon village also has a traditional bakers, butchers, Chinese takeaway and handy Post Office. Supermarkets are a short drive away in Buntingford and Ware. A wider range of high street and independent shops can be found locally in nearby Bishop's Stortford, Ware and Hertford. Further afield, the historic city of Cambridge offers great shopping and restaurants.

Local legend has it that the landlord of one of the inns in Puckeridge was a friend and helper of Dick Turpin, the famous highwayman.

Days out with Family and Friends

Summer brings two family-friendly festivals to your doorstep – the boutique music festival Standon Calling in the grounds of Standon Lordship, and Ware Festival, a calendar of outdoor events that include raft racing and a carnival parade, climaxing with a day long rock concert. Children will love Ventura Wildlife Park with its exotic animals such as lemurs and lorikeets only a 15 minute drive away. There is also the East Herts Miniature Railway and mini farm at the nearby Van Hage Garden Centre in Great Amwell. The Empire cinema in Bishop's Stortford and Hertford Theatre with its repertoire of dramas and musicals offers more cultural entertainment.



Keeping Active

If you enjoy group exercise, you're spoilt for choice locally. Classes at the village community centre include Yoga, Pilates and Zumba. There's also a fitness centre with crèche at Wodson Park Sports and Leisure Centre in Ware. On sunny days spend a fun day at the Priory Lido or try your hand at sailing at the Hertford County Yacht Club.

Nearby Standon celebrates May Day every year with traditional Morris dancing and a duck race.

Schools

Local schools operate on a two or three tier system. There are three schools in the village including a secondary with three other primary school and middle schools within a six mile radius. Nearby Buntingford and Ware also offer more options.

Primary/First

- St Thomas of Canterbury Roman Catholic School (in the village)
- Roger De Clare First Church of England School (in the village)
- Jenyns First School and Nursery, Uplands (2.1 miles)

Middle

- Ralph Sadleir School (in the village)
- Edwinstree Church of England Middle School, Buntingford (5.7 miles)

Secondary

- Ralph Sadleir School (in the village)
- Freman College, Buntingford (6 miles)
- The Chauncy School, Ware (6.5 miles)

Independent

- St Edmund's College, Ware (1.3 miles)
- Bishop's Stortford College, Bishop's Stortford (7 miles)
- Heath Mount School, Hertford (10.2 miles)



Transport

The Limes is well connected to major road and train networks making it a great place to live.

By Train

If you are London bound, the two best placed stations are Hertford North and Bishop's Stortford which will get you into the capital in under an hour. Trains calling at Hertford North on the Great Northern line run direct to Moorgate and into London Kings Cross and London St Pancras via Finsbury Park. At Bishop's Stortford you can pick up a train on the West Anglia main line to London Liverpool Street and Stratford. If travelling to Cambridge, it's just over half an hour from Bishop's Stortford train station.

By Road

Situated just off the A10, driving South on this road takes you to London, and North towards Cambridge via Buntingford and Royston. Heading South you can also join the M25 at Junction 25. West onto the A120 takes you to Bishop's Stortford which connects to the M11 or continues on to Colchester.

By Bus

Three bus lines serve the village, the 331 which runs from Hertford to Buntingford, the 386 from Bishop's Stortford to Braughing and the 386 Bishop's Stortford runs to Stevenage. In Standon you can pick up the National Express to London Stansted Airport which takes half an hour.

By Air

Stansted Airport is around a twenty minute drive or you can pick up the Stansted Express at Bishop's Stortford train station. London Luton Airport is also a very accessible 45 minute drive away.



CAR from THE LIMES



TRAIN from Hertford North Railway Station



TRAIN from Bishop's Stortford Railway Station





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PUCKERIDGE

**A distinctive collection of
2 and 3 bedroom homes**

Kitchens

- Fitted with Integrated Bosch Appliances
- Single Oven
- Gas Hob
- Hood
- Dishwasher
- Fridge Freezer
- Washer Dryer

Bathrooms

- Full Roca Range Sanitary Ware

Flooring

- Solido Elite, Calgary Floors - Hall, Lounge and Stores
- Tile, Stretton Stone, Grey Porcelain - Kitchen, Dining Room and Utility
- Tile, Stretton Stone, Pearl Porcelain - Bathroom, Ensuite and Cloakroom
- Carpet, Ash - Stairs, Landing and Bedroom

