



BARLEY MEWS



BARLEY MOW LANE, ST ALBANS, HERTFORDSHIRE, AL4



Barley Mow Lane, St Albans, Hertfordshire, AL4 0RP

BARLEY MEWS

A stunning new private gated development of only
five luxury detached family homes in the heart of
Hertfordshire.

Welcome home

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

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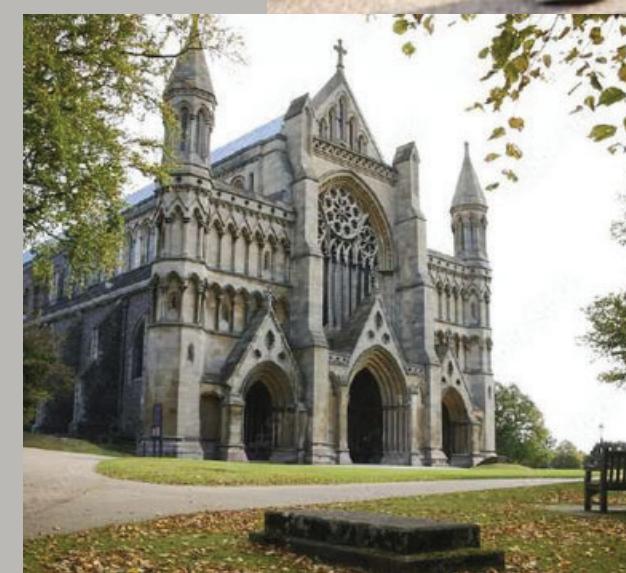


FEEL AT HOME IN
Hertfordshire

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



St Albans Market



St. Albans Cathedral



Leisurely country walks right on your doorstep



THE IVY St. Albans | Brunch, lunch & dinner

The Ivy St Albans offers a sophisticated dining experience, combining refined British and international cuisine with impeccable service. Its elegant interior and relaxed ambiance make it a perfect destination for any occasion.

- 1-3 Verulam Rd, St Albans AL3 4DA



WILLOWS FARM | Activity Farm

Willows Activity Farm, located near St Albans, is a family-friendly destination offering a variety of activities for children, including adventure playgrounds, animal encounters, tractor rides, and shows with Peter Rabbit and friends. The farm also features seasonal events throughout the year. It's open daily and easily accessible from the M25, making it an ideal day out for families.

- Coursers Rd, St Albans AL4 0PF



THE THREE HORSESHOES | Gastropub

Just a five minute drive away is The Three Horseshoes - a charming gastropub that exudes rustic elegance. Offering a refined menu of classic British dishes prepared with locally sourced ingredients, it provides a relaxed yet sophisticated dining experience. With its welcoming atmosphere and selection of ales, it's perfect for a leisurely meal.

- 612 Hatfield Road, Smallford, AL4 0HP



SOPWELL HOUSE | Hotel & 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



VERULAM GOLF CLUB | Golf Club

Verulam Golf Club in St Albans, founded in 1905, is the Ryder Cup's birthplace. Designed by James Braid, its 18-hole parkland course features tree-lined fairways and fast greens. The club includes practice facilities and a historic, welcoming clubhouse.

- 226 London Rd, St Albans AL1 1JG

NUFFIELD HEALTH | Health & fitness

Nuffield Health in St Albans offers a wide range of facilities, including a fitness suite, swimming pools, squash courts, and a spa area. The gym also provides group exercise classes, physiotherapy, private GP services, and nutritional therapy, with flexible hours throughout the week.

- Highfield Park Drive, St Albans, AL4 0AH



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



CHARLIE'S COFFEE | Independent café

A charming independent café known for its excellent coffee and welcoming atmosphere. Established in 2008, it offers a creative space for locals and visitors to enjoy specialty coffee and homemade treats. With a coffee van at St Albans City Station, it has become a staple for commuters and coffee lovers alike.

- 87 London Road, St Albans, AL1 1LN

Location

Barley Mews is perfectly located for St. Albans and local transport links to the M1, A1 and M25.

