



# Limsi Grove

Hertford



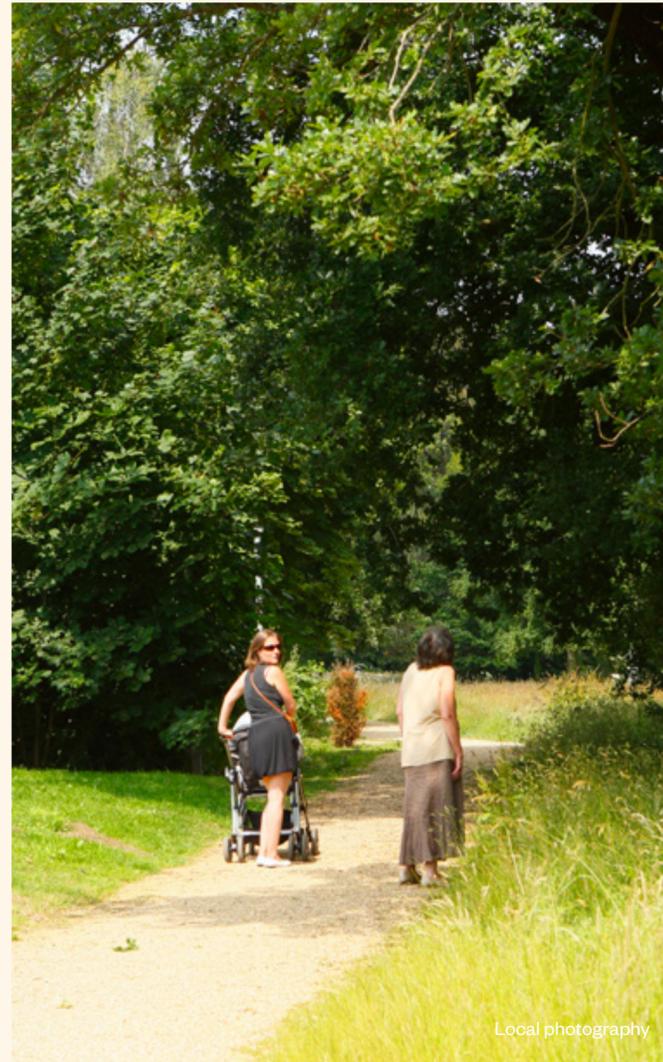
Stock photography



# Stylish new homes in a historic county town

Featuring a varied and attractive selection of 3, 4 and 5 bedroom detached homes, in the bucolic conservation area of historic Hertford, Limsi Grove offers you the best of town and country living.

With mature trees on its boundaries, a sense of space and light and the many attractions of the county town of Hertfordshire all within easy reach, Limsi Grove could be the ideal place for you and your lifestyle.



# Everything you're looking for

Whether you're starting out as a first-time home buyer, seeking more space and flexibility for a growing family, upsizing or downsizing, you're sure to find everything you're looking for at Limsi Grove. Stylish exterior designs with smart features to complement the natural and built environment combined with light and spacious interiors. Well considered layouts and quality specifications throughout make this the perfect place to call home.



Stock photography

# Natural green spaces abound

Limsi Grove is bounded by a gentle slope running down to a stream on one side and a cricket pitch on the other, with mature trees lining the development – creating a calm and restful ambience which perfectly suits its setting on the edge of a town that's rich in parklands and waterside walks. Hertford lies at the meeting place of four rivers, and natural green spaces are abundant alongside each of them.



