

SENSE

THE OLD STABLES
ARKLEY, EN5 3DT

WELCOME TO SENSE

Homes that speak to the Soul

In the peaceful folds of Arkley, Hertfordshire, SENSE offers something rare — a development not just built, but deeply felt. Set within the timeless grounds of The Old Stables, this exclusive collection of three detached bungalows — each spanning 2,648 sq ft — has been designed to stir something within you.

At its core, this is an invitation to live more consciously. To slow down. To reconnect. Every element has been considered to awaken the senses — not merely to impress, but to move. As you turn these pages, you'll follow a story of what it truly means to feel at home.

It starts with **SIGHT** — It begins with the visual — the first impression of clean, contemporary lines and interiors bathed in natural light. Floor plans flow with ease, offering both openness and calm.

Next, the quiet rhythm of **SOUND** — the soft hush of leaves, birdsong at first light, and the kind of stillness only found in open land.

Then comes **SCENT** — the air filled with the rhythm of the seasons: freshly cut grass, wildflowers, and the unmistakable freshness of countryside air. A silence filled not with noise, but with peace.

TASTE is brought to life through the richness of the surrounding area — from local produce and countryside pubs to independent cafés and characterful markets.

Inside, **TOUCH** reveals itself in every surface — from smooth stone and warm timber to beautifully crafted finishes that respond to the fingertips with quiet assurance.

And finally, there is **INTUITION** — the quiet certainty that this is where you belong. It's found not only in the design and detail, but in the trust inspired by a developer with a legacy of delivering excellence.

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SET IN ARKLEY'S
SERENE COUNTRYSIDE



EMBRACE A SENSE OF CALM

SIGHT

A vision of home

The journey begins with what captures your eye — quiet elegance, a sense of space, the way light travels through each room. Every detail has been carefully curated to create an atmosphere that feels open, calm, and beautifully resolved.

From the flow of the layout to the balance of clean structure and soft finishes, these homes offer more than visual appeal — they offer clarity. A refined harmony between architecture and landscape. This is not simply about what you see, but the lasting impression it leaves behind.

Where the **balance** of nature
and inspired design creates a
transcendent living experience.





*Framed by **architecture**, embraced
by nature — where your garden
opens onto endless fields and the
horizon becomes part of home.*

*An **entrance** that sets the
tone for a life beautifully
in balance.*





Our **approach** becomes
an experience — a journey
from the everyday
into the exceptional.

HOUSE 01

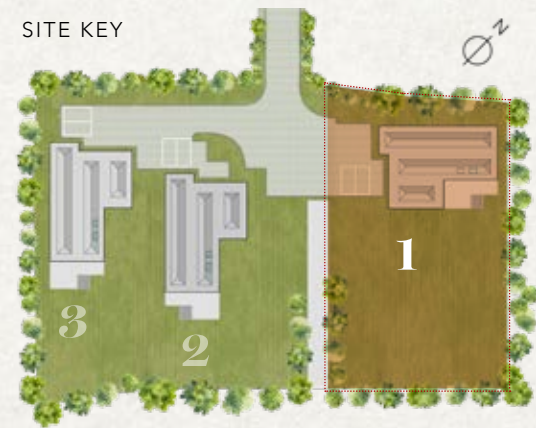
ARKLE HOUSE

A Refined Home Where Comfort Meets Timeless Design

223 Sq M / 2400 Sq Ft

The King of Kings - Named after one of racing's greatest legends, House 1 – Arkle honours a legacy of strength, speed, and unrelenting drive. Arkle's three Cheltenham Gold Cup wins and enduring dominance set a new standard of excellence. This home reflects that same spirit—bold, refined, and built for those who strive for greatness.

