

A detailed, light-colored line drawing of barley stalks is positioned in the upper half of the image, extending from the left towards the center. Another similar drawing is in the lower right corner. The background is a solid dark grey.

BARLEY MEWS

BARLEY MOW LANE, ST ALBANS, HERTFORDSHIRE



Barley Mow Lane, St Albans, Hertfordshire

BARLEY MEWS

A stunning new development of luxury family homes
in the heart of Hertfordshire.

Welcome home

Barley Mews is a quiet new cul-de-sac of just five luxury new family homes, where you can enjoy direct easy access to acres of rolling countryside, open space while simultaneously being just a short drive from St. Albans.

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INTRODUCTION

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DESIGN

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SURROUNDING AREA

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FLOOR PLANS

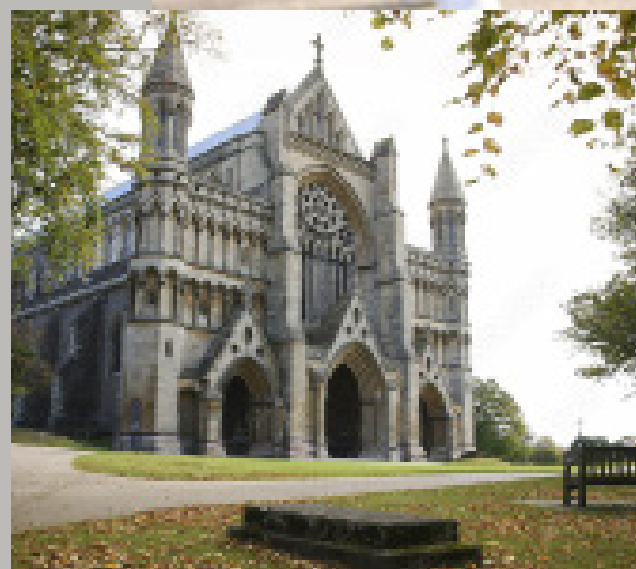


FEEL AT HOME IN

Hertfordshire

Living on the outskirts of St Albans is perfect for those wish to enjoy a country lifestyle without missing out on the bustle and convenience of a lively market town with a wide range of shops and restaurants.

With numerous sports clubs and open spaces nearby, Barley Mews in the perfect spot for combining countryside living with the endless shopping and dining options right on your doorstep.



Enjoy the best of Hertfordshire with leisurely country walks right outside your doorstep



DAISY & Co. | Brunch Café

Just a five minute walk from The Goldleaf is this delightful little brunch spot. Tasty, healthy food in a bright and airy space and the kind of service that will put a smile on your face.
- 219 Watling St, Radlett WD7 7AL



BATTLERS GREEN | Farm Shopping Village

Locally sourced and independently run market collective, featuring an amazing selection of small shops as well as a tea room and café. Not to mention the best bagels around from Bagels + Schmear. Plenty of parking available.
- Battlers Green Farm, Common Ln, Radlett WD7 8PH



THE HOLLY BUSH | Pub

A beautiful 17th century country pub, tucked away in the idyllic hamlet of Potters Crouch. Recently refurbished, it is very much a traditional English pub steeped in oldworld charm. The pub has been family-run for a third of a century. Enjoy antique furniture, open log fires, an impressive garden and the finest cask Fullers ales from the award winning cellar as well as home-cooked food.
- Potters Crouch St Albans AL2 3NN



SOPWELL HOUSE | Cottonmill Spa

Enjoy a spa break or celebrate with afternoon tea at historic Sopwell House, a Georgian country house and now luxury 128 bedroom hotel, country club & spa located south of St Albans. The newly completed Cottonmill Spa is a one-of-a-kind indoor-outdoor haven with heavenly spa treatments and range of saunas, jacuzzis and steam rooms, the perfect place to unwind after a busy week.
- Cottonmill Ln, St Albans AL1 2HQ



PORTERS PARK | Golf Club

An excellent court with superb club house and friendly staff. Highly rated for its food and pro shop.
- Shenley Hill, Radlett WD7 7AZ



RADLETT LAWN TENNIS & SQUASH CLUB

A great club with plenty of well-organised tournaments and events for all skill levels. Mostly outdoor carpet courts. Ample parking and a nice club house add to this tennis club's appeal.
- Radlett WD7 7JG



MUST | Wine Bar

Tantalise the senses with an evening of world-class wine and the finest selection of cut meats and cheeses at this local favourite. Wine buffs will enjoy the many tasting events organised by the owners, but it's also the perfect place to catch up with friends or grab a quick drink before heading out for a meal.
- 3 George St, St Albans AL3 4ER



THE GROVE | 5-Star Hotel

Luxury country hotel with its own golf course, spa and elegant contemporary restaurant. Expect top-notch service and upscale clientele.
- Chandler's Cross, Watford WD3 4TG

SPOT ON

Location

Barley Mews is just outside of St Albans just a stone's throw from the North Orbital Road which gets you quickly around Hertfordshire or into London.

BARLEY MEWS



BARLEY MEWS

● Restaurations & Pubs

- 1. The Plough
- 2. The Crooked Billet Free House
- 3. The Plough Sleapshyde
- 4. The Colney Fox
- 5. Carmelo's
- 6. The Brasserie at Sopwell House

● Grocery

- 1. London Colney Haseldine Road
- 2. SPAR St Albans
- 3. Tesco Express
- 4. Sainsbury's
- 5. Vyas Food & Wine

● Leisure & Recreation

- 1. Cotlandswick Leisure Centre
- 2. Nuffield Health
- 3. North Mymms Park
- 4. Willows Activity Farm
- 5. Colney Heaath Football Club