# The best of ancient & modern

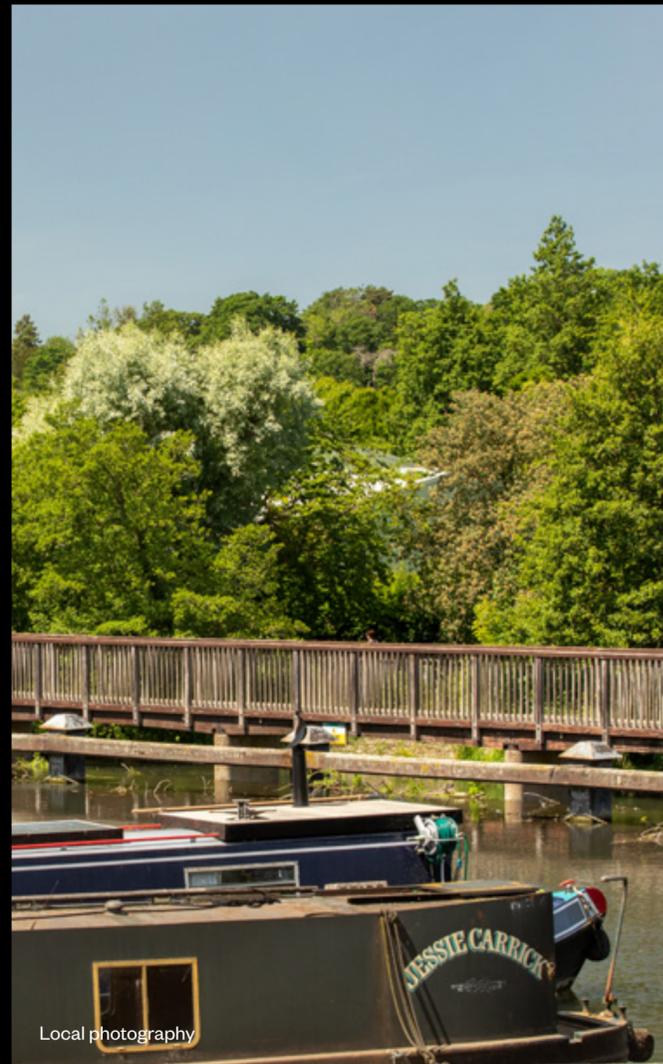
Still retaining much of its medieval street plan, and with a wealth of historic buildings – including a castle founded as fortification against the Danes – Hertford is the perfect blend of picturesque and practical, quaint and sometimes quirky.

A lively choice of bars, eateries, entertainments and events sit alongside independent shops and boutiques, a choice of supermarkets and fast and convenient rail connections for commuting.



# Town and country lifestyle

It's easy to enjoy a balanced and happy way of life in Hertford – with sports and leisure to suit all ages and interests. Swimming, tennis, football, gym and fitness for instance, at Hartham Leisure Centre – currently being redeveloped with an £8million investment due for completion in Autumn 2022. The Leisure Centre is located on Hartham Common, along with play areas, a skate park, bowls, and riverside and woodland trails. There are many more open green spaces and wildlife sanctuaries within walking distance of the town centre, which is also seeing extensive investment, with nearly £20million being spent on upgrading the theatre and cinema and the Bircherley Green shopping complex.



# A great choice of schools

Hertford is a hotbed of excellent educational options. Within half a mile of Limsi Grove, you'll find Ofsted rated 'outstanding' education for ages 4-18 at Simon Balle All-Through School, a two minute walk from Limsi Grove, and Abel Smith Primary, while Morgans Primary and Nursery and Richard Hale Secondary School are both rated 'Good'. Just a little further away, there are other great choices for all ages, both public and independent.





# Perfect for family life

With its parks and green spaces, rivers and canal, lively community spirit, events and activities for all ages, great schooling and a history, heritage and character that's all its own, Hertford is a wonderful place to settle down and raise a family – and Limsi Grove is perfectly located to help you make the most of it all. When you fancy doing something different, you're within reach of entertainment, shopping centres and days out in surrounding towns too.

Stock photography

[Click here to find out more about the local area](#)



# Places to go



**Eating out** – choose from a great range of restaurants – Lussmanns comes highly recommended – and family friendly pubs, both in Hertford centre, and surrounding villages and neighbouring towns.



**Sports and leisure** – Hartham Sports Centre offers a wide range of all-age activities, Hertford Hockey and Cricket Clubs are a '6' away from home and there are plenty of soft play and outdoor options too – including some superb golf courses.



**Family days out** – Visit Foxholes Farm, Woody's Play Barn, Paradise Wildlife Park, East Herts Miniature Railway, the Waterbus on the Lee, Knebworth Estate and lots more.





### **Parks, green spaces and nature reserves –**

you're spoilt for choice, from Balls Wood and Hertford Heath Park and Nature Reserve close to home, to Panshanger Park on the other side of town, with its wetlands, lakes and abundant wildlife.



**History and heritage –** is all around you in the town centre, with a 41-stop heritage trail, the castle and museum – and over in Ware, the fascinating Scott's Grotto. Hatfield House is a must too.



**Something a bit different?** How about an open evening class at Bayfordbury Observatory or pottery at Manic Ceramics.



**Shopping and entertainment –** explore a centuries old market, modern independent shops and stores and the theatre and arts centre in Hertford itself – and for bigger shopping expeditions, cinema and nightlife, it's just a short trip to Welwyn, Hatfield and other nearby centres.

[Click here to find out more about the local area](#) 



# Getting around



By foot: Simon Balle All-Through School is within easy walking distance of Limsi Grove, and the town centre is just 0.6 miles away.