Room		M	Ft
01	Entrance Hall	10.97 × 1.76	35'9 × 5'8
	Side Hall	1.51 × 4.86	4'9 × 15'9
02	Living/Kitchen/Dining Area	8.79 × 9.06	28'8 × 29'7
03	Utility	2.94 × 4.76	9'6 × 15'6
04	WC	1.92 × 1.25	6'3 × 4'1
05	Cloakroom / Storage Area	3.3 × 1.98	10'8 × 6'5
06	Master Bedroom	3.91 × 4.5	12'8 × 14'8
07	En-Suite & Powder Room	4.58 × 2.62	15'0 × 8'6
08	Dressing Area	1.99 × 1.99	6'6 × 6'5
09	Bedroom 2	3.83 × 4.76	12'6 × 15'6
10	En-Suite	2.73 × 3.01	9'9 × 9'9
11	Bedroom 3	3.87 × 3.77	12'7 × 12'4
12	Bedroom 4 / Study	3.87 × 3.34	12'7 × 10'9
13	Main Bathroom	2.6 × 2.39	8'6 × 7'9





HOUSE 02

RENAISSANCE HOUSE

An Exceptional Residence, Crafted for Modern Living

223 Sq M / 2400 Sq Ft

Renaissance in tribute to Red Rum’s most famous comeback — a victory that defied expectation and became legend. The word renaissance means rebirth or revival, and it captures the spirit of that moment: a return to greatness against all odds. Just as Red Rum surged from thirty lengths behind to win, this house represents a powerful sense of renewal, resilience, and enduring presence.

Room		M		Ft	
01	Entrance Hall	10.97	× 1.76	35'9	× 5'8
	Side Hall	1.51	× 4.86	4'9	× 15'9
02	Living/Kitchen/Dining Area	8.79	× 9.06	28'8	× 29'7
03	Utility	2.94	× 4.76	9'6	× 15'6
04	WC	1.92	× 1.25	6'3	× 4'1
05	Cloakroom / Storage Area	3.3	× 1.98	10'8	× 6'5
06	Master Bedroom	3.91	× 4.5	12'8	× 14'8
07	En-Suite & Powder Room	4.58	× 2.62	15'0	× 8'6
08	Dressing Area	1.99	× 1.99	6'6	× 6'5
09	Bedroom 2	3.83	× 4.76	12'6	× 15'6
10	En-Suite	2.73	× 3.01	9'9	× 9'9
11	Bedroom 3	3.87	× 3.77	12'7	× 12'4
12	Bedroom 4 / Study	3.87	× 3.34	12'7	× 10'9
13	Main Bathroom	2.6	× 2.39	8'6	× 7'9

HOUSE 03

ORCHID HOUSE

An Exceptional Residence, Crafted for Modern Living

223 Sq M / 2400 Sq Ft

Orchid is named after the legendary Desert Orchid, a racehorse celebrated for elegance, courage, and versatility. Like the orchid—symbolising beauty and resilience—he stood out for his strength and style. This home draws on that legacy, blending grace with quiet power, and offering a space for those who value character, poise, and timeless design.

Room		M		Ft	
01	Entrance Hall	10.97	× 1.76	35'9	× 5'8
	Side Hall	1.51	× 4.86	4'9	× 15'9
02	Living/Kitchen/Dining Area	8.79	× 9.06	28'8	× 29'7
03	Utility	2.94	× 4.76	9'6	× 15'6
04	WC	1.92	× 1.25	6'3	× 4'1
05	Cloakroom / Storage Area	3.3	× 1.98	10'8	× 6'5
06	Master Bedroom	3.91	× 4.5	12'8	× 14'8
07	En-Suite & Powder Room	4.58	× 2.62	15'0	× 8'6
08	Dressing Area	1.99	× 1.99	6'6	× 6'5
09	Bedroom 2	3.83	× 4.76	12'6	× 15'6
10	En-Suite	2.73	× 3.01	9'9	× 9'9
11	Bedroom 3	3.87	× 3.77	12'7	× 12'4
12	Bedroom 4 / Study	3.87	× 3.34	12'7	× 10'9
13	Main Bathroom	2.6	× 2.39	8'6	× 7'9



H E A R

A soundtrack for stillness

Step outside and let quiet wrap around you. Here, the loudest sound is birdsong at first light, the gentle rustle of leaves, or the distant hum of countryside life. But this isn't silence in the traditional sense — it's something far more meaningful.