Lights

- White Bezel LED Downlights - Kitchen, Dining Room, Lounge and Bathroom
- Pendant Light - Bedrooms and Hallway
- Eterna Half-Lantern - External Lights



Plots 1 & 2
THE KILN
3 bedroom semi-detached



Plots 3 & 4
THE PEBBLE
3 bedroom semi-detached



Plots 5 & 6
THE ASH
3 bedroom semi-detached & study



Plot 7
THE ROWAN
3 bedroom detached & covered
parking for two cars



Plots 8 & 9
THE ELDER
2 & 3 bedroom semi-detached





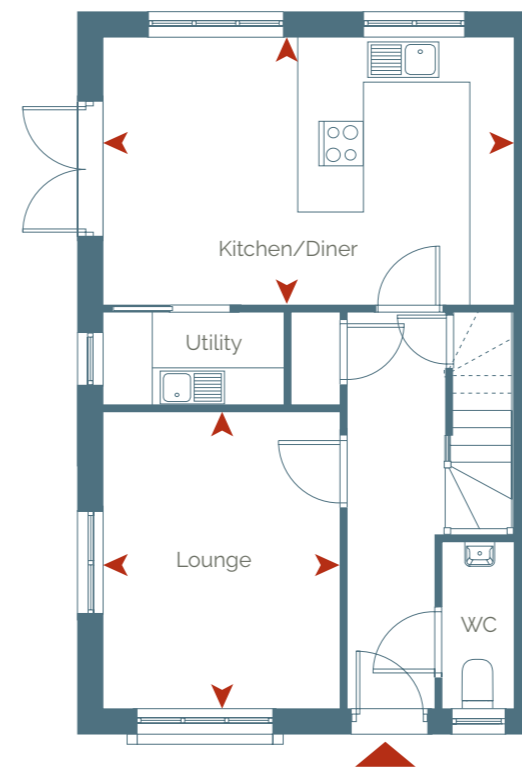
Plots 1 & 2

THE KILN

3 bedroom semi-detached

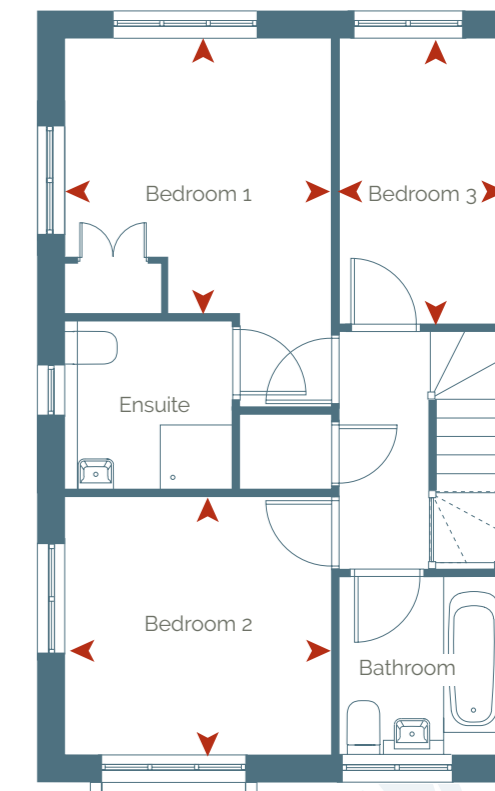


FIRST FLOOR