By rail: Hertford East, 0.7 miles from Limsi Grove, offers services to London Liverpool Street, taking 49 minutes, while Hertford North – 1.5 miles away – has services to London Moorgate (50 mins), London King’s Cross (50 mins) and Stevenage (13 mins) for East Coast Mainline services.



By car: Limsi Grove is less than a half mile from the A414, which connects Hertford to the A10 in less than 5 minutes. It’s a 15 minute drive to the A1(M) and 20 minutes to the M25 or the M11.



By air: Hertford is just 22 miles from London Stansted to the east and 20 miles from London Luton to the west.



By bus: a wide range of services run from the bus station in the town centre.

See a detailed view of the area and get directions



Journey times are approximate. Train journey times are accurate as of October 2019 and are sourced from thetrainline.com

# Superbly connected



## On foot

- Hertford Cricket & Hockey Clubs – 200 metres
- Simon Balle All-Through School (OFSTED rated Outstanding) – 0.2 miles
- Abel Smith Primary School (OFSTED rated Good) – 0.4 miles
- Hertford Town Centre – 0.6 miles
- Richard Hale Secondary School (OFSTED rated Good) – 0.7 miles
- Hertford East Train Station – 0.7 miles
- Nuffield Health Fitness & Wellbeing Gym – 0.9 miles



## By car

- Foxholes Farm Shop & Butchery – 1.4 miles
- The A10 – 2 miles
- Panshanger Park – 2.1 miles
- Brickendon Grange Golf Club – 4.3 miles
- The Edge Outdoor Activities and Woody's Play Barn – 4.3 miles
- Paradise Wildlife Park – 5.8 miles
- Welwyn Garden City – 7.5 miles
- Hatfield – 8.2 miles
- London Luton Airport – 20 miles
- London Stansted Airport – 22 miles



## By rail

- **From Hertford East (0.7 miles)**  
London Liverpool Street – 49 mins
- **From Hertford North (1.5 miles)**  
Stevenage – 13 mins  
London Moorgate – 50 mins  
London King's Cross – 50 mins

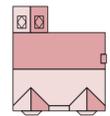
See a detailed view of the area and get directions



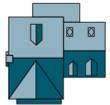
Journey times are approximate. Train journey times are accurate as of October 2019 and are sourced from thetrainline.com

# Limsi Grove

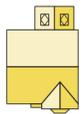
## The development



**The Solville**  
5 bedroom detached home with double garage



**The Hartham**  
4 bedroom detached home with garage



**The Nenhurst**  
4 bedroom detached home with garage



**The Bespoke Nessfield**  
4 bedroom detached home with garage



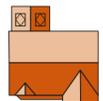
**The Bespoke Nessvale**  
4 bedroom detached home with garage



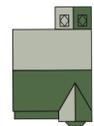
**The Oatfield**  
4 bedroom detached home with study and garage



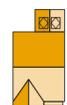
**The Oatvale**  
4 bedroom detached home with study and garage



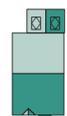
**The Osmore**  
4 bedroom detached home with garage



**The Pebworth**  
4 bedroom detached home with integrated garage



**The Hunsley**  
3 bedroom detached home with garage



**The Jayfield**  
3 bedroom detached home with study and garage



**Housing Association**



The above development layout is not drawn to scale and is for general guidance only. Road layouts, pathways, landscaping and external treatments may differ.

IMPORTANT NOTICE TO CUSTOMERS: The Consumer Protection from Unfair Trading Regulations 2008. Cala Homes (North Home Counties) Limited operates a policy of continual product development and the site layout shown in this brochure insert is indicative only. Information contained is accurate at time of going to press on 15.06.22. See the main brochure for the full Consumer Protection statement.

View our interactive siteplan for our latest availability



# Choose the home that's right for you



**The Solville**  
5 bedroom detached home with double garage



**The Nenhurst**  
4 bedroom detached home with garage



**The Bespoke Nessvale**  
4 bedroom detached home with garage



**The Hartham**  
4 bedroom detached home with garage



**The Bespoke Nessfield**  
4 bedroom detached home with garage



**The Oatfield**  
4 bedroom detached home with study and garage

[Click here for current availability and prices](#)



[See our Virtual Tours](#)





**The Oatvale**  
4 bedroom detached home with study and garage



**The Pebworth**  
4 bedroom detached home with integrated garage



**The Osmore**  
4 bedroom detached home with garage



**The Jayfield**  
3 bedroom detached home with study and garage



**The Hunsley**  
3 bedroom detached home with garage

[Click here for current availability and prices](#)



[See our Virtual Tours](#)





Photography from a previous Cala development



# Desirable in every detail

The finishing touches, unexpected flourishes and innovative features. Designer kitchens with desirable technology built-in, for showing off your culinary flair. Sleek family bathrooms and en suites with high quality specification sanitaryware, for indulging in some well-deserved pampering.