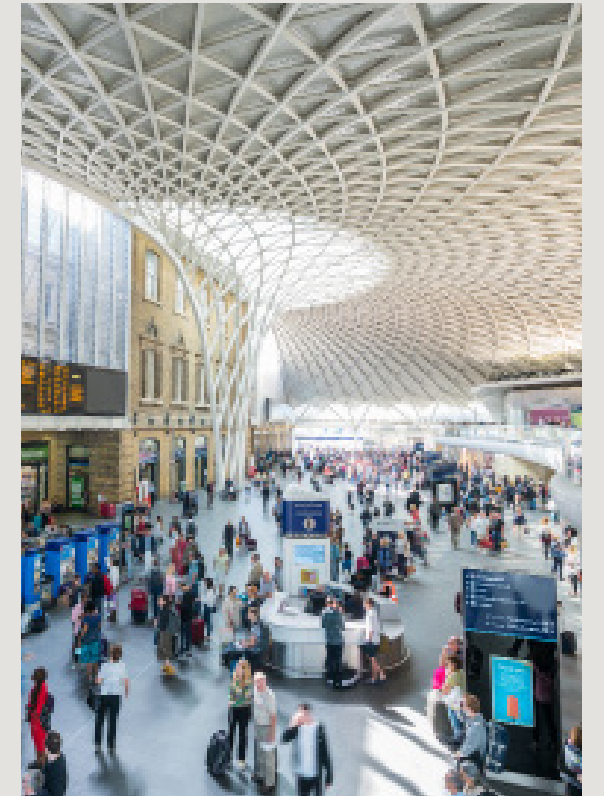
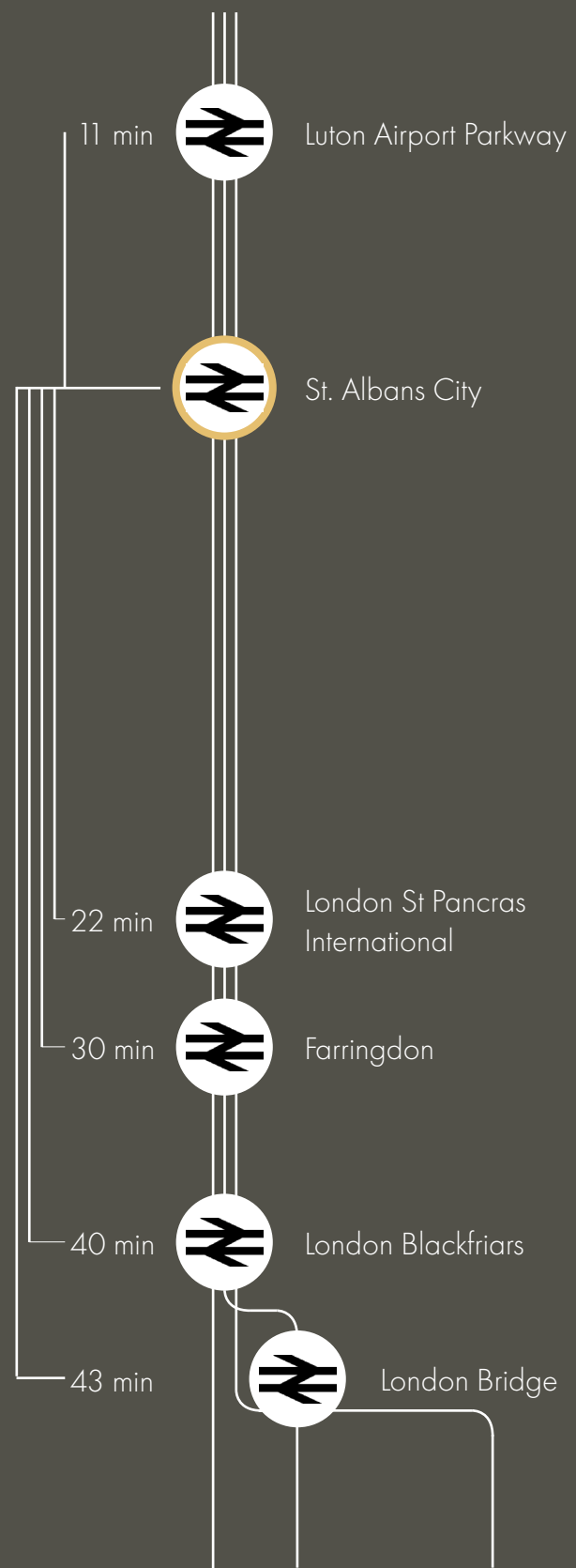
● Education

- 1. Windermere Primary School
- 2. Mad Science
- 3. AC Education
- 4. Oaklands College



EXCELLENT

Connections



BARLEY MEWS

WELCOME HOME

St Albans is an ideal place to live. Offering easy access to London while providing a peaceful escape from the hustle and bustle of the city. Imagine relaxing walks, lazy afternoons spent in the local cafe, or evenings where the shopkeeper knows your dog's name. Living in St Albans means endless opportunities, from golf and tennis to market shops and so much more. It's all as unlimited as access to beautiful countryside.



Luxury INTERIOR FINISHES

SAMPLE FINISHES FROM A PREVIOUS HUXLEY
GROUP DEVELOPMENT

COMPUTER GENERATED IMAGE



KITCHEN

- Ash Shaker Style Units in Tatton Grey Finish
 - Feature under-cabinet lighting to wall units
- Quartz Stone Works Tops (30mm), splashbacks to hob and perimeter upstands
 - Stainless Steel undermounted sink
 - 5 ring induction hob
- Quooker tap (stainless steel), provides hot, cold, filtered and boiling water
- Integrated extractor hood within kitchen island (where possible)
 - 70/30 fridge freezer
 - Integrated dishwasher
 - All appliances AEG

UTILITY AND WC

- Free-standing separate washing machine and tumble dryer
 - Stainless steel sink
 - Storage cupboards
 - Quartz stone worktop
- Built-in joinery vanity unit with wash basin and storage
 - Wall-mounted backlit mirror
- Wall-mounted WC with soft closing seat and dual flush

PRINCIPAL ENSUITE AND ENSUITE SHOWER ROOMS

- Built-in joinery vanity unit with wash basin and storage
 - Wall mirror with feature lights
- Wall-mounted WC with soft-closing seat and dual flush controls
 - Walk-in low profile shower tray with glass shower enclosure / screen
- Bath with mixer taps (selected principal ensuites only)

BEDROOMS

- Fitted wardrobes to principal bedrooms only
- Additional wardrobes are available at a separate cost, speak to our selling agents for more details
- Selected units have walk-in wardrobes (see floor plans for more details)