Kitchen/Diner	5.51m x 3.58m
Lounge	3.21m x 3.88m

SECOND FLOOR



Bedroom 1	3.17m x 3.50m
Bedroom 2	3.17m x 3.33m
Bedroom 3	2.19m x 3.58m

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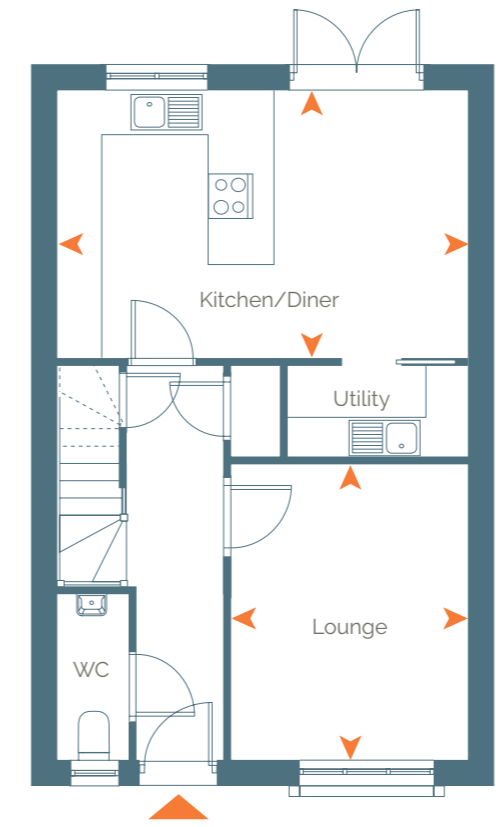
Plots 3 & 4

THE PEBBLE

3 bedroom semi-detached

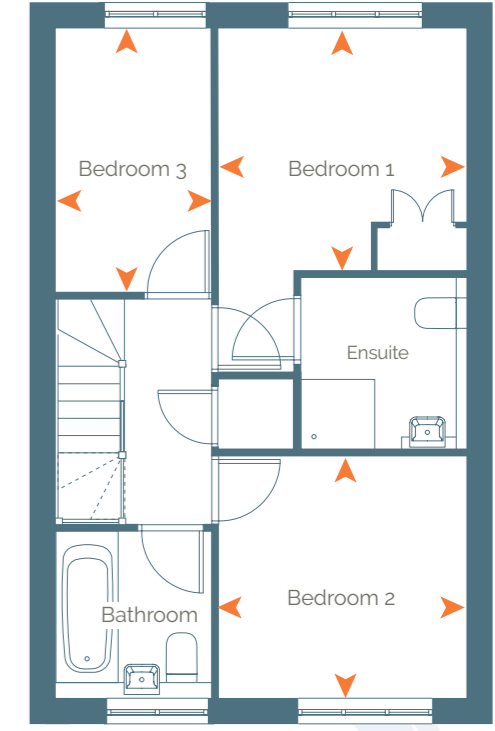


FIRST FLOOR



Kitchen/Diner 5.45m x 3.58m
Lounge 3.15m x 3.88m

SECOND FLOOR



Bedroom 1 3.17m x 3.50m
Bedroom 2 3.17m x 3.33m
Bedroom 3 3.58m x 2.19m

W - Wardrobe S - Storage

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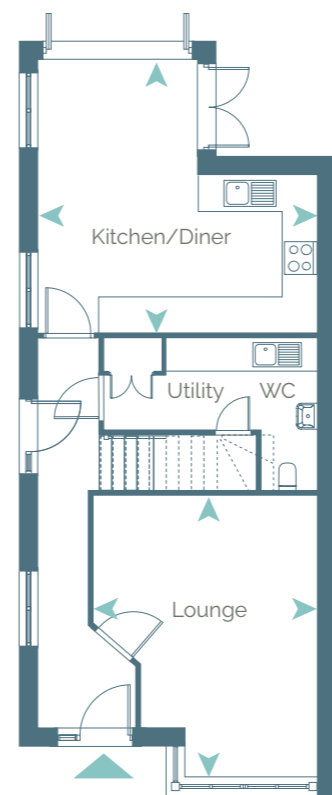
Plots 5 & 6