Supermarkets

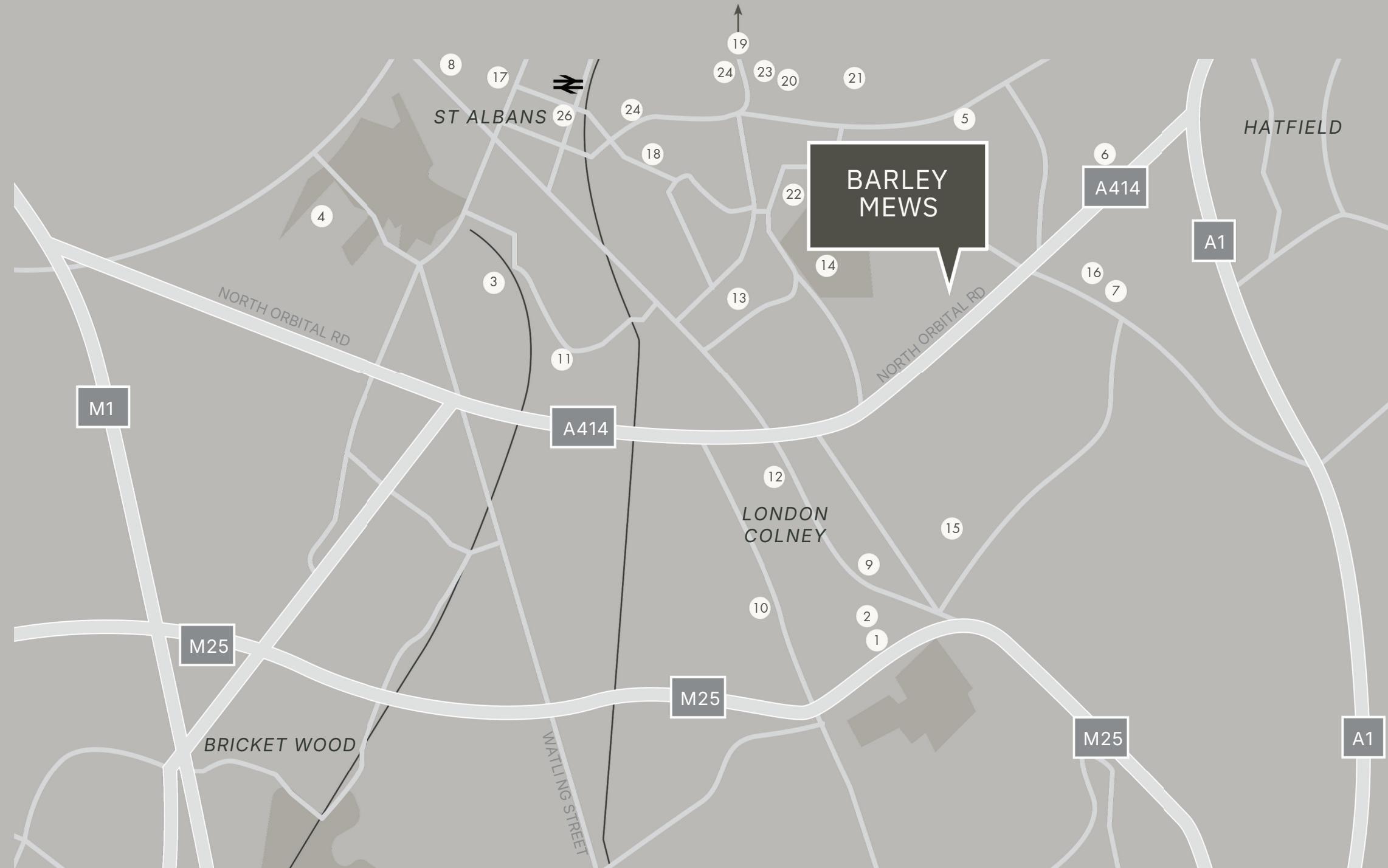
- 1 M&S Simply Food 4.7 miles
- 2 Sainsbury's London Colney 4.7 miles
- 3 Sainsbury's St Albans 3.9 miles
- 4 Waitrose 4.7 miles
- 5 Morrisons 2.4 miles

Restaurants & Pubs

- 6 The Plough Sleapshyde 1.5 miles
- 7 The Crooked Billet 1.3 miles
- 8 The Ivy St Albans 3.4 miles
- 9 The Colney Fo 8.4 miles
- 10 Carmelo's 2.9 miles
- 11 The Brasserie at Sopwell House 2.6 miles

Leisure & Recreation

- 12 Cotlandswick Leisure Centre 2.4 miles
- 13 Nuffield Health 1.6 miles
- 14 Highfield Park 0.6 miles
- 15 Willows Activity Farm 3.4 miles
- 16 Colney Heath Football Club 3 miles



Education

- 17 St Albans High School for Girls 5 miles
- 1 St Albans School 3.7 miles
- 8 Sandringham School 3.6 miles
- 1 Beaumont School 2.0 miles
- 9 Oaklands College 1.8 miles

Cafés

- 2 Fade To Black 1.6 miles
- 2 Bean Central 2.3 miles
- 2 Viento Coffee Company 2.5 miles
- 3 Saint Peter's St Coffee 1.5 miles
- 2 Charlie's Coffee 2.8 miles

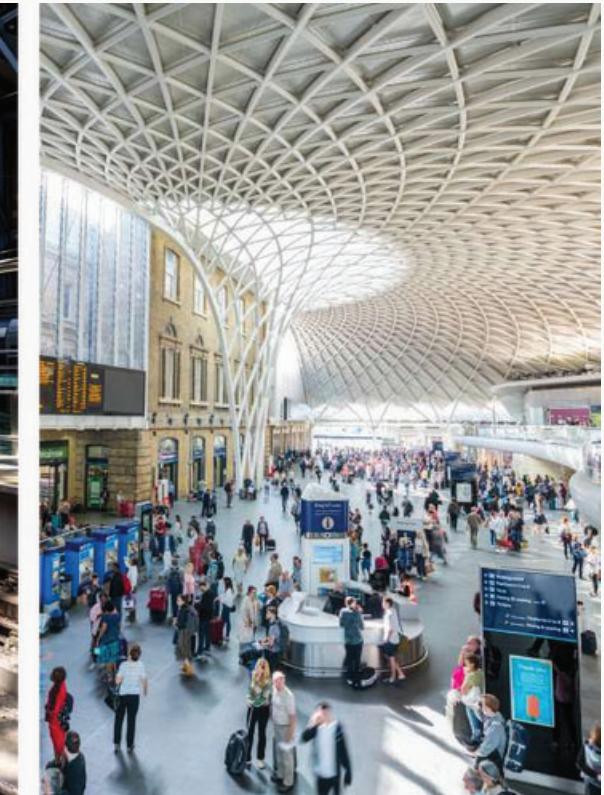
EXCELLENT TRANSPORT

Connections



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Eurostar service from St. Pancras International