HEATING

- Underfloor heating to all ground floor rooms and radiators on upper floors
 - Towel radiators to bathrooms

INTERNAL FINISHES

- Wood flooring to entrance hall, coat cupboard, open-plan kitchen, dining room and drawing room
- Fitted carpets to all bedrooms
- Stairs have wide splayed bottom step with balusters and handrail, fitted with central carpet runner
- Coving to all ceilings apart from bathrooms
- Internal doors are panel raised and finished grey

ELECTRICAL FITTINGS

- Wired for BT
- Provision for Sky Q, with wiring as standard to almost all rooms
- Energy efficient LED downlights with dimmer function to reception rooms and principle bedroom
- High finish sockets with USB to the kitchen, study and principle bedroom
- Shaver sockets to principal ensuite, family bathroom and other ensuites
- Garages are plastered, painted and have power and light. Each garage has the infrastructure for an electric car charging point.

EXTERNAL FINISHES

- Feature entrance door with multipoint locking system
- Selected areas of rear gardens landscaped with turf, planting and paving
- External tap to the side of the house
- Exterior lights to front and rear

SECURITY AND PEACE OF MIND

- Hard-wired alarm system
- Mains powered smoke / heat detectors with battery backup
- 10-year ICW Warranty
- Secure electric entrance gates
- Low-level lighting to communal areas
- Provision has been made to wire in security cameras

TENURE AND MANAGEMENT COSTS

- The houses are sold as freehold
- Appointed Managing Agents will be responsible for overseeing the communal areas
- Each owner will pay a fair proportion of the estate management running cost. For more information, please speak to our sales staff.

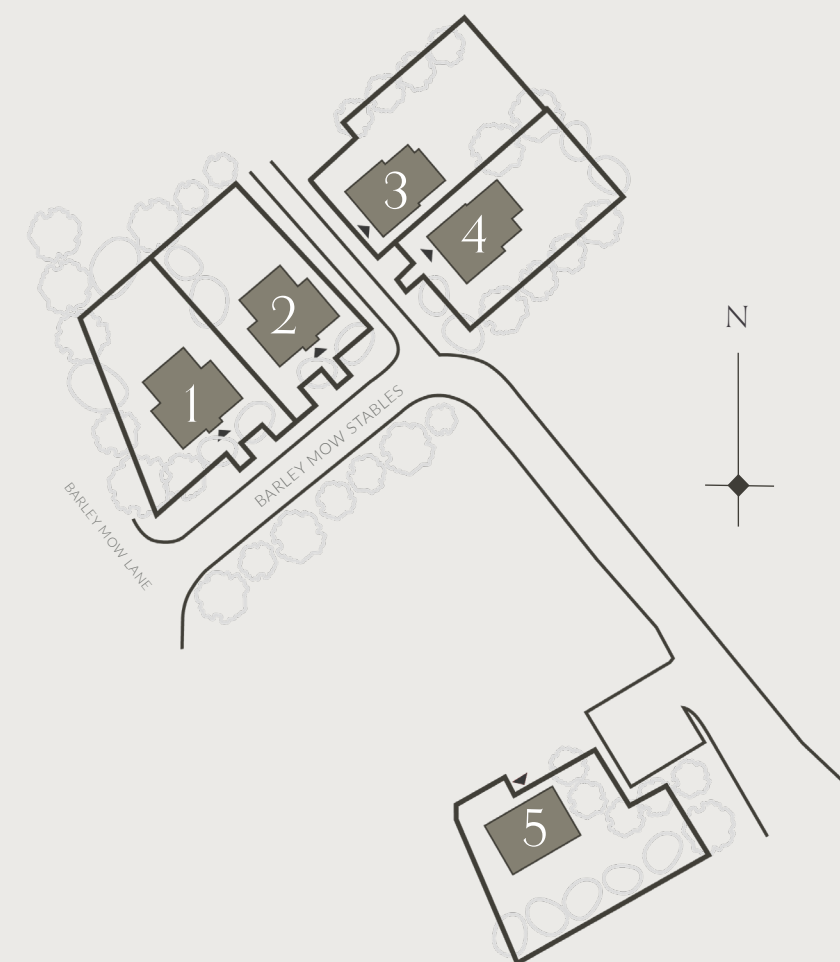
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SITE PLAN

All of the new homes at Sabre Close have either three or four bedrooms, two dedicated car parking spaces and rear gardens.

BARLEY MEWS



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BARLEY MEWS

WELCOME HOME

St Albans is an ideal place to live. Offering easy access to London while providing a peaceful escape from the hustle and bustle of the big city. Imagine relaxing walks, lazy afternoons spent in the local pub and a community where the shopkeeper knows your dog's name. Living in ST Albans means endless opportunities, from golf and tennis to cricket clubs and soccer teams, as well as unlimited access to beautiful countryside.