It's the kind of quiet that rebalances you. A stillness that allows other things to rise: the soft rhythm of your own breath, the cadence of your thoughts, the feeling of space between moments. With no traffic, no rush, no artificial noise — the land speaks in whispers, and those whispers are enough.

Then come the layers: the wind passing through tall grasses, the distant call of owls at dusk, the comforting hush that falls over the home in the evening. Even indoors, there's a sense of acoustic ease — thick walls, careful insulation, and peaceful surroundings all contributing to a cocoon of calm.

Here, you don't just hear less — you listen more. To nature. To yourself. To the kind of quiet that restores something deeper.

S C E N T

Nature's aroma

The air carries the unmistakable fragrance of nature — the earthy calm of woodland trails, the floral sweetness of wildflowers, and the crisp, green scent of freshly cut grass. Each season brings its own character: the spice of autumn leaves, the gentle bloom of spring, the warm richness of sunlit soil.

But scent is more than atmosphere — it's memory. A familiar fragrance can take you back in an instant. The smell of bread in the oven, herbs crushed between fingertips, or something as simple as grass just mown — and suddenly you're five years old again, barefoot in the garden, or sitting at your nan's kitchen table waiting for lunch.

Here, the air doesn't just smell good — it stirs something. It connects you to the land, the season, and the most meaningful kind of nostalgia — the kind you didn't realise you'd missed.

TASTE

A life of refined choices

Beyond the walls of your home lies a world of indulgence. Perfectly positioned for access to the area's finest amenities, every moment is an opportunity to embrace exceptional taste. Whether you're enjoying a rich morning coffee at The Arkley, choosing fresh produce at Barnet Market, or dining at The Gate, quality surrounds you.

Taste extends beyond cuisine — it's in how you live. Explore luxury shopping at Brent Cross, or uncover designer brands at Battersea Power Station, just a direct train away. Unwind at Arkley 9 Golf Club, experience the thrill of Go Ape Trent Park, or lose yourself in the charm of artisan boutiques and independent stores. For those with an eye for heritage, the Barnet Museum offers a captivating glimpse into the area's layered past — connecting you to a vibrant and storied community.

From considered living to refined experiences, this is a lifestyle shaped by sophistication, culture, and impeccable taste.



DINING & DRINKS

THE ARKLEY – 0.5 miles

THE GATE – 0.3 miles

YE OLDE MITRE INN – 2 miles

THE RED LION – 2 miles

HOLE IN THE WALL CAFE – 2 miles

THE BLACK HORSE – 2.5 miles

SHOPS

THE SPIRES CENTRE – 2 miles

BARNET STREET MARKET – 2 miles

THE BROADWALK CENTRE – 5 miles

BRENT CROSS – 6 miles

BATTERSEA POWER STATION – 45 mins

ATRIA WATFORD – 10 miles

LEISURE ACTIVITIES

ARKLEY VILLAGE TENNIS – 0.3 miles

ARKLEY GOLF CLUB – 0.4 miles

DINOSAUR ADVENTURE GOLF – 1 mile

DINOSAUR ADVENTURE GOLF – 1 mile

THE EVERYMAN CINEMA – 2 miles

GO APE TRENT PARK – 6 miles



SENSE OFFERS DESIRED
EXPERIENCES, FROM PARKS
AND GOLF TO SHOPPING,
DINING, AND CULTURE,
WITH GREENBELT SPACE
BEYOND YOUR GARDEN,
ENSURING ENDLESS
ENJOYMENT.