Farringdon station with St. Paul's Cathedral in the background



Blackfriars station

BIRDSEYE VIEW OF PLOTS 3 & 4

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LUXURY Interior Finishes



SAMPLE FINISHES FROM A PREVIOUS HUXLEY
GROUP DEVELOPMENT

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 all bedrooms

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

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

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

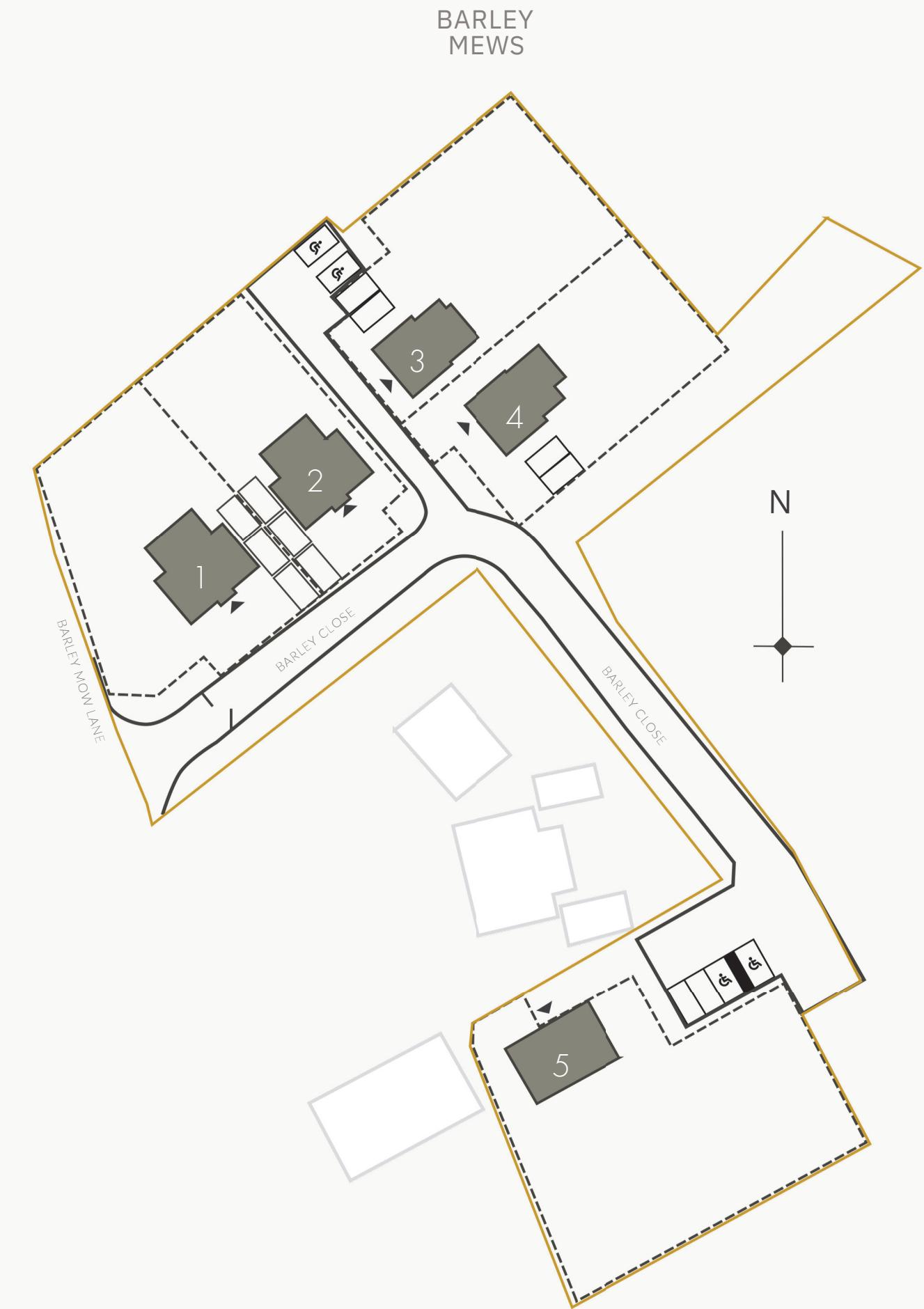
The houses are sold as freehold
Appointed Managing Agents will be responsible for overseeing the communal areas
Each owner will pay a fair proportion of the estate management running cost. For more information, please speak to our sales staff.

DISCLAIMER The specification of this development is the anticipated specification as at the date this brochure was prepared, but may be subject to change in accordance with permitted variances under the individual sale contracts. The information contained here does not form part of any contract, and while reasonable effort has been made to ensure accuracy, this cannot be guaranteed and no representation or warranty is made in that regard. Apartment designs and layouts are indicative only and may change.



SITE PLAN

These wonderful family homes have at Barley Mews have been carefully designed with you in mind. The homes make use of natural light and space.



REAR VIEW OF PLOT 5

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 being part of a community. Living in St. Albans means endless opportunities, from leisure activities to eating out, as well as unlimited access to beautiful countryside.