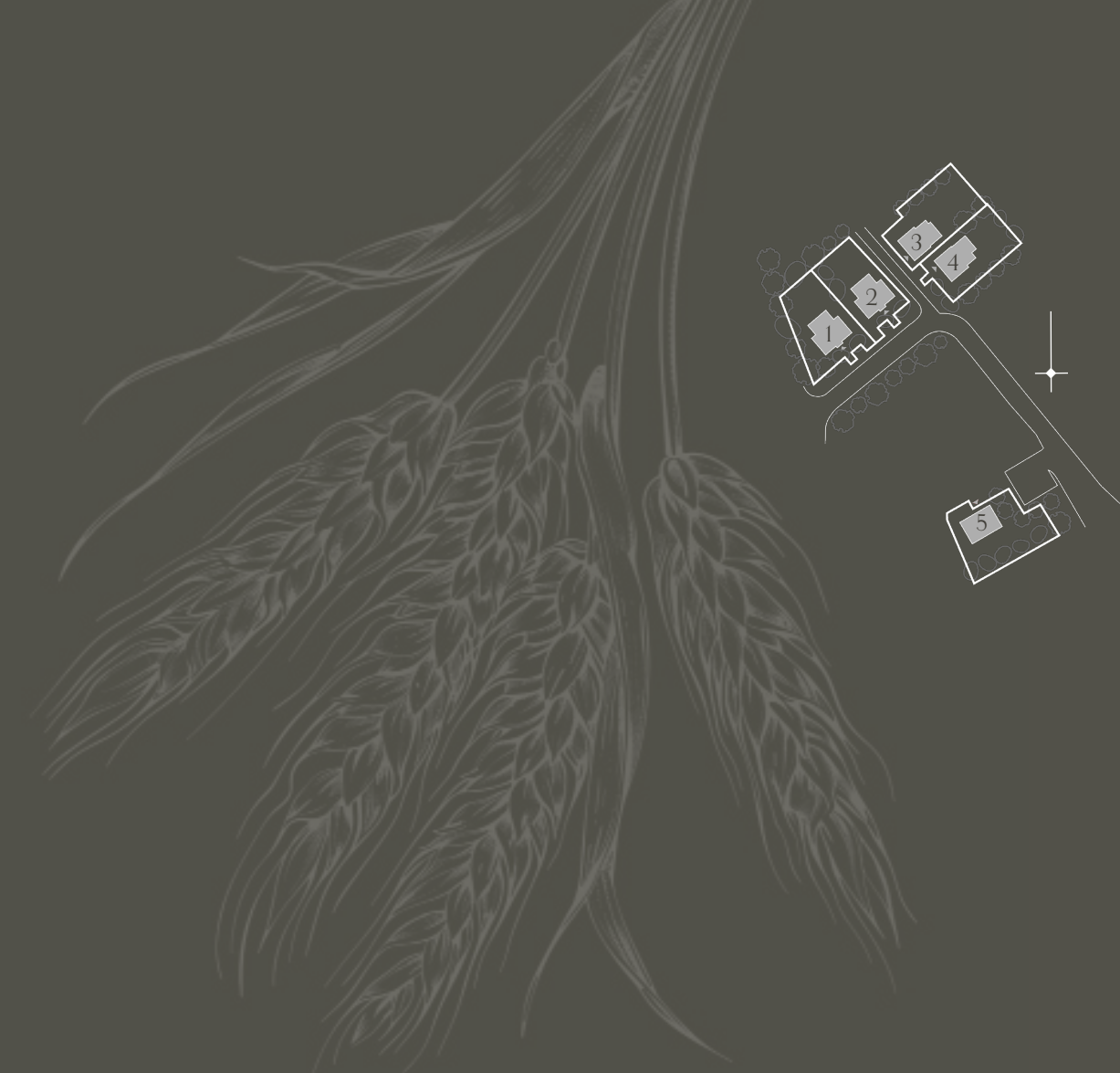


WELCOME HOME

St. Albans is a place that seamlessly blends history and modernity. Its charming streets and historic buildings transport you back in time, and the city is far from being left behind with its modern attractions. An ideal place to live, where you can enjoy peace and quiet while always being close to everything a big city has to offer.

BARLEY
MEWS





124.92 m² - 1.345 ft²
4 bedrooms, 3 bathrooms

PLOT 1

DINING
4.9 m x 6.1 m 16'1" x 20'

KITCHEN
2.9 m x 3.6 m 9'6" x 11'9"

BATH
1.5 m x 3.0 m 4'11" x 9'10"

BEDROOM 1
2.8 m x 4.2 m 9'2" x 13'9"

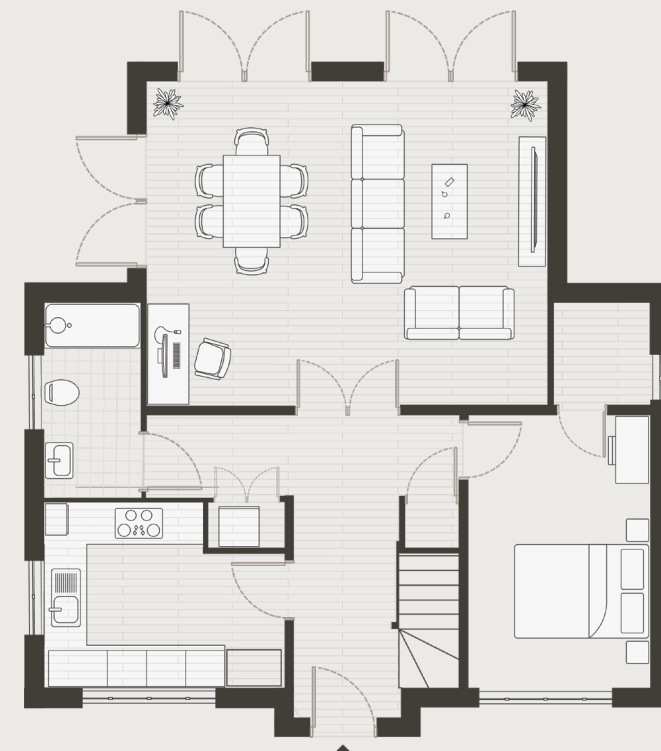
BEDROOM 2
3.7 m x 4.2 m 12'1" x 13'9"

BEDROOM 3
3.2 m x 4.7 m 10'5" x 15'5"

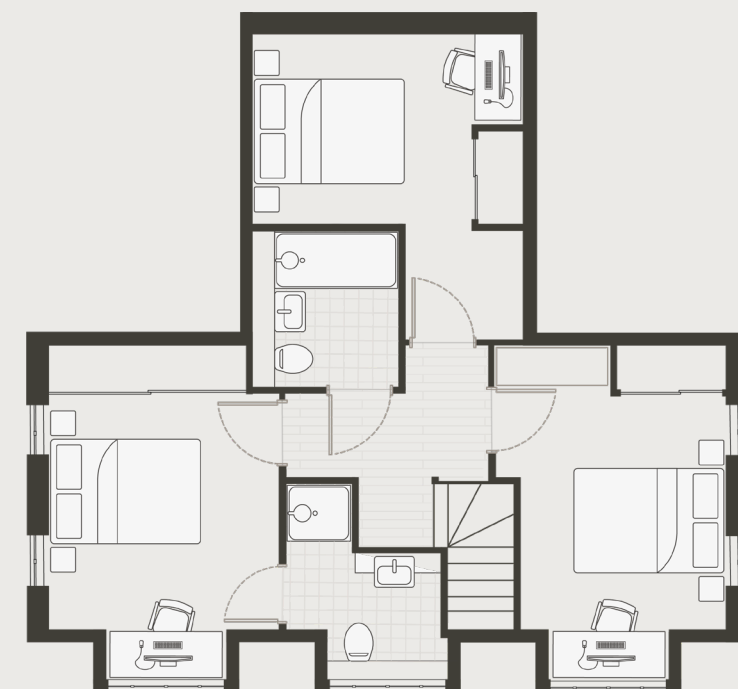
BATH 1
2.2 m x 3.7 m 7'2" x 12'1"