01 MORRISONS / 02 MILLER & CARTER / 03 HARVEY BECKER TENNIS CENTRE /
04 THE GATE / 05 ARKLEY 9 GOLF CLUB / 06 NISA EXPRESS / 07 THE ARKLEY /
08 THE WHITINGS PRIMARY SCHOOL / 09 BARNET HOSPITAL / 10 QUEEN
ELIZABETH SCHOOL / 11 WAITROSE / 12 THE SPIRES SHOPPING CENTRE /
13 THE OLD COURTHOUSE CAFE / 14 EVERYMAN CINEMA



TRAINS

High Barnet & New Barnet Station:
The Northern Line & Overground,
provides direct services to central
London.

CAMDEN
22 minutes

KING'S CROSS
33 minutes

LEICESTER SQUARE
35 minutes

BANK
39 minutes

WATERLOO
42 minutes

LONDON BRIDGE
44 minutes

BATTERSEA POWER STATION
45 minutes



BUSES

Several bus routes serve Arkley,
connecting it to nearby areas and
transport hubs. The nearest bus
stop is Glebe Lane, 1-min walk away.

ROUTE 107
*Runs between New Barnet
Station and Edgware Station via
Borehamwood.*

ROUTE 384
*Connects Cockfosters Station to
Edgware, passing through Barnet.*

ROUTE 604
*Operates between Totteridge Academy
and Queensbury.*

ROUTE 614
*Links Queensbury Station to
Hatfield Business Park via Barnet
(operational Monday to Saturday).*



ROADS

Several major roads serve
Arkley, connecting it to
nearby areas and key
transport routes.

A411 (BARNET ROAD)
*Passes directly through Arkley -
Connects Barnet to Watford,
passing through Elstree.*

A1 (GREAT NORTH ROAD)
*London to Edinburgh, with local
access to central London, Hatfield,
Welwyn Garden City, and Stevenage.*

M25
Located 4 miles away.

A5 (EDGWARE ROAD)
*Connects London to Holyhead,
passing through St Albans and
Dunstable, and local routes towards
Edgware and central London.*



AIRPORTS

For those travelling further afield,
Arkley benefits from excellent road
links to London's major airports.
The M1 motorway, accessible within
15-20 minutes, provides a direct
route to Luton Airport in around
30-35 minutes. Other airports are
also within easy reach by car:

