

In association with



Hawkswood Court

FINE & COUNTRY

# HAWKSWOOD COURT

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Set handsomely on this prestigious location, Hawkswood Court showcases just three stunning four bedroom detached barns, each beautifully specified especially for the discerning purchaser.





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*A quintessentially English place to live*

A thoughtfully designed courtyard style development of three beautifully detached properties, Hawkswood Court provides the discerning owner with a luxury home featuring modern architectural styling.

Each of the three homes has four bedrooms and three bathrooms together with ample allocated parking and refined landscaping providing you with a generous space of luxury and relaxation in the leafy village of Kensworth, the epitome of English rural living.

Surrounded by a patchwork of open fields and mature woodlands, Hawkswood court provides a family with leisure and entertainment space over both floors. The residences include highly specified amenities, with under floor heating, fully fitted bespoke kitchens with high end Bosch Appliances.

The Main living areas provide generous ceiling heights with wood burning stoves, oak doors and tiled flooring and all have bi-folding doors with clear views onto the gardens and countryside beyond.

With first floor contemporary balconies in each property, glass and oak staircases and luxurious carpeting to bedrooms, Hawkmoor Court offers the very finest luxury living.

The opportunity to purchase attached acreage for the equestrian minded is available by separate negotiation

**To view the properties or find out more please contact 01582 793116 or email [redbourn@fineandcountry.com](mailto:redbourn@fineandcountry.com)**

# SPECIFICATION

- 10 Year guarantee
- Traditional brick and block construction
- Feather edge board finish
- High quality insulation
- High security front doors
- Gas central heating system
- Underfloor heating throughout ground floor
- Double glazed coordinated windows
- Bi-folding patio doors
- Glass and oak staircase
- Contemporary balconies – all with countryside views
- Oak flooring throughout ground floor
- Luxury carpets throughout first floor
- Master bedrooms with en-suite shower rooms
- Guest bedrooms with en-suite shower rooms
- Porcelain tiled bathrooms
- Dordogne oak doors
- Saneux sanitary ware to all bathrooms
- Hansgrohe shower mixers and taps
- Fully fitted bespoke kitchens with Bosch appliances
- Breakfast bar islands
- Granite worktops
- Log burning stoves
- Led lighting
- Zoned burglar alarms
- Ample parking
- Landscaped garden

# SITE LAYOUT







PLOT A: FALCON





# FALCON



First Floor



Ground Floor

**Plot A Falcon**  
2,700 sq. ft.

**Ground Floor**

Kitchen/Dining	9.40m x 4.30m
Living Room	9.40m x 4.20m
Utility Room	3.00m x 2.35m
Study	3.80m x 2.70m
Bedroom Three	4.50m x 3.10m
Bedroom Four	4.15m x 3.90m

**First Floor**

Master Suite	7.65m x 5.6m
Guest Bedroom	7.70m x 3.90m
Balcony	3.20m x 1.80m





PLOT B: MERLIN





# MERLIN



First Floor



Ground Floor

**Plot B Merlin**  
2,090 sq. ft.

**Ground Floor**

Kitchen/Dining	7.05m x 4.65m
Living Room	5.05m x 4.00m
Utility Room	3.05m x 1.80m
Study	3.50m x 3.15m
Bedroom Three	3.80m x 3.65m
Bedroom Four	4.15m x 3.40m

**First Floor**

Master Suite	6.15m x 3.90m
Guest Bedroom	4.65m x 3.90m
Balcony	4.00m x 3.50m





PLOT C: OSPREY





# OSPREY



First Floor



Ground Floor

**Plot C Osprey**  
2,695 sq. ft.

**Ground Floor**

Kitchen/Dining	9.75m x 5.00m
Living Room	5.40m x 4.30m
Utility Room	2.70m x 2.05m
Study	3.70m x 3.10m
Bedroom Three	3.90m x 3.10m
Bedroom Four	3.90m x 3.80m

**First Floor**

Master Suite	9.30m x 5.5m
Guest Bedroom	7.60m x 3.90m
Balcony	3.10m x 1.90m







## KENSWORTH

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The parish of Kensworth, is in an area of Outstanding Natural Beauty and was originally located in Hertfordshire, but was transferred to Bedfordshire in 1897. Today the village contains a lower school, a village hall 2 churches, 2 shops and 1 pub.