THE ASH

3 bedroom semi-detached & study

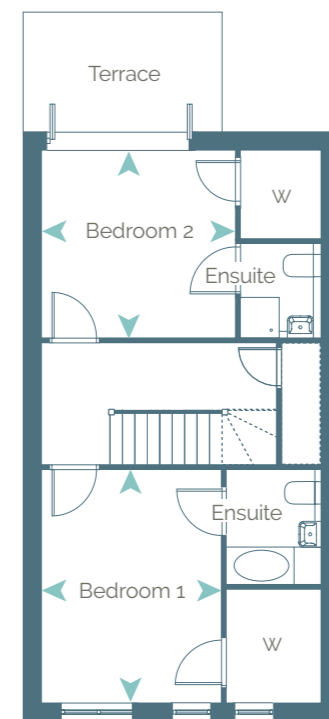


FIRST FLOOR



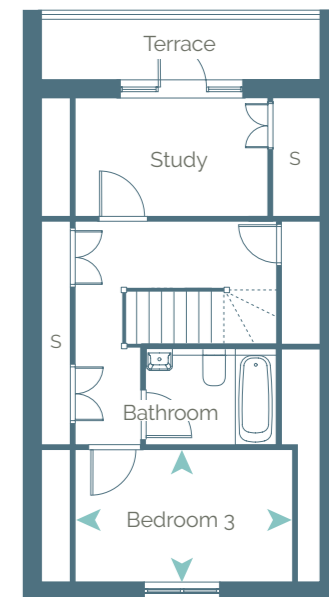
Kitchen/Diner	5.12m x 4.99m
Lounge	3.90m x 5.12m

SECOND FLOOR



Bedroom 1	3.41m x 4.22m
Bedroom 2	3.10m x 3.59m

THIRD FLOOR



Study	3.62m x 2.24m
Bedroom 3	4.00m x 2.20m

W - Wardrobe/Dressing Room S - Storage

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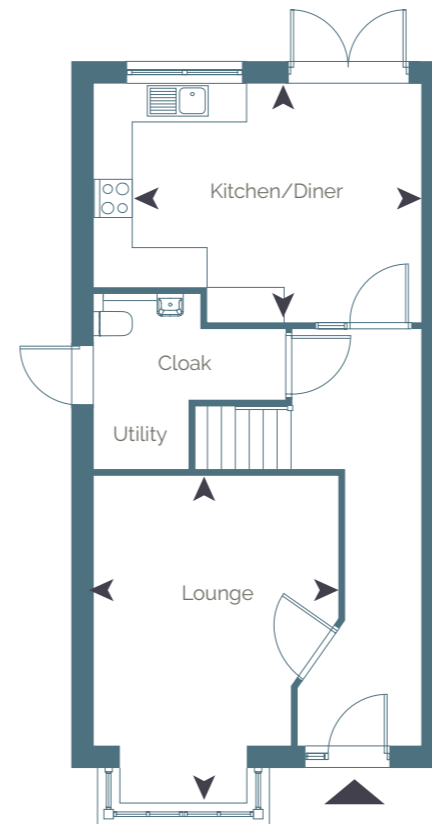
Plot 7

THE ROWAN

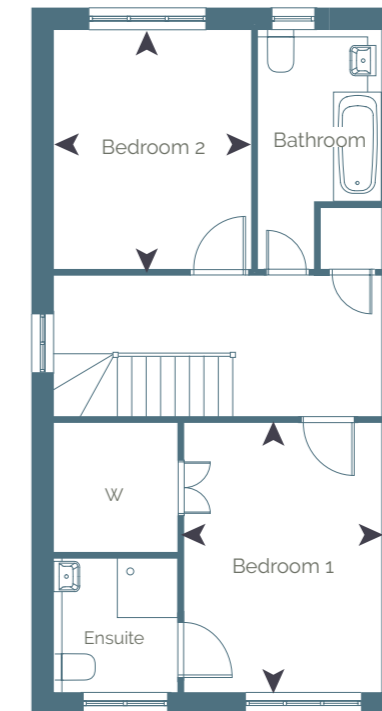
3 bedroom detached
& covered parking for two cars



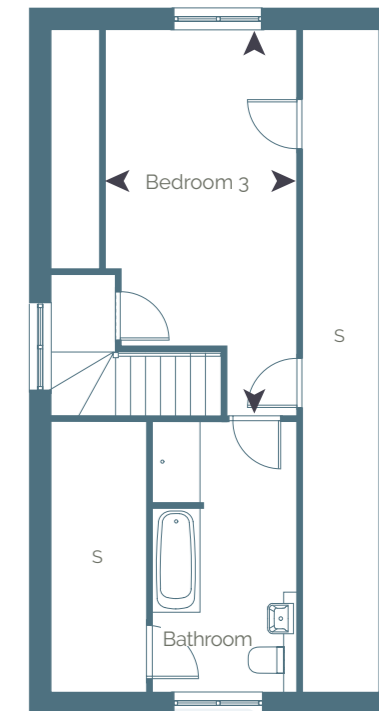
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