LUTON AIRPORT
30 minute drive

HEATHROW AIRPORT
40 minute drive

GATWICK AIRPORT
1 hour 15 minute drive

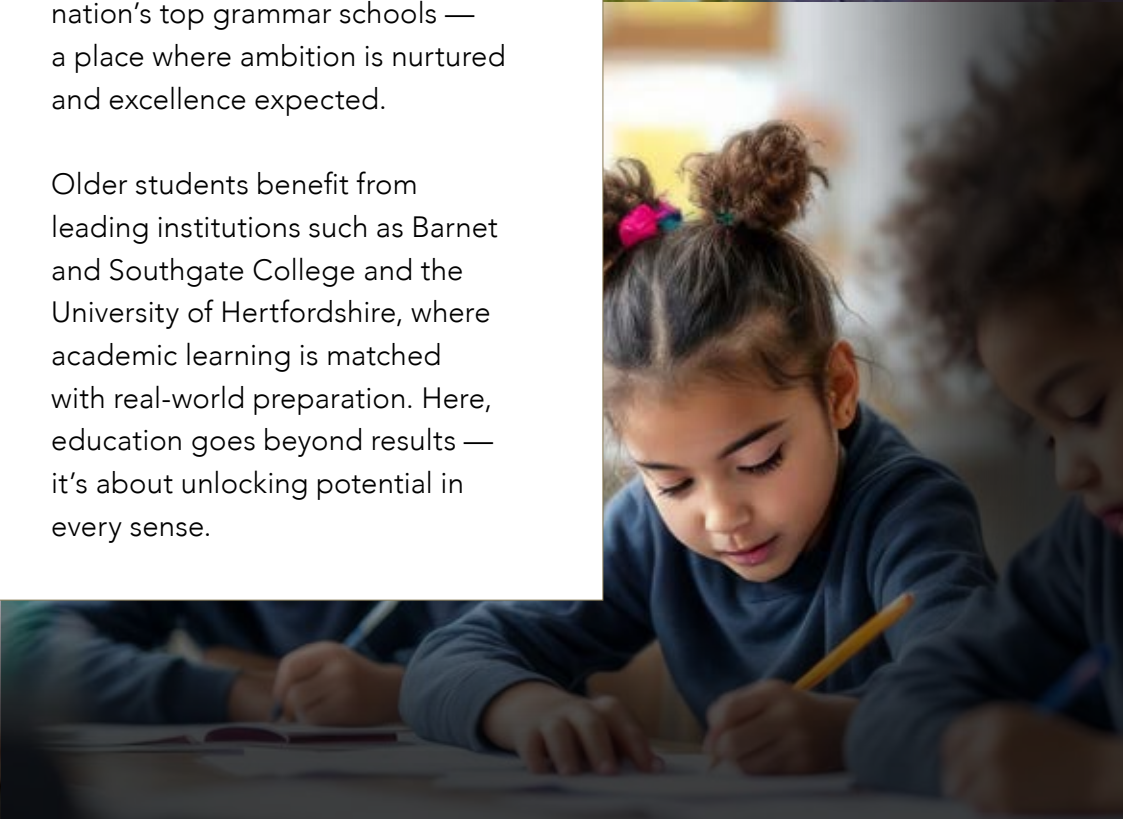