Kensworth village is less than ten minutes drive from M1 junction 9 and less than 15 minutes from Luton Airport. It is located within easy reach of both the Thameslink railway line for the City and the North, and the West coast main line for London Euston and the North. It is also within easy driving distance of Harpenden, St Albans, Hemel Hempstead, Milton Keynes and the M25.

Hawkswood Court stands on high ground on the dip slope of the chalky Chiltern Hills. Close by are the Dunstable Downs, a National Trust site with views over Bedfordshire, plus kiting, hang gliding and the London Gliding Club. There are also Whipsnade Park Zoo and the pretty National Trust land at Ashridge Woods.





Ashridge Woods



Whipsnade Tree Cathedral



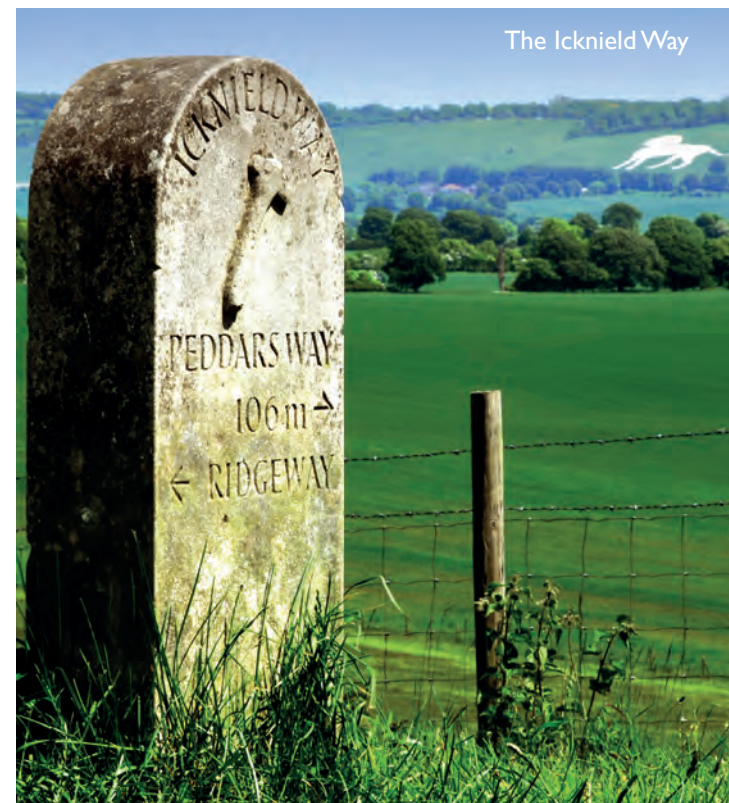
Kensworth Fields



St Marys Church



Old Hunters Lodge



The Icknield Way





There is an extensive choice of highly reputable private and state maintained schools in and around the surrounding area, including Beechwood Park School 4 Miles



Luton Parkway Station 7 miles  
(London St Pancras 32 mins)  
Hemel Hempstead Station 9.0 miles  
(London Euston 29 mins)



St Albans 11 miles  
Milton Keynes 19 miles  
Central London 32 miles



Redbourn Golf Club  
Ashridge Golf Club  
The Grove Country Club and Golf Course  
Harpenden Common and Hammonds End Golf Clubs