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COMPUTER GENERATED IMAGE

BARLEY MEWS

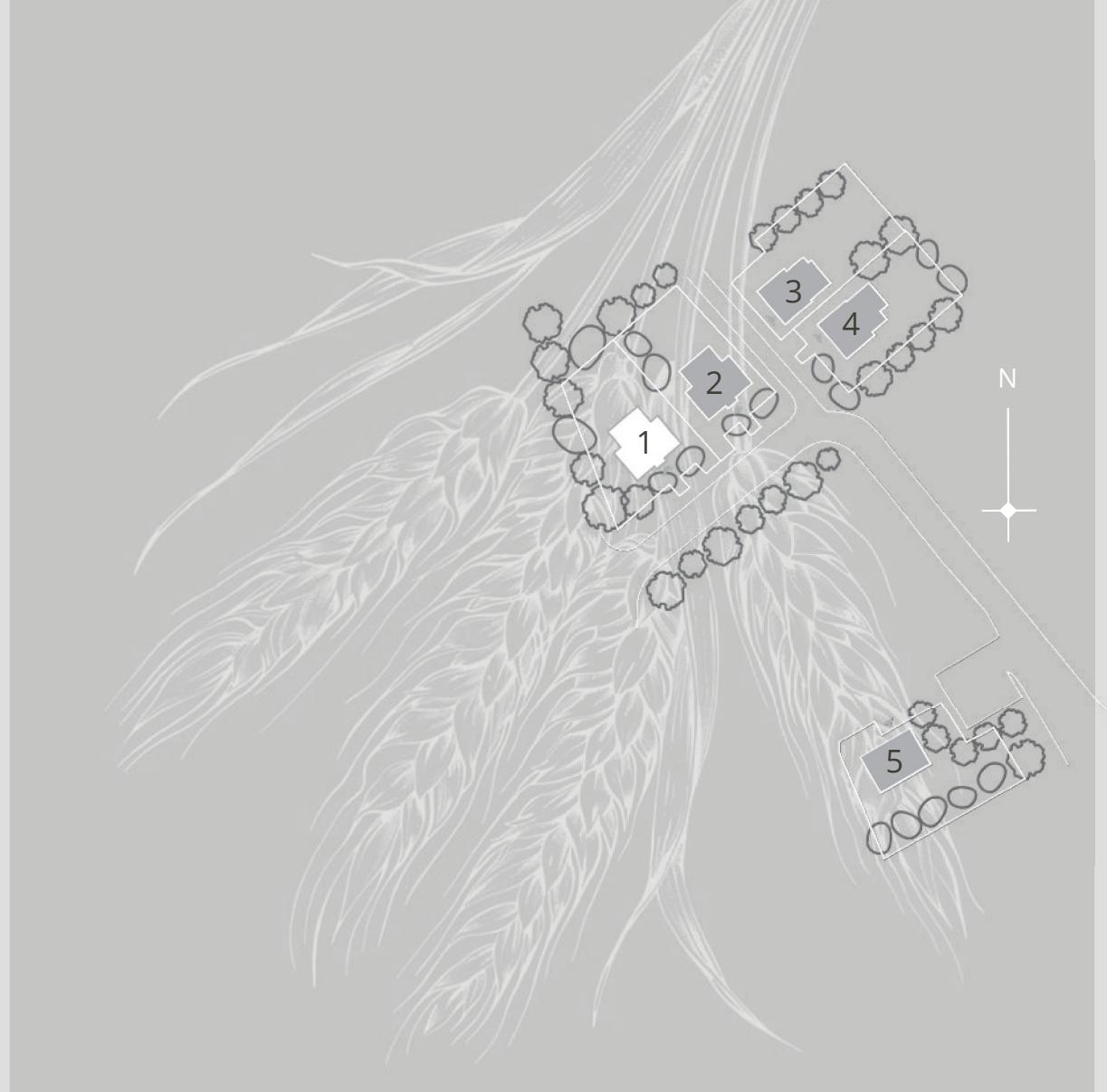
REAR VIEW OF PLOTS 3 &4

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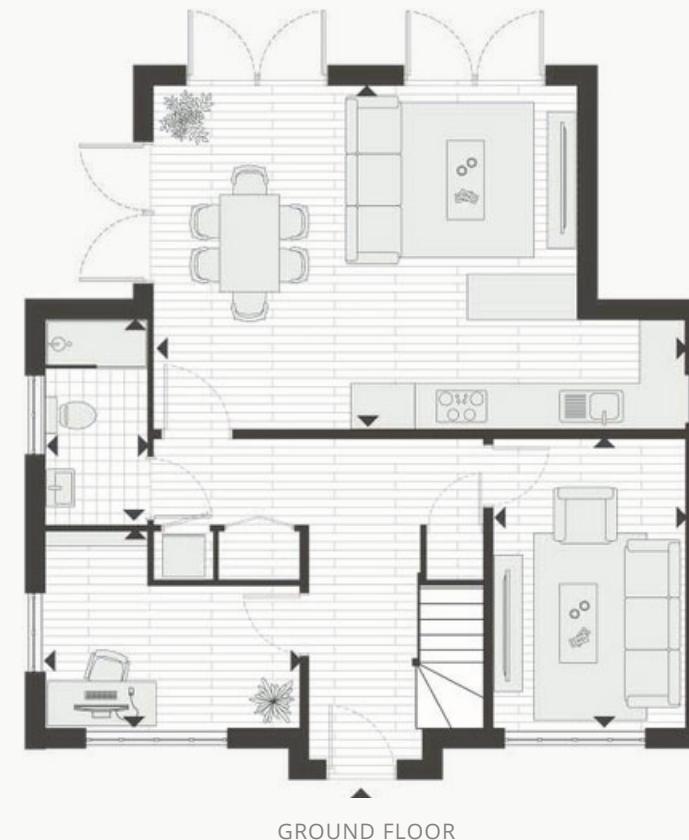
St. Albans is a place that seamlessly blends history and modernity. Its charming streets and historic buildings transport you back in time, and the city is far from being left behind with its modern attractions. An ideal place to live, where you can enjoy peace and quiet while always being close to everything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

COMPUTER GENERATED IMAGE





BARLEY MEWS



124.9 m² - 1,345 ft²
3 bedrooms, 3 bathrooms

PLOT 1

BEDROOM 1

DINING/KITCHEN
7.7 m x 4.9 m 25'3" x 16'1"

4.0 m x 3.2 m 13'1" x 10'6"

LOUNGE
4.2 m x 2.8 m 13'9" x 9'2"

BEDROOM 2
4.2 m x 3.8 m 13'9" x 12'6"

STUDY
3.8 m x 2.9 m 12'6" x 9'6"

BATHROOM
2.2 m x 2.1 m 7'2" x 6'11"