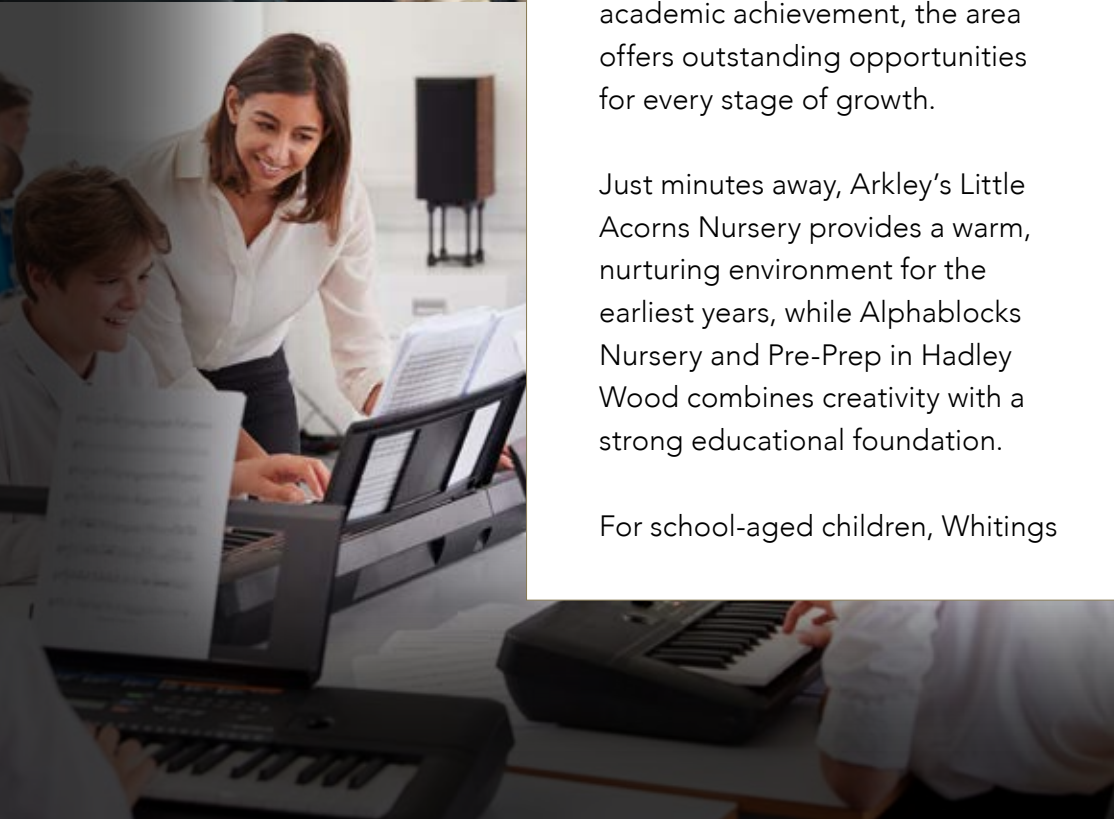
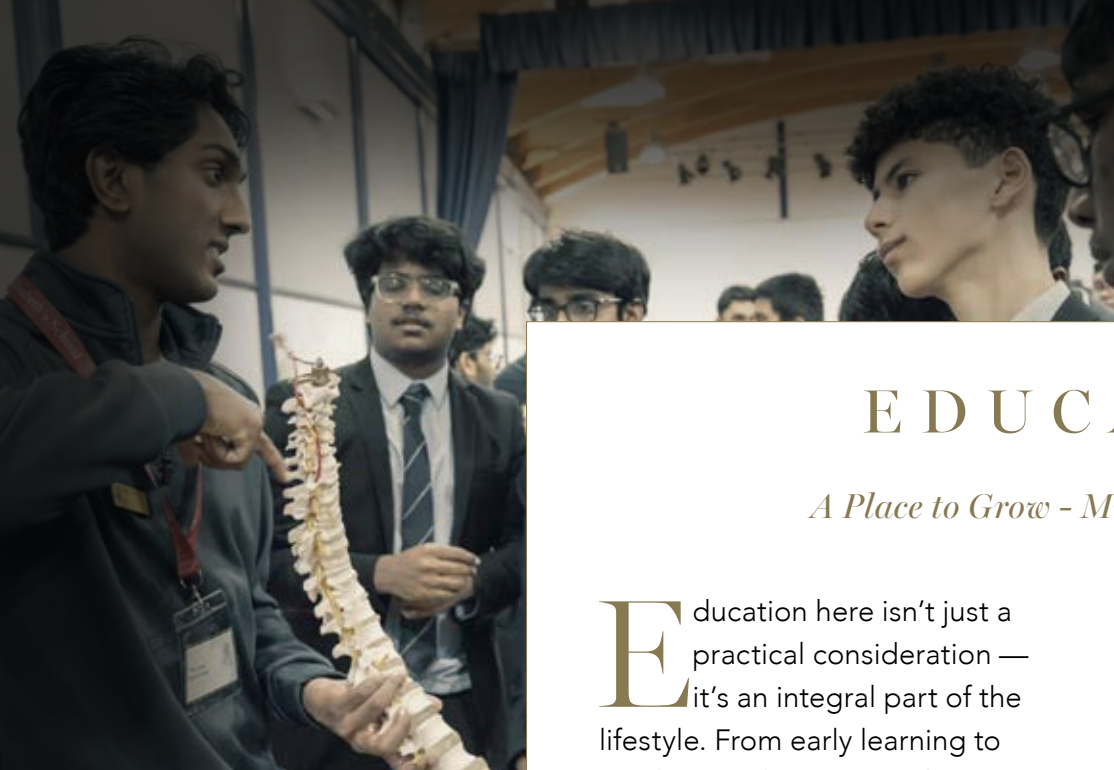
STANSTED AIRPORT
45 minute drive