BEDROOM 4
3.2 m x 4.7 m 10'5" x 15'5"

BATH 2
2.1 m x 2.8 m 6'10" x 9'2"



GROUND FLOOR



FIRST FLOOR

Please note floorplans are not to scale and illustrative of layout only. The dimensions provided refer to the two longest available measurements taken in straight lines within the room. Best efforts have been made to ensure the data provided is correct and while reasonable effort has been

124.92 m² - 1.345 ft²
4 bedrooms, 3 bathrooms

PLOT 2

DINING
4.9 m x 6.1 m 16'1" x 20'

KITCHEN
2.9 m x 3.6 m 9'6" x 11'9"

BATH
1.5 m x 3.0 m 4'11" x 9'10"

BEDROOM 1
2.8 m x 4.2 m 9'2" x 13'9"

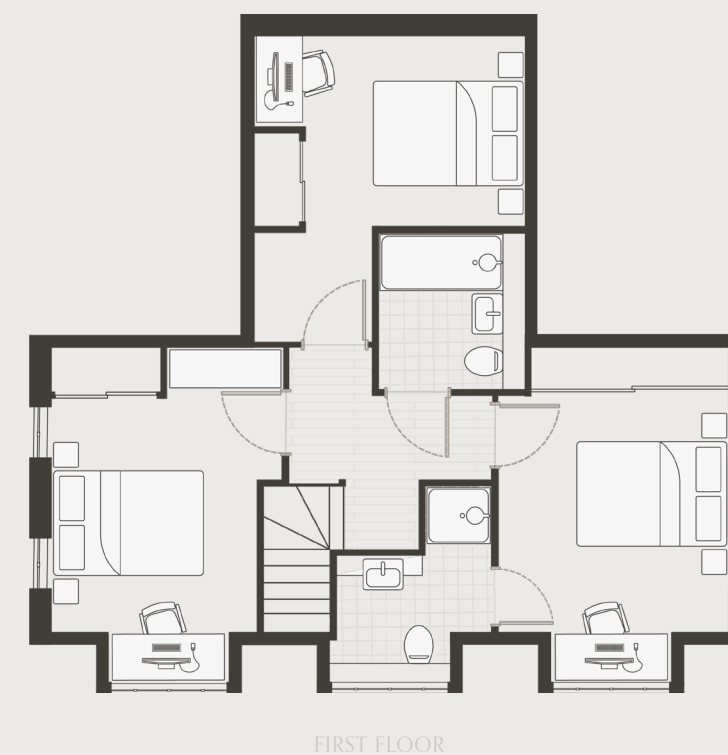
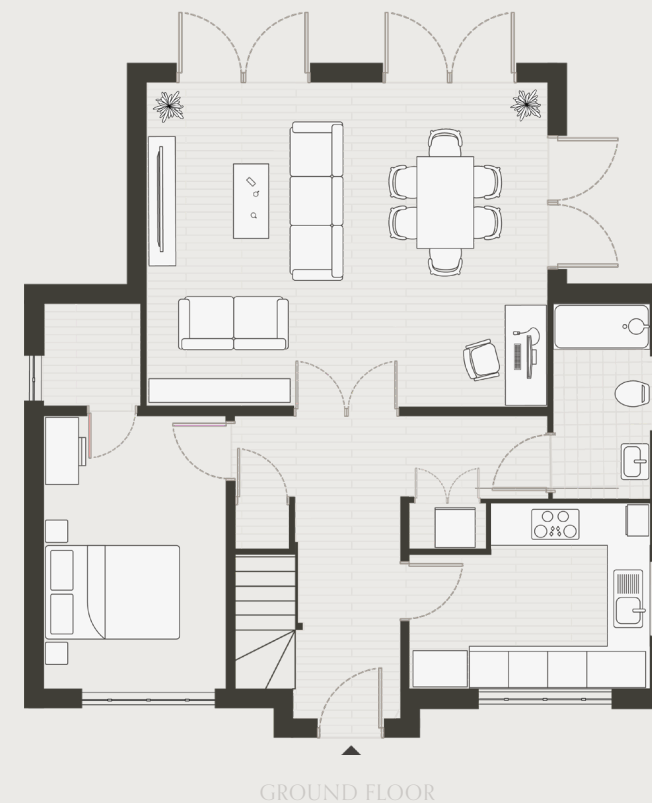
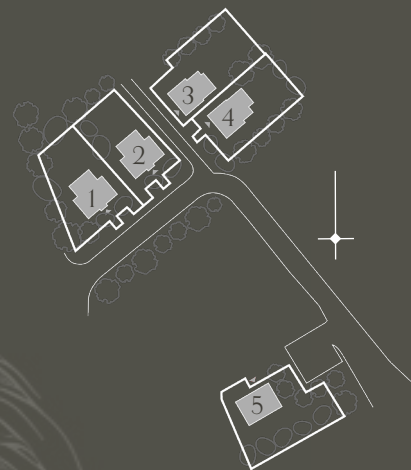
BEDROOM 2
3.7 m x 4.2 m 12'1" x 13'9"

BEDROOM 3
3.2 m x 4.7 m 10'5" x 15'5"