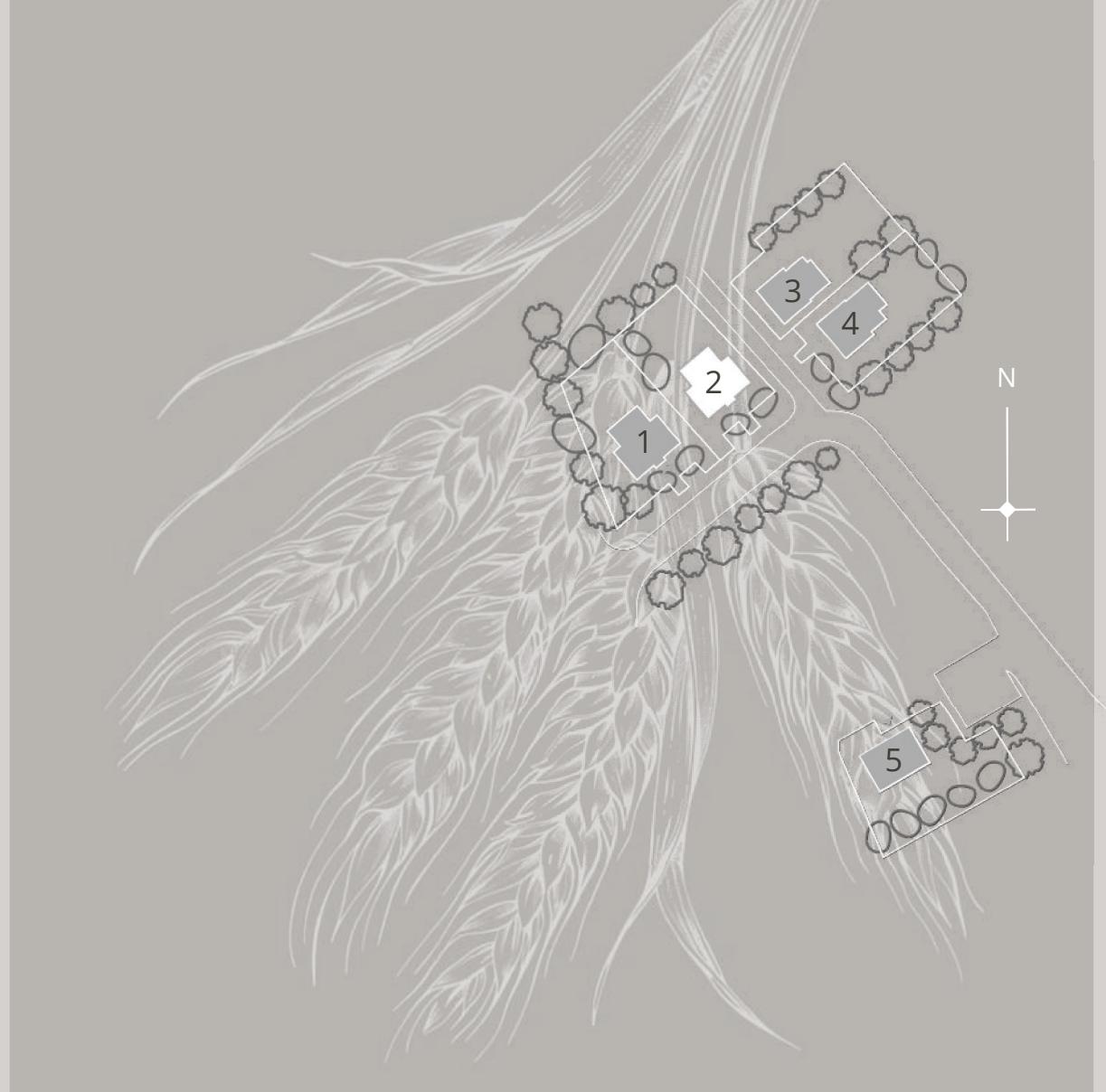
SHOWER ROOM
3.0 m x 1.5 m 10'0" x 4'11"

EN-SUITE
2.7 m x 2.2 m 8'10" x 7'3"

BEDROOM 3
4.6 m x 3.2 m 15'1" x 10'6"



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 made to ensure accuracy, this cannot be guaranteed, and no representation or warranty is made in that regard.



BARLEY
MEWS



GROUND FLOOR



FIRST FLOOR

124.9 m² - 1,345 ft²
3 bedrooms, 3 bathrooms

PLOT 2

DINING/KITCHEN

7.7 m x 4.9 m 25'3" x 16'1"

LOUNGE

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

STUDY

3.8 m x 2.9 m 12'6" x 9'6"

SHOWER ROOM

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

2.2 m x 2.1 m 7'2" x 6'11"

BEDROOM 1

4.0 m x 3.2 m 13'1" x 10'6"

EN-SUITE

2.7 m x 2.2 m 8'10" x 7'3"