Kitchen/Diner 5.17m x 3.75m
Lounge 3.95m x 5.06m

Bedroom 1 3.10m x 4.16m
Bedroom 2 3.03m x 3.74m

Bedroom 3 3.00m x 4.94m

W - Wardrobe/Dressing Room S - Storage

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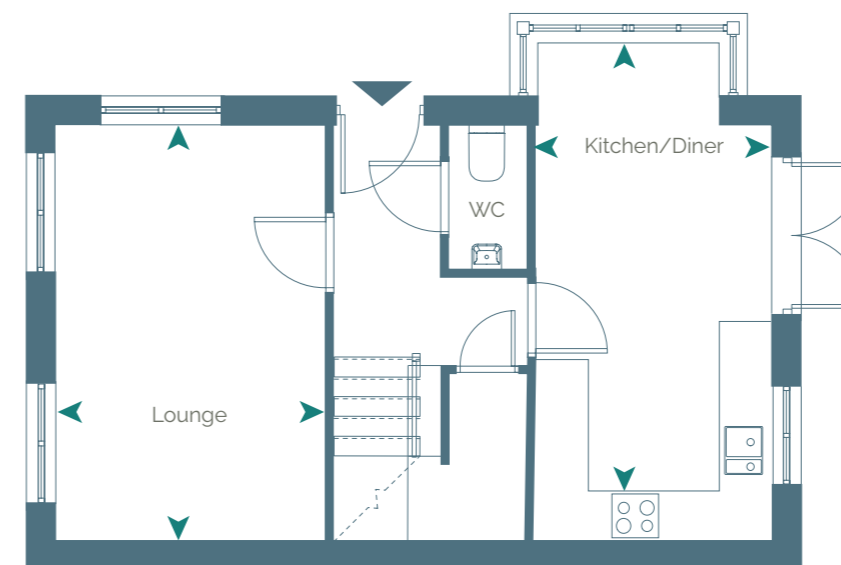
Plot 8

