



# Scout Barn

Maris Meadow | Redbourn | Hertfordshire

FINE & COUNTRY





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Maris Meadow | Redbourn | Hertfordshire | AL3 7FB

**An exclusive four bedroom detached Grade II Listed new build barn conversion positioned in approx. 0.4 acre plot in a private gated development and within walking distance to the village High Street of Redbourn.**

Scout Barn is a bespoke Grade II Listed new build barn conversion situated within the private gated development of Maris Meadow, Redbourn. This unique family home offers over 2600 sq. ft of spacious accommodation featuring a blend of character charm with exposed framework, and complemented with a modern and contemporary finish throughout. This exceptional home boasts an open plan triple aspect and vaulted kitchen/dining/living room, four double bedrooms including three with en suites and two dressing rooms, and a large private garden, and set within approx. 0.4 acre plot. Maris Meadow is within a short walk to the Hertfordshire village of Redbourn which offers a range of local amenities such as local shops, Post Office, pub/restaurants, Doctors Surgery & Pharmacy, as well as good schooling within the village and catchment for Harpenden. Redbourn also offers excellent transport links to London with the M1 Junction 9 approx. 2 miles, and an efficient rail service from Harpenden to St. Pancras in under 30 minutes.

Entering this delightful family home, double doors with floor to ceiling glazing opens to a raised entrance with steps down to the open plan kitchen/dining/living area features a high vaulted ceiling and exposed framework throughout. The impressive triple aspect living/dining area reaches over 45ft. in length with double doors onto a patio entertaining area and rear garden. The kitchen is fitted to a high standard with a range of base and wall mounted units with integral appliances, and a central island with electric hob. Stairs from the sitting area arise to a mezzanine floor with access to a dual aspect and vaulted double bedroom, and benefits from an en suite shower room and walk-in wardrobe.

Beyond the floating wall in the sitting room, a hallway extends to a ground floor master bedroom including an en suite and separate walk-in wardrobe. The ground floor is complete with a study room, utility room, and downstairs cloakroom. From the hallway, stairs rise to the first floor landing and leads to a dressing room, and two further double bedrooms. The dual aspect second bedroom is a generous sized doubled bedroom which features a vaulted ceiling, and an walk-in en suite. The en suite is fitted with a low level w.c, vanity wash hand basin with storage under, a free standing bath, and walk-in shower.



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Externally, Scout Barn is approached via gated access to the private development of Maris Meadow. The driveway is situated adjacent to the property, and provides off road parking for multiple vehicles. The large driveway area also offers potential to build a detached garage/car port (STP). The garden to the front of the property is laid to lawn with post and rail borders, and a path from the driveway leads to the main entrance. Patio doors from the open plan sitting/dining/kitchen area opens on to a patio area and provides an ideal space for entertaining. From the patio area, steps rise on to an enclosed rear garden which is laid to lawn with a mixture of mature trees with fenced boundaries.

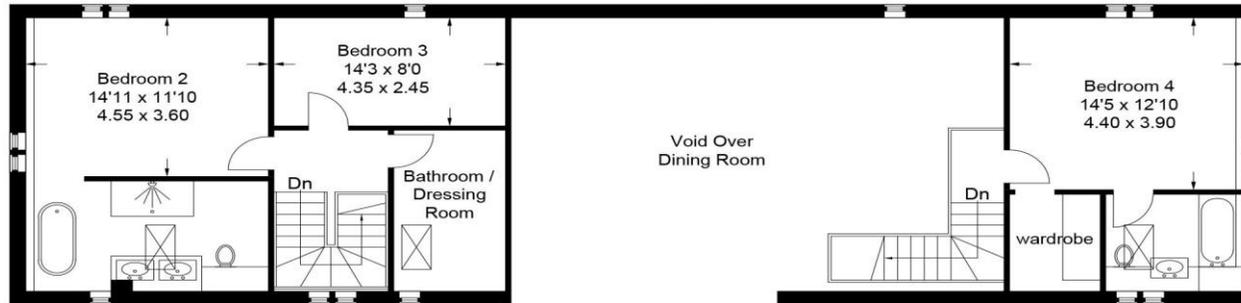
- No Onward Chain
- Bespoke Grade II Listed New Build Barn Conversion
- Four Double Bedrooms, Three En Suite Bedrooms and Two Dressing Rooms
- Impressive 45ft. Open Plan Kitchen/Dining/Sitting Room with Vaulted Ceiling
- Separate Dressing Room, Study Room & Utility Room
- Driveway For Multiple Vehicles & Potential to Build a Garage (STP)
- Large Private Rear Garden with Patio Area & Countryside Views
- Exclusive Private Development in Redbourn, Hertfordshire
- Walking Distance to Village Amenities and The Common
- Excellent Road and Rail Links to London Nearby



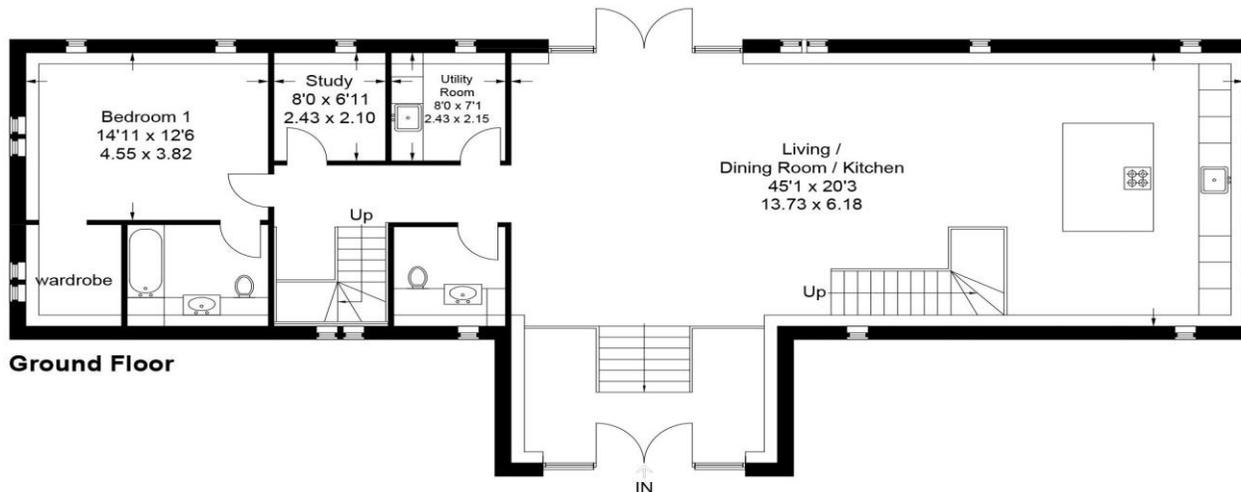
## Additional Information

- Tenure: Freehold
- Gas, Mains Water, Electricity
- The Property is Council Tax Band H
- The Local Authority is St. Albans City Council

Approximate Gross Internal Area  
 Ground Floor = 157.2 sq m / 1,692 sq ft  
 First Floor = 89.1 sq m / 959 sq ft  
 Total = 246.3 sq m / 2,651 sq ft



**First Floor**



**Ground Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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