London Luton 8 miles  
London Heathrow 31 miles



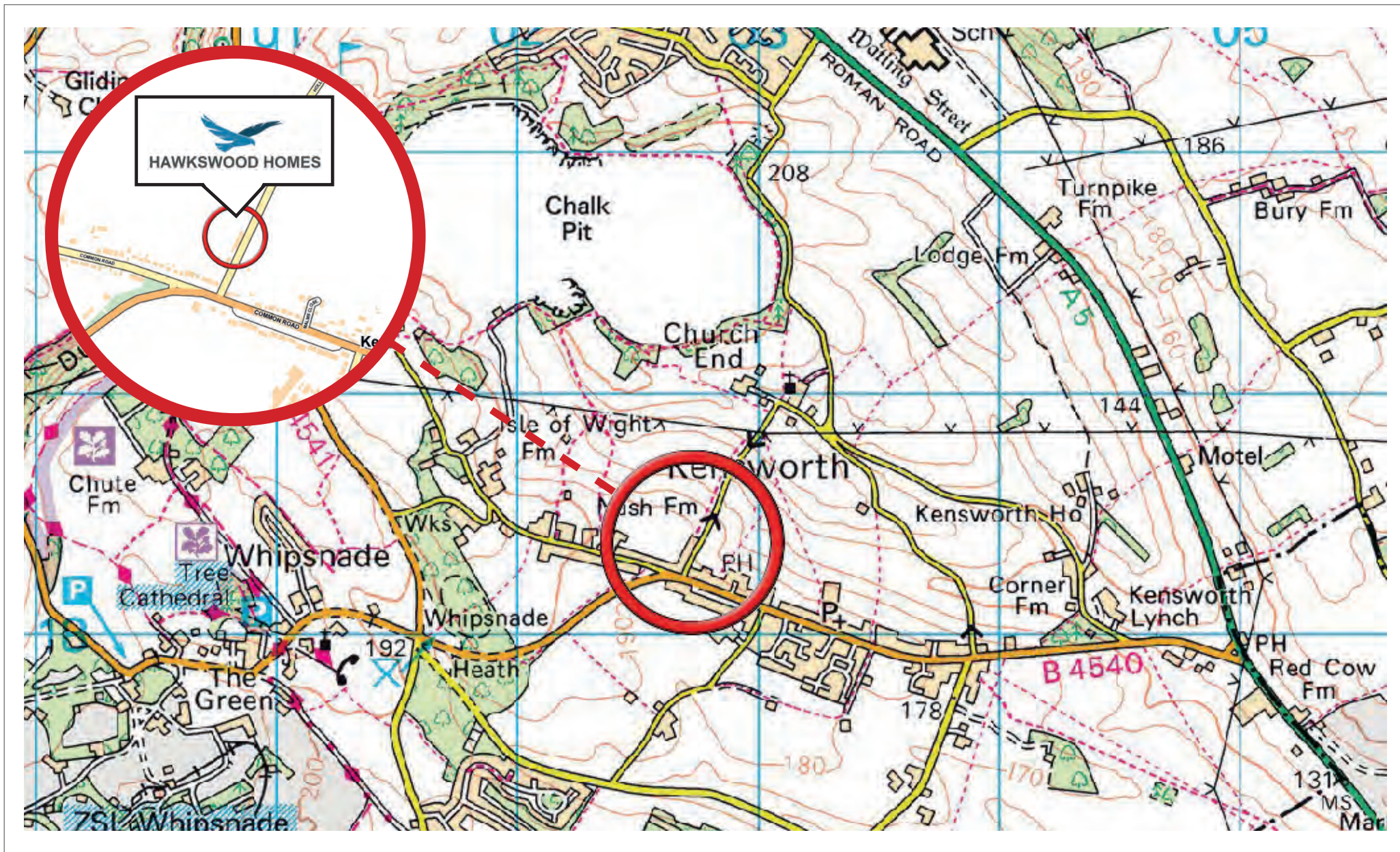
Excellent walking, riding, sporting and recreational facilities locally and in the wider area, including Dunstable Downs, Whipsnade Zoo and The Snow Centre



M1 (Junction 9 and 10) 5 miles  
M25 (Junction 21a) 13 Miles



Two local pubs close by, The Farmers Boy and Old Hunters Lodge.  
Numerous varied restaurants close by



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. \* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent. Printed 20.06.2017



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