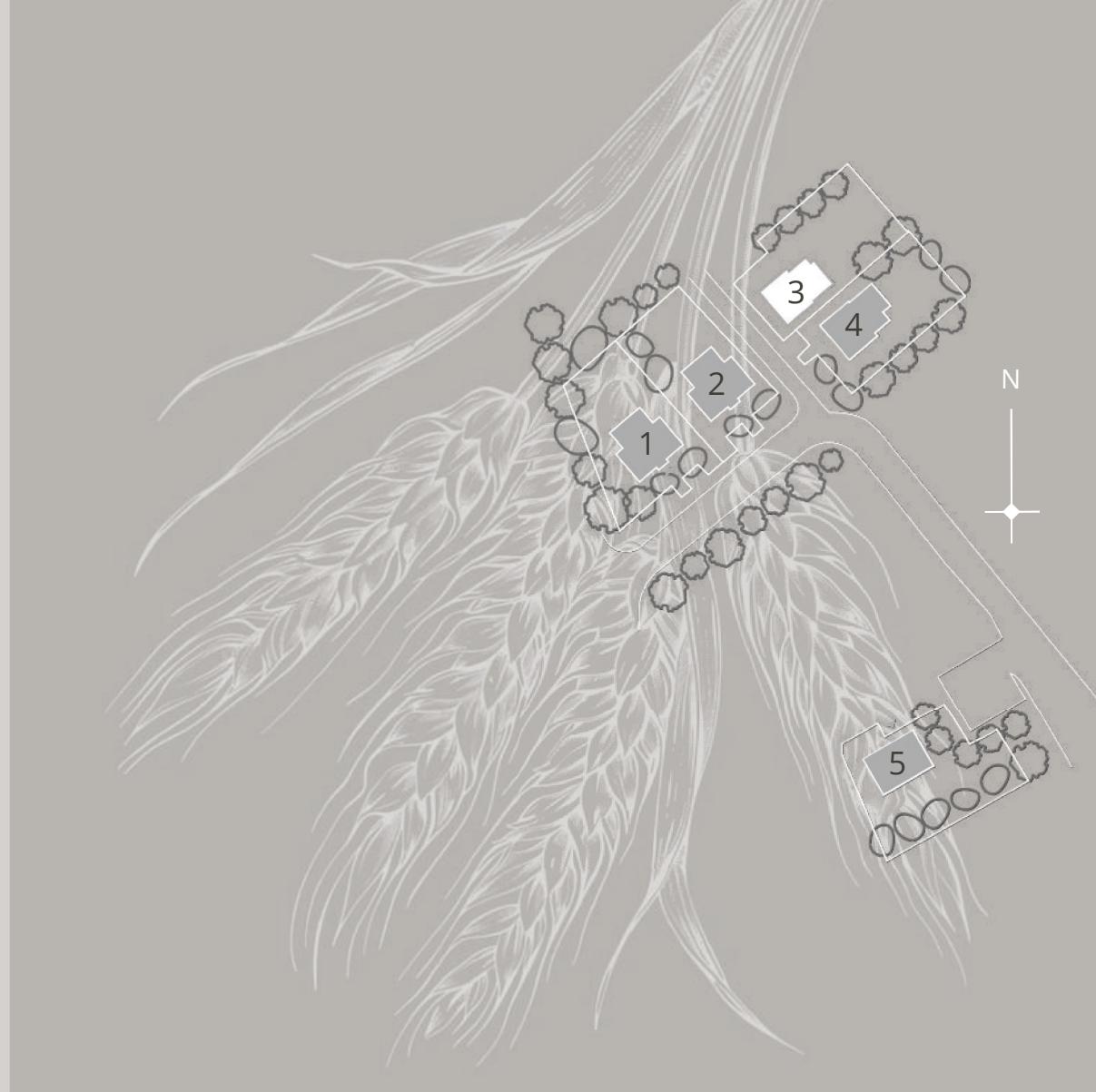
BEDROOM 2

4.2 m x 3.8 m 13'9" x 12'6"

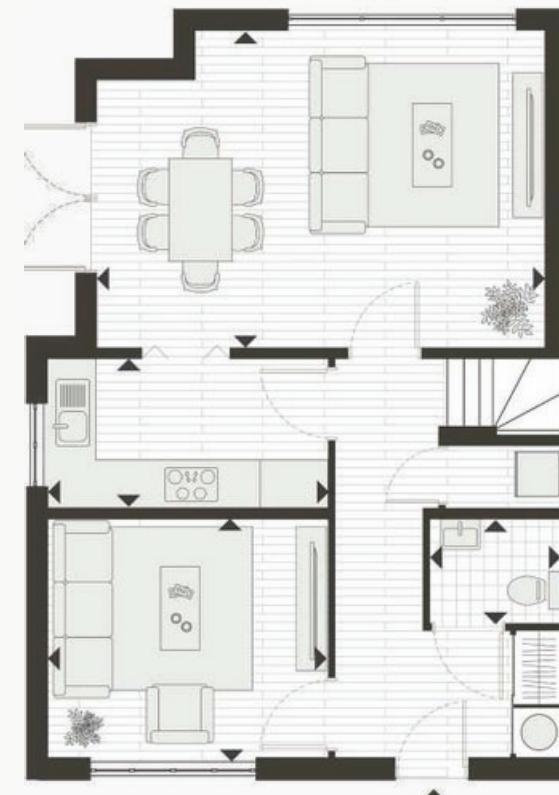
BEDROOM 3

4.6 m x 3.2m 15'1" x 10'6"

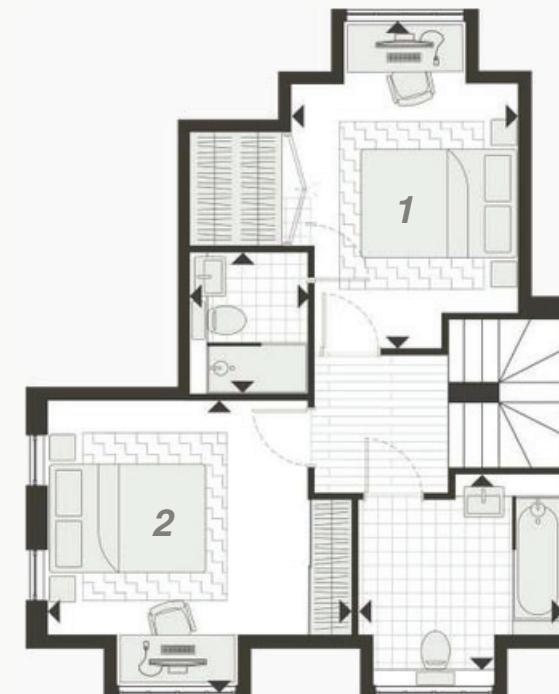
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GROUND FLOOR