With every home comfort considered for energy-efficient and low maintenance living, each aspect of your family home is beautifully designed and built to an exacting standard; because when you look for quality, it's the little things that make all the difference.

[Click here to view the full specification](#)





This image includes upgrades at an additional cost

# What our customers say



“ Moving into a house that was already fully designed and decorated was such a huge relief and absolutely fantastic. It’s a beautiful home which the kids love. Space is what we were after and it’s exactly what we now have at Audley Chase. Our garden in particular is far more open than at our previous home.

exceptional. Looking back, having started the part exchange process quite anxious, I now can’t believe how easy it was. All of the people involved were as friendly, personable and in touch as much as possible, removing all of the negotiation. Nothing was too much of an ask, despite the pandemic looming over us all. ”

I can’t speak highly enough of the Cala team. The end-to-end management has been

Beau Steele,  
Purchaser at Audley Chase



Photography of Audley Chase

See more customer stories, reviews and ratings >



Photography from a previous Cala development

# Why buy new

There's nothing quite like moving into a brand-new home. From newly-installed kitchens and bathrooms to the peace of mind of knowing that your property is safe, energy efficient and low maintenance.

What's more, you're buying a complete blank canvas on which to stamp your own individual style.



Modern fixtures, fittings & technology



Hyper fast fibre optic broadband



Less maintenance



Energy efficient



A chain free move



A blank canvas



Stock photography



[Click here to find out more about the top reasons to buy new](#)



# Cala Homes

Cala Homes' primary goals are to deliver design excellence in everything we do and ensure a first class customer experience for everyone who buys one of our homes.

To achieve this, we focus on investing in our most important asset - our people - and running an effective and sustainable business that makes a positive contribution in the areas where we operate.

Cala is built on the foundation values of passion, quality, delivery and respect.

Click on the arrows below to find out more about Cala Homes.



Our values >



Aspirational homes >



First class customer service >



Quality design and build >



Investment in our people >



Photography from a previous Cala development



Local photography

# Sustainability the Cala way

Cala has a rich heritage originally dating back to 1875. We started building homes in the 1970s and, for over 50 years, have been creating high quality, sustainable new homes and communities. However it is not just what we do, but the way we do it that matters to Cala.

Thinking sustainably is at the heart of everything we do; from identifying the right sites, through creating a safe, healthy and fulfilling working environment, to taking a sensitive approach to development and delivering communities that meet local requirements.

As part of our sustainability journey we are aiming to reduce our paper usage by 90% across the company, including the customer journey, which is why we are aiming for online only brochures at our developments.

Click on the icons below to find out more about our sustainability journey.

 Environment >

 Customers >

 Design >

 People >

 Land >

 Community consultation >



Stock photography



# Welcome to your new home

Limsi Grove,  
Mangrove Road, Hertford,  
Hertfordshire, SG13 8AN

[Click here to arrange your viewing](#)



IMPORTANT NOTICE TO CUSTOMERS: The Consumer Protection from Unfair Trading Regulations 2008. Cala Homes (North Home Counties) Limited operates a policy of continual product development and the specifications outlined in this brochure are indicative only. We reserve the right to implement minor changes to the sizes and specifications shown on any plans or drawings in this brochure without warning. Where alterations to the design, construction or materials to be used in the construction of the property would materially alter the internal floor space, appearance or market value of the property, we will ensure that these changes are communicated to potential purchasers. Whilst these particulars are prepared with all due care for the convenience of intending purchasers, the information is intended as a guide. The computer generated images and photographs do not necessarily represent the actual finishings/elevation or treatments, landscaping, furnishings and fittings at this development. Floor plans, dimensions and specifications are correct at the time of print. The illustrated location map is a general guide only. Please note that distances and timings referred to in this brochure are approximate and sourced from Google Maps and their online.com. For information relating to weather in the area of this development, please refer to the Meteorological Office (www.metoffice.gov.uk). Nothing contained in this brochure shall constitute or form part of any contract. Information contained in this brochure is accurate at time of going to press on 15.06.22. Cala (North Home Counties) Limited, registered in England & Wales number 09088106. Registered office: Cala House, 54 The Causeway, Staines-Upon-Thames, Surrey TW18 3AX. Agent of Cala Management Limited.