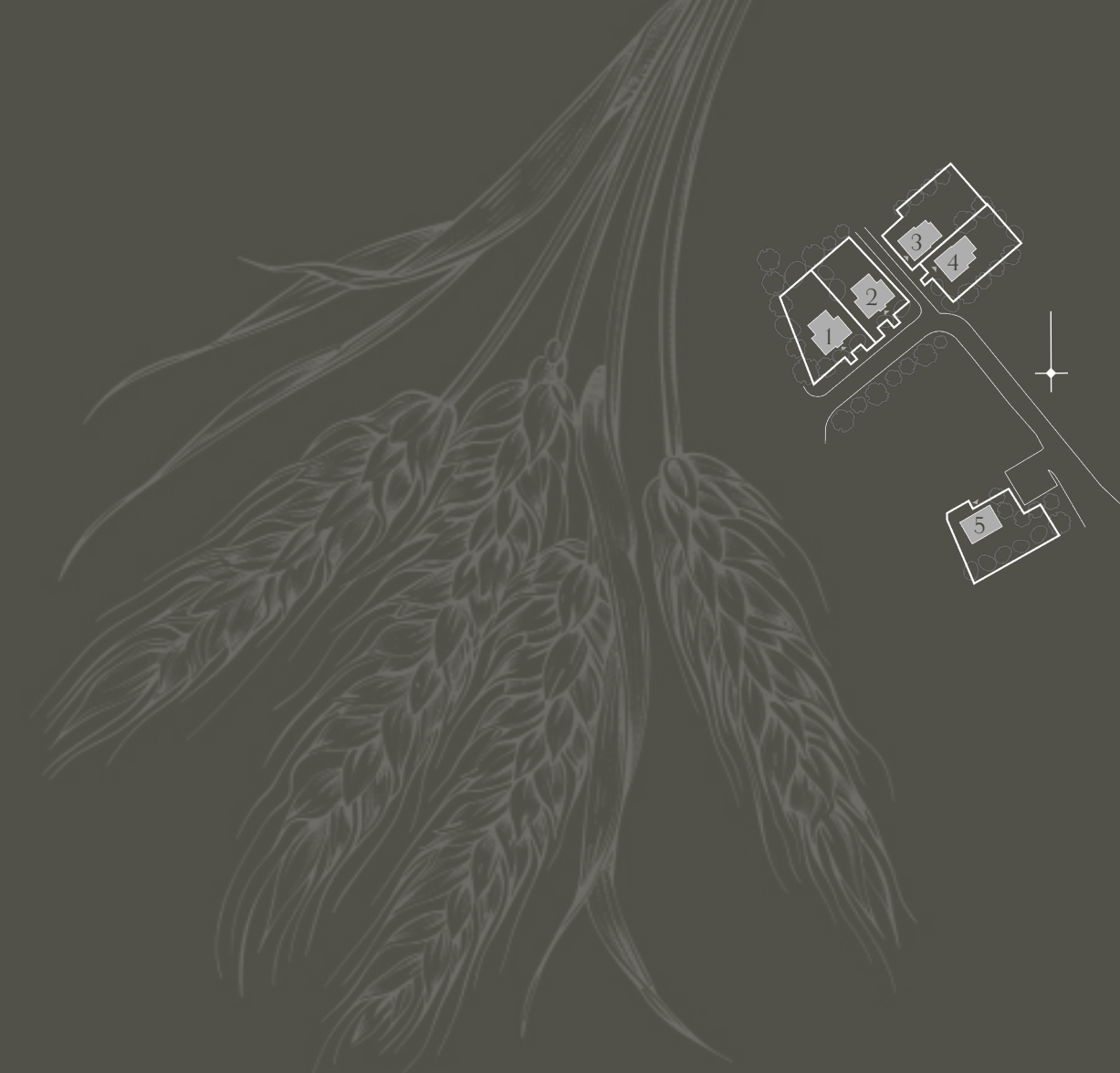
BATH 1
2.1 m x 2.8 m 6'10" x 9'2"

BEDROOM 4
3.2 m x 4.7 m 10'5" x 15'5"

BATH 2



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103 m² - 1.109 ft²
3 bedrooms, 2 bathrooms

PLOT 3

DINING
4.3 m x 6.1 m 14'1" x 20'

KITCHEN
2.0 m x 3.8 m 6'6" x 12'5"

WC
1.5 m x 1.8 m 4'11" x 5'10"

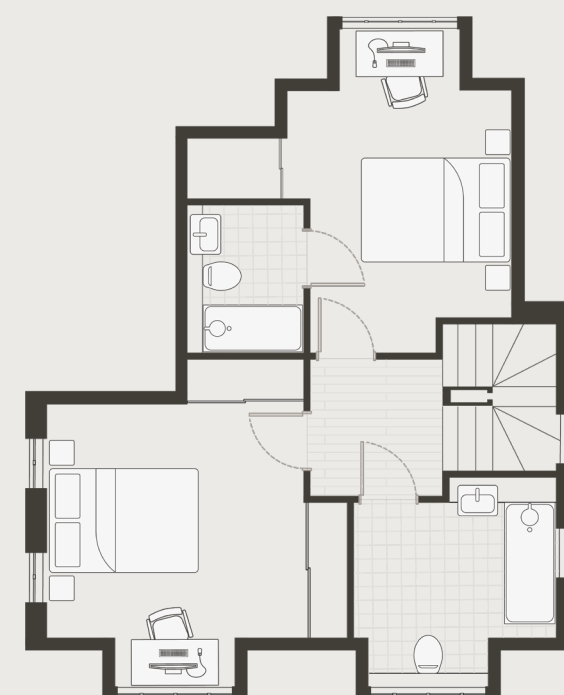
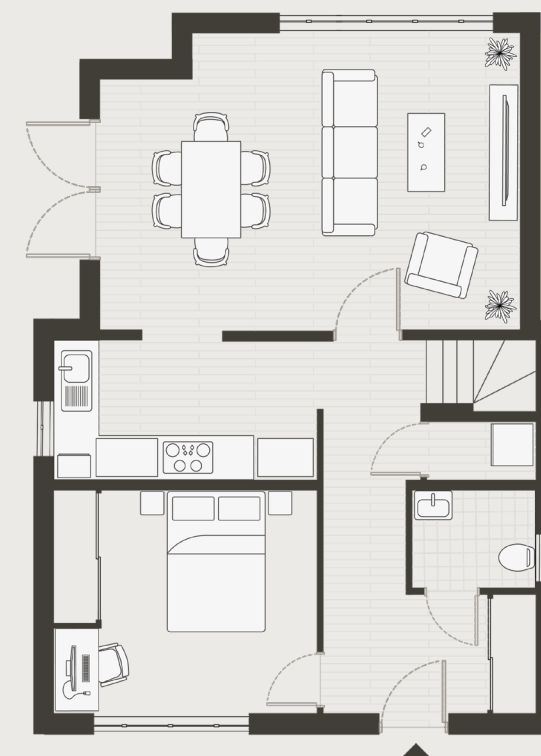
BEDROOM 1
3.3 m x 3.8 m 10'9" x 12'5"