FIRST FLOOR

103 m² - 1,109 ft²
2 bedrooms, 2 bathrooms

PLOT 3

BEDROOM 1

DINING
6.1 m x 4.3 m 20'0" x 14'1"

4.0 m x 3.1 m 13'1" x 10'2"

KITCHEN
3.8 m x 2.1 m 12'6" x 6'11"

2.1 m x 1.6 m 6'11" x 5'3"

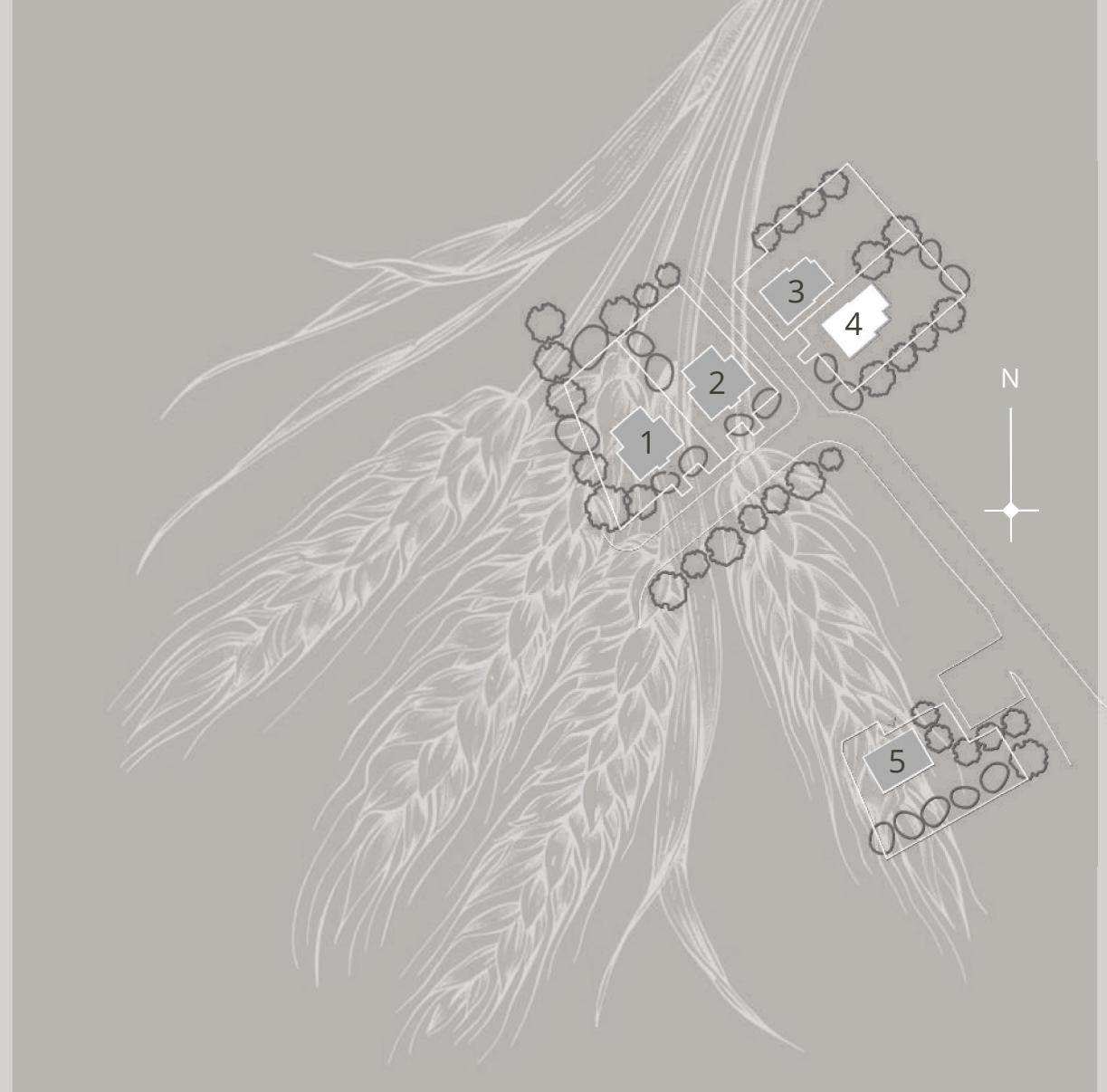
LOUNGE
3.9 m x 3.3 m 12'0" x 10'10"

4.2 m x 4.0 m 13'9" x 13'1"

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

2.8 m x 2.7m 9'2" x 8'10"

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124.7 m² - 1,342 ft²
3 bedrooms, 3 bathrooms

PLOT 4

LIVING / DINING
6.2 m x 4.8 m 20'4" x 15'9"

KITCHEN
3.9 m x 2.5 m 12'9" x 8'2"

LOUNGE
3.9 m x 3.3 m 12'10" x 10'9"

BATHROOM
2.1 m x 2.0 m 6'11" x 6'8"

BEDROOM 1
4.4 m x 3.5 m 14'5" x 11'6"

BEDROOM 2
4.2 m x 3.6 m 13'9" x 11'10"

