



THE RIDINGS

PONSBOURNE PARK
NEWGATE STREET VILLAGE
HERTFORDSHIRE

An exclusive development of seven luxury homes within
the spectacular grounds of Ponsbourne Park.



UNIQUE FEATURES

Located within the spectacular grounds of Ponsbourne Park

Private wooded road

Underfloor heating

Air source heat pump powered heating and hot water provides outstanding efficiency, reducing fuel bills, carbon footprint and energy consumption

Ultra-fast fibre directly into the property

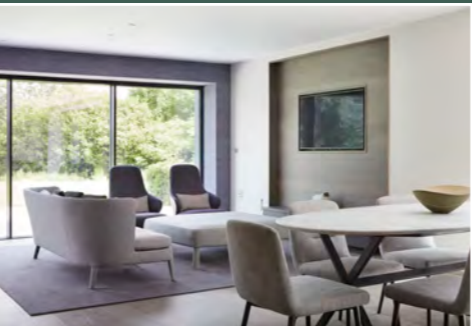
Electric vehicle charge points

Preferential mortgage package available

The Ridings is a development of seven individually designed luxury eco-homes, located within the highly sought after village of Newgate Street.

With sweeping views across the stunning Ponsbourne Park estate, The Ridings is accessed via a private wooded road, and provides access to an excellent variety of bridleways and paths, ideal for outdoor activities such as walking, jogging, cycling and horse riding.

The homes are designed and built to the highest standards, and incorporate the latest technologies providing modern, contemporary living in an idyllic, countryside setting.



Actual views from The Ridings homes



The History of Ponsbourne Park

Ponsbourne Park was originally part of the Hatfield Estate of the Bishop of Ely during the 12th Century. During the 15th Century many of the large estates in England were dissolved and the Ponsbourne Estate was sold to Sir John Fortescue. He was responsible for building the original stately and large mansion in the valley.

The Manor was subsequently sold to Lawrence Sullivan esq, in the 18th Century, who proceeded to demolish and build the current mansion in a slightly different location.

After the Second World War it became St Dominic's Priory School and since then the manor has been transformed into a grand hotel and a famous wedding venue for lucky couples tying the knot in perfect surroundings.

The Ponsbourne Estate has now become an exclusive countryside community containing some of the most luxurious homes in the south of England.

ISLANDBRIDGE PROPERTIES
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This brochure has been prepared with all due care and attention for the convenience of intending purchasers. The information contained is a preliminary guide only and a physical viewing is highly recommended to fully appreciate the quality of workmanship, the views and the local surroundings. All interior photography is taken from completed Islandbridge projects and is indicative of the styling and quality of The Ridings.