BEDROOM 2
4.5 m x 4.6 m 14'9" x 15'1"

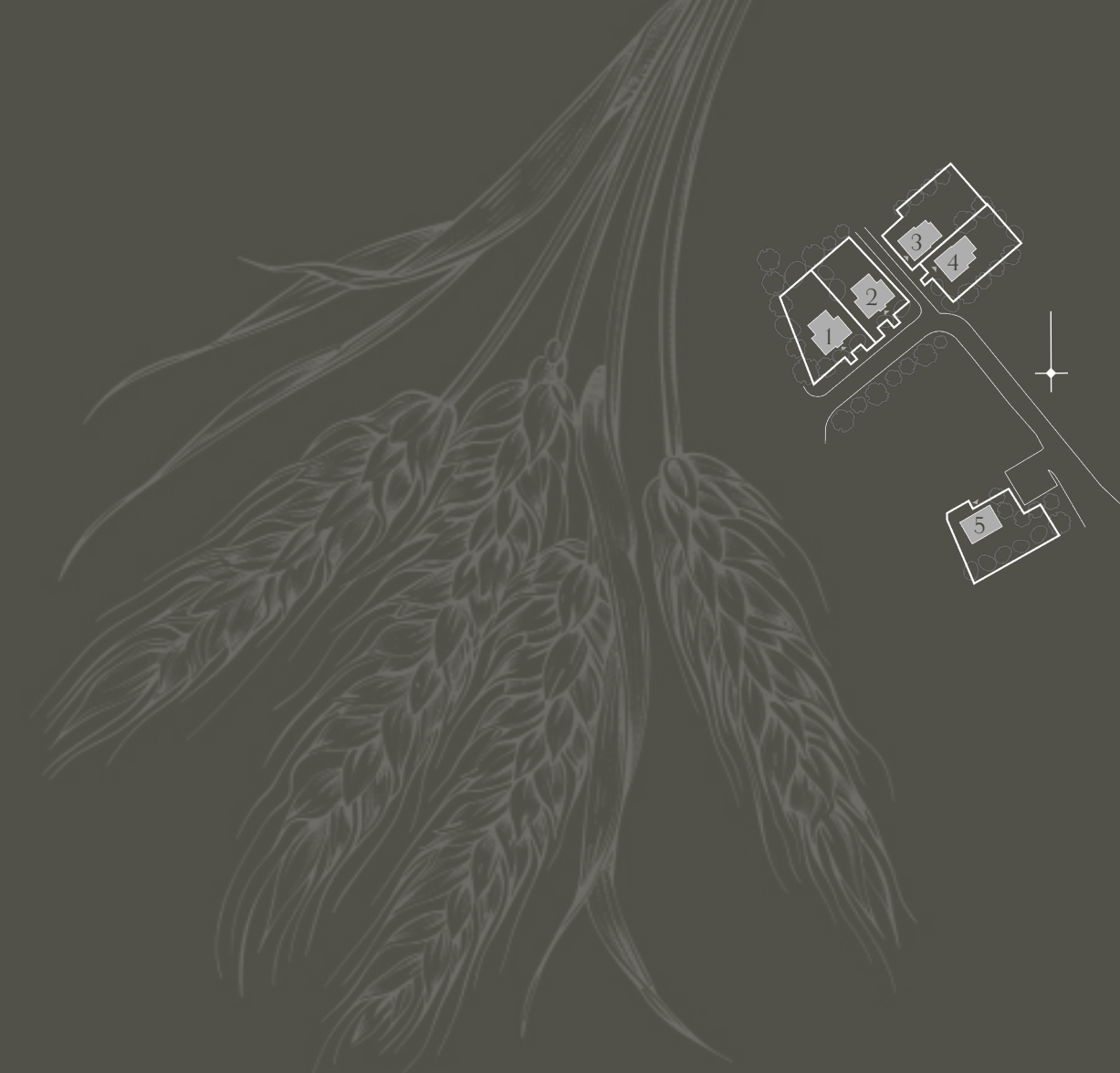
BATH 1
1.6 m x 2.1 m 5'2" x 6'10"

BEDROOM 3
4.0 m x 4.1 m 13'1" x 13'5"

BATH 2
2.8 m x 3.0 m 9'2" x 9'10"



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124.7 m² - 1.342 ft²
4 bedrooms, 3 bathrooms

PLOT 4

DINING

4.8 m x 6.2 m 15'8" x 20'4"

KITCHEN

2.5 m x 3.8 m 8'2" x 12'5"

BATH

2.0 m x 2.2 m 6'6" x 7'2"

BEDROOM 1

3.2 m x 3.8 m 10'5" x 12'5"

BEDROOM 2

3.3 m x 3.5 m 10'9" x 11'5"

BEDROOM 3

3.6 m x 4.3 m 11'9" x 14'1"

