



**The Clock Tower Woodhall Lane, Shenley  
Hertfordshire WD7 9AA  
£3,995 Per Month**

Offered for rent and AVAILABLE June 2024 is this stunning barn 'style' conversion situated in a private estate in Shenley. Accommodation comprises four bedrooms, stunning open plan living area with additional reception room, fully fitted kitchen, utility room, three bathrooms and guest cloakroom. This property is totally unique and benefits from charming features including big open fireplace, beams and vaulted ceilings and offers a well maintained outside space with the garden surrounding two aspects of the property. This is a wonderful opportunity to experience luxurious living within a private estate located close to all local amenities and excellent transport links. Energy Rating Band G.



### Main Reception

30'10 x 22'4 max (9.40m x 6.81m max)

Wooden flooring with under floor heating throughout the ground floor, dual aspect, feature fireplace, built in storage cupboard housing Megaflo system, carpeted stairs to bedroom three, doors to study & kitchen.

### Study/Bedroom

12'7 x 10'4 (3.84m x 3.15m)

Wooden flooring, window to front aspect, telephone point.

### Kitchen Diner

19'3 x 8'4 (5.87m x 2.54m)

Tiled flooring, window to rear aspect, range of fitted wall and base units, integrated dishwasher and microwave, space for American style fridge freezer and Rangemaster oven, inset butler sink with mixer tap and drainer, built in storage cupboard, back door to garden, door to utility room.

### Utility Room

10'4 x 7'3 (3.15m x 2.21m)

Wood effect flooring, part tiled walls, fitted wall and base units, recess and plumbing for washing machine and tumble dryer, inset stainless steel sink with mixer tap, extractor fan, door to garden.

### Downstairs Cloakroom

Ceramic tiled flooring, fully tiled walls, low level WC, hand wash basin with mixer tap, extractor fan.

### Master Bedroom

11'9 x 10' (3.58m x 3.05m)

Fitted carpet, window to side aspect, patio doors to garden, two separate walk-in dressing areas measuring 9'2 x 5'3 and 10'2 x 4'3, door to en-suite.

### En-Suite Bathroom

8'1 x 6'11 (2.46m x 2.11m)

Ceramic tiled flooring, fully tiled walls, window to rear aspect, low level WC with concealed cistern, panel enclosed bath with mixer tap and hand shower attachment, fully tiled shower cubicle, wall mounted heated towel rail, extractor fan.

### Bedroom Two

10'2 x 9'9 (3.10m x 2.97m)

Fitted carpet, window to front aspect, fitted wardrobe and dressing table, door to Jack & Jill bathroom.

### Jack & Jill Bathroom

12'1 x 5'10 (3.68m x 1.78m)

Ceramic tiled flooring, fully tiled walls, low level WC, low level WC with concealed cistern, wall mounted hand wash basin with mixer tap and vanity unit below, panel enclosed bath with mixer tap and hand shower attachment, wall mounted heated towel rail, extractor fan.

### Bedroom Four

9'4 x 8'5 (2.84m x 2.57m)

Fitted carpet, window to rear aspect, television point.

### Bedroom Three (upstairs)

19'8 x 14' (5.99m x 4.27m)

Fitted carpet, two sky lights, telephone point, fitted storage cupboards and dressing table, door to en-suite bathroom.

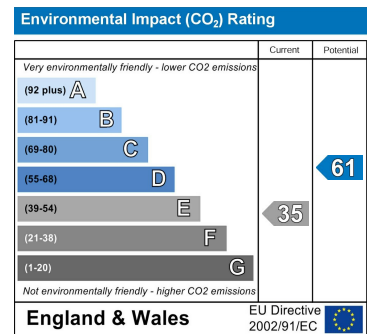
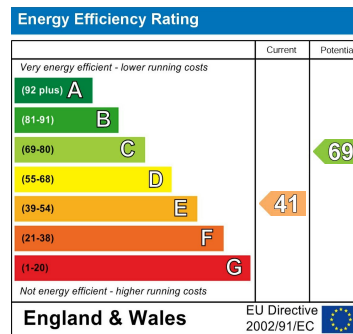
### En-Suite bathroom

7'7 x 6'11 (2.31m x 2.11m)

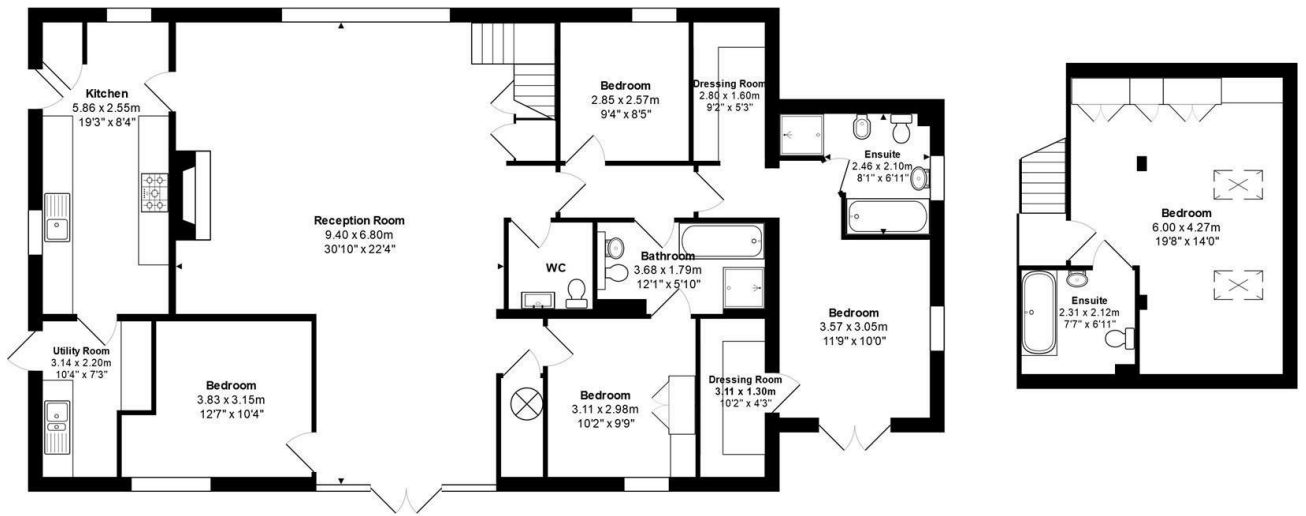
Ceramic tiled flooring, low level WC with concealed cistern, wall mounted hand wash basin with mixer tap and vanity unit below, panel enclosed bath with mixer tap and hand shower attachment, wall mounted heated towel rail, extractor fan.

### Garden

Wrap around garden with patio and lawn areas, external tap and lighting, gated access,



**Garden**  
19.40 x 74m  
63'8" x 2'5"



Total Area: 183.8 m<sup>2</sup> ... 1978 ft<sup>2</sup> (excluding garden)  
All measurements are approximate and for display purposes only.  
This floor plan should be used for illustration purposes only and in no way should be used to value a property for the basis of any sale or let.