THE ELDER

2 bedroom semi-detached



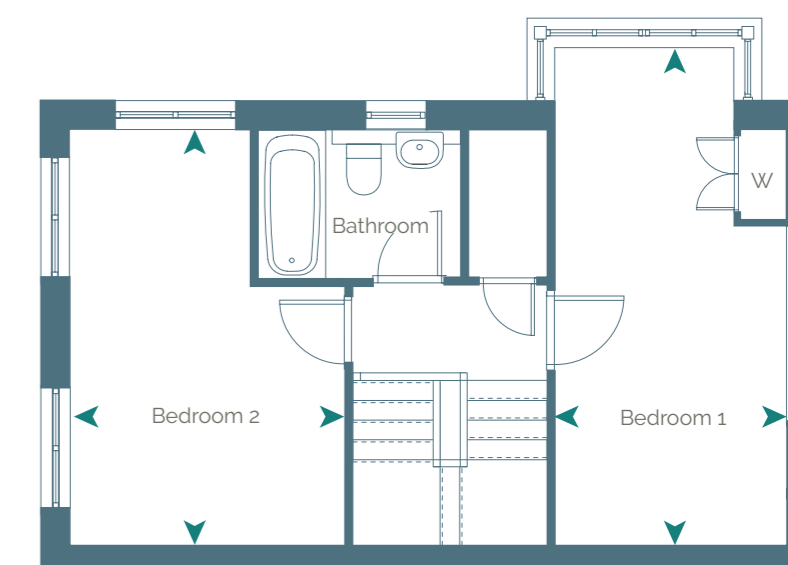
FIRST FLOOR



Kitchen/Diner 5.73m x 2.73m

Lounge 4.86m x 3.14m

SECOND FLOOR



Bedroom 1 5.76m x 2.75m

Bedroom 2 4.86m x 3.14m

W - Wardrobe S - Storage

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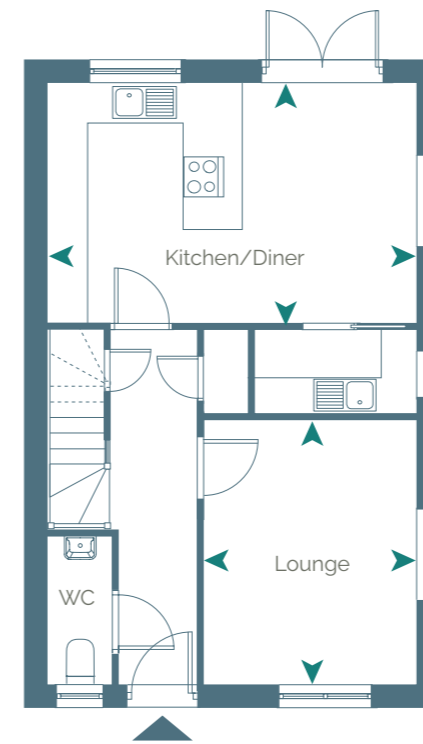
Plot 9

THE ELDER

3 bedroom semi-detached

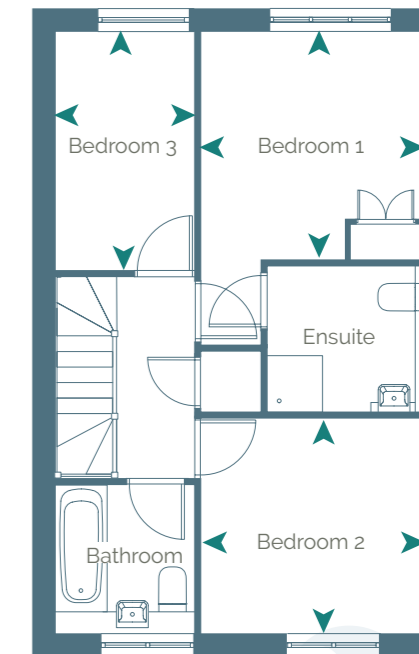


FIRST FLOOR



Kitchen/Diner	5.51m x 3.58m
Lounge	3.23m x 3.88m

SECOND FLOOR

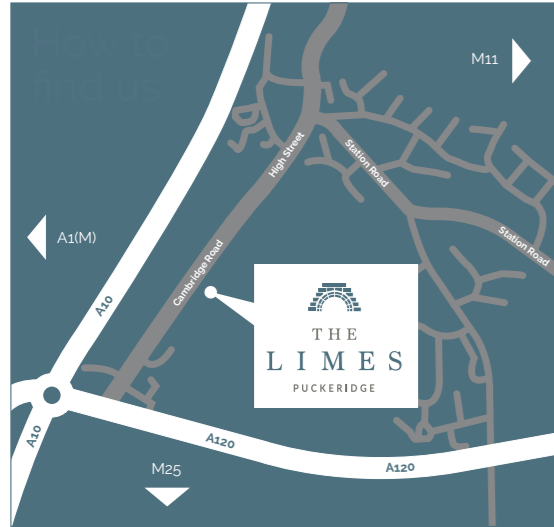


Bedroom 1	3.45m x 3.52m
Bedroom 2	3.23m x 3.33m
Bedroom 3	2.19m x 3.58m

W - Wardrobe S - Storage

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How to find us



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Clarendon Living
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 Hertfordshire, WD17 1LA.

 www.wcht.org.uk/clarendon-living

About Clarendon Living

Clarendon Living provides high-quality homes in Hertfordshire and the surrounding area.

We work independently to deliver premium homes for sale in sought-after areas and we also work in partnership with other organisations to build much - needed affordable homes. We actively look for partnership opportunities and our partners include local authorities, residential developers and landowners.

As the commercial arm of Watford Community Housing, Clarendon Living's profits are reinvested in affordable homes. This is what sets us apart from other housebuilders - as well as delivering the homes people need, we care about building stronger communities and we are in it for the long haul.

All of our developments are unique, bespoke and designed by leading architects - and because we care about our local communities we use Hertfordshire - based companies wherever possible.





THE LIMES

PUCKERIDGE

**For further information or to register your interest
please contact our sales agents:**



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