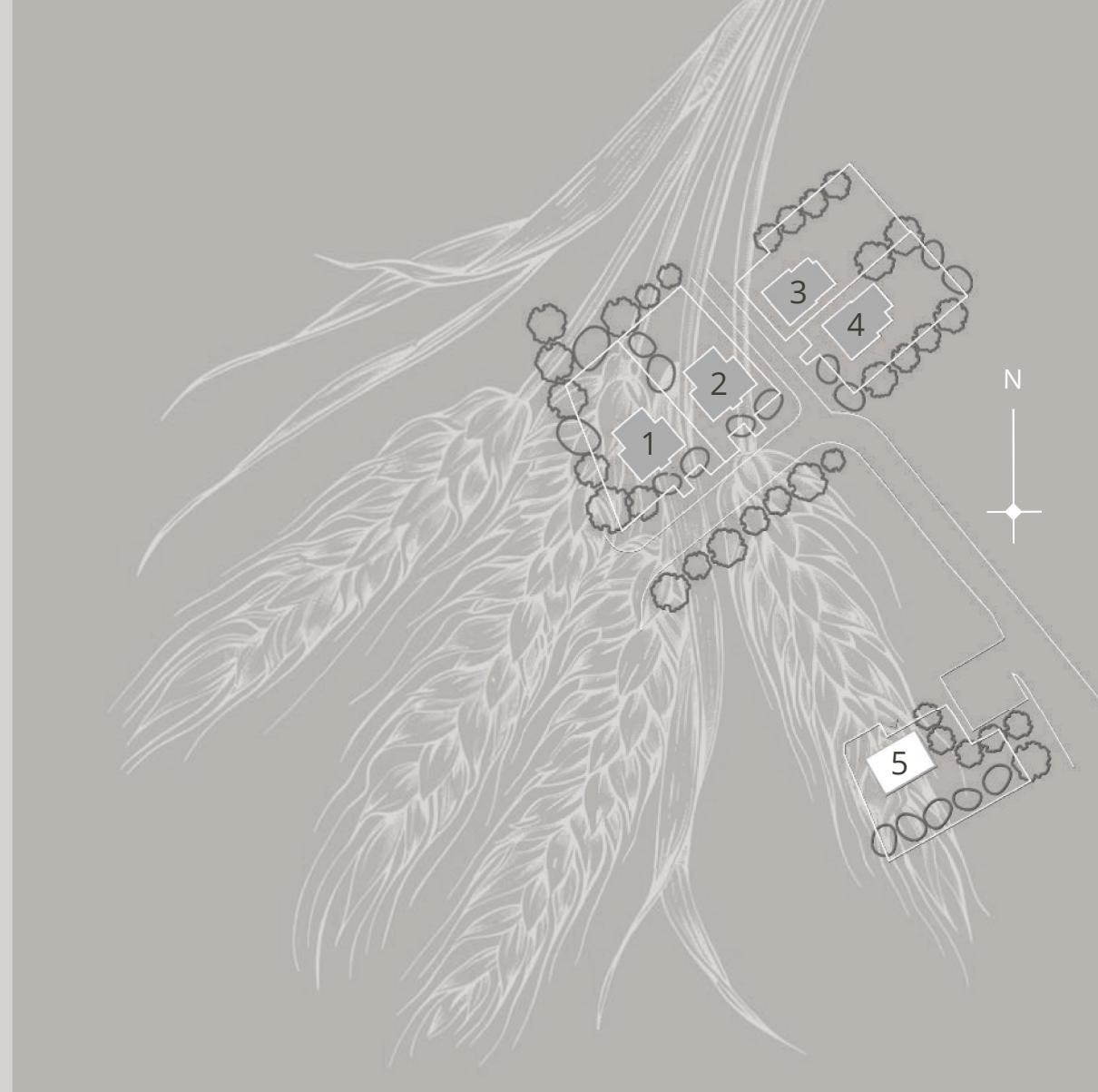
EN-SUITE
2.2 m x 1.8 m 7'3" x 5'11"

BEDROOM 3
3.6 m x 3.3 m 11'10" x 10'10"

SHOWER ROOM
2.4 m x 1.9 m 7'10" x 6'3"



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GROUND FLOOR

116.4 m² - 1,253 ft²
3 bedrooms, 2 bathrooms

PLOT 5

DINING/KITCHEN

6.6 m x 3.3 m 21'8" x 10'10"

LOUNGE

4.1 m x 3.8 m 13'5" x 12'6"

STUDY

3.8 m x 2.4 m 12'6" x 7'10"

WC

2.1 m x 1.5m 6'11" x 4'11"

BEDROOM 1

4.5 m x 2.8 m 14'9" x 9'2"

EN-SUITE

1.7 m x 1.5 m 5'7" x 4'11"

BEDROOM 2

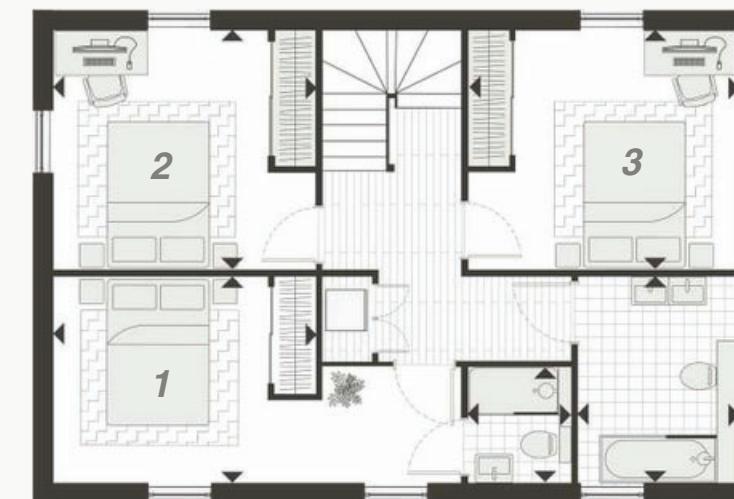
3.8 m x 3.5 m 12'6" x 11'6"

BEDROOM 3

3.9 m x 3.5 m 12'10" x 11'6"

BATHROOM

3.0 m x 2.3m 9'10" x 7'7"



FIRST FLOOR

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