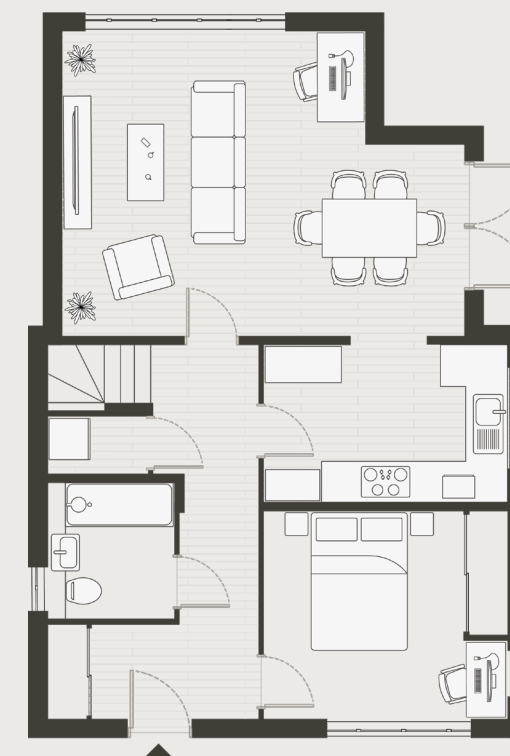
BEDROOM 4

3.5 m x 4.5 m 11'5" x 14'9"

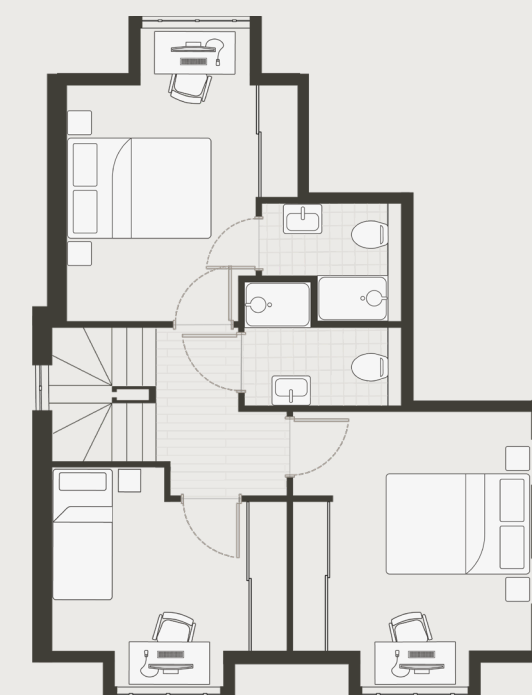
BATH

1.8 m x 2.1 m 5'10" x 6'10"

BATH



GROUND FLOOR



FIRST FLOOR

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116.37 m² - 1.253 ft²
4 bedrooms, 2 bathrooms

DINING
3.8 m x 6.6 m 12'5" x 21'7"

KITCHEN
2.8 m x 3.3 m 9'2" x 10'9"

BATH
1.9 m x 2.6 m 6'2" x 8'6"

BEDROOM 1
3.3 m x 3.7 m 10'9" x 12'1"

PLOT 5

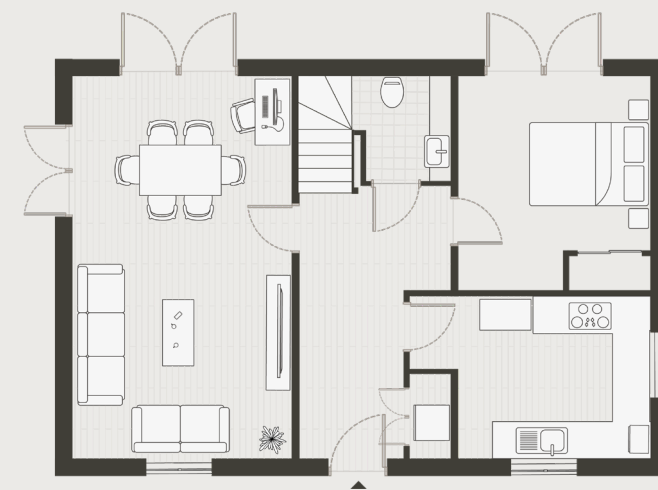
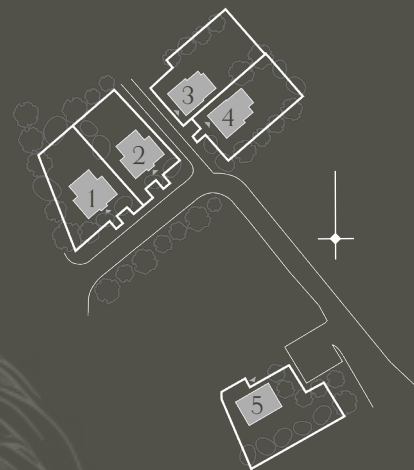
MASTER BEDROOM
3.0 m x 5.9 m 9'10" x 19'4"

BATH
1.5 m x 1.7 m 4'11" x 5'6"

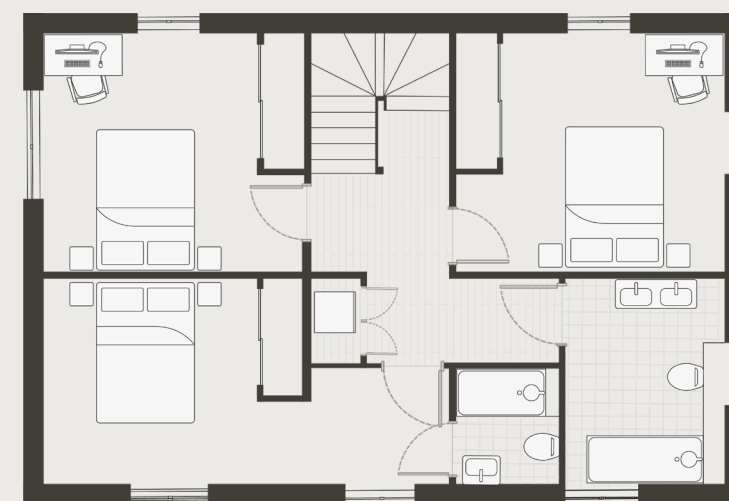
BEDROOM 3
3.5 m x 3.8 m 11'5" x 12'5"

BEDROOM 4
3.3 m x 3.5 m 10'9" x 11'5"

BATH



GROUND FLOOR



FIRST FLOOR

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BARLEY
MEWS



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A DEVELOPMENT BY



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BARLEY MEWS

BARLEY MOW LANE, ST ALBANS, HERTFORDSHIRE