LONDON CITY AIRPORT
50 minute drive

A *SENSE* OF DIRECTION



WITH NUMEROUS BUS AND TRAIN SERVICES
NEARBY, *ARKLEY* ENJOYS EXCELLENT
CONNECTIONS TO LONDON AND BEYOND



EDUCATION

A Place to Grow - Mind, Body and Spirit

Education here isn't just a practical consideration — it's an integral part of the lifestyle. From early learning to academic achievement, the area offers outstanding opportunities for every stage of growth.

Just minutes away, Arkley's Little Acorns Nursery provides a warm, nurturing environment for the earliest years, while Alphablocks Nursery and Pre-Prep in Hadley Wood combines creativity with a strong educational foundation.

For school-aged children, Whittings

Hill Primary encourages curiosity and confidence, while Queen Elizabeth's School in Barnet consistently ranks among the nation's top grammar schools — a place where ambition is nurtured and excellence expected.

Older students benefit from leading institutions such as Barnet and Southgate College and the University of Hertfordshire, where academic learning is matched with real-world preparation. Here, education goes beyond results — it's about unlocking potential in every sense.

PRESCHOOL & NURSERY

ARKLEYS LITTLE ACORNS NURSERY
(5-minute drive)
An Ofsted-registered nursery offering early education and care for children from 3 months to 5 years old, with flexible sessions and funded spaces.

ALBAN PRE-SCHOOL *(7-minute drive)*
Aims to provide a safe and happy environment where each child is known and valued, focusing on individual learning and development.

ALPHABLOCKS NURSERY SCHOOL AND PRE-PREP *(10-minute drive)*
Hadley Wood, UK An outstanding nursery offering a nurturing environment with a focus on early years education.

MONKEY PUZZLE DAY NURSERY EAST FINCHLEY *(15-minute drive)*
Provides high-quality childcare for children aged 3 months to 5 years, with a warm and inviting environment to play, learn, and grow.

BRIGHT LITTLE STARS NURSERY
(8-minute drive)
Offers a safe and stimulating environment for children, focusing on individual care and early years education.

PRIMARY & SECONDARY

WHITINGS HILL PRIMARY SCHOOL
(5-minute drive)
A well-established primary school offering a broad and balanced curriculum that nurtures curiosity, creativity, and a love for learning. Committed to academic excellence.

ARK PIONEER ACADEMY
(5-minute drive)
A modern secondary school with a strong academic curriculum and excellent facilities.

QUEEN ELIZABETH'S SCHOOL
(10-minute drive)
A highly regarded boys' grammar school in Barnet, consistently ranked among the top in the country.

CHRIST CHURCH PRIMARY SCHOOL
(7-minute drive)
A well-respected primary school that provides a nurturing and supportive learning environment.

LYONSDOWN SCHOOL
(12-minute drive)
An independent preparatory school for girls, focusing on creativity, academic excellence, and personal development.

COLLEGES & UNIVERSITIES

BARNET AND SOUTHGATE COLLEGE
(10-minute drive)
A leading further education college offering A-Levels, vocational courses, and professional qualifications.

UNIVERSITY OF HERTFORDSHIRE
(25-minute drive)
A respected university in Hatfield, known for its modern facilities and strong focus on employability.

OAKLANDS COLLEGE
(30-minute drive)
A further education college providing vocational training, apprenticeships, and technical courses.

MIDDLESEX UNIVERSITY
(25-minute drive)
A well-established university with a London campus, offering a range of undergraduate and postgraduate degrees.

WEST HERTS COLLEGE
(30-minute drive)
A vocational college in Watford, specialising in career-focused training and apprenticeships.



TOUCH

Crafted to be felt

Every surface tells a story. From the cool touch of porcelain underfoot to the soft depth of luxury carpets, the homes are designed to connect through texture. Warm oak, smooth stone, and brushed metal finishes come together in a tactile composition that's as grounding as it is uplifting. This is design that invites interaction — crafted not just to be seen, but to be felt.

TOP ROW 01 MIELE INDUCTION HOB/EXTRACTOR / 02 MIELE SINGLE OVEN / 03 MIELE WINE COOLER / 04 MIELE FRIDGE.
BOTTOM ROW 05 QUOOKER ALL IN ONE BRASS TAP / 06 CHRYSSO POLISHED 30MM QUARTZ / 07 BESPOKE ONYX FLUTED WALL TILE / 08 HERRINGBONE MODULEO FLOORING WITH BRUSHED BRASS BOARDER INSERT

“Defined by exceptional materials and world-class brands, **Sense Arkley** delivers a specification that speaks of quality at every turn.”

DESIGN & CONSTRUCTION

- Beam & Block concrete floors throughout
- Air source heat pump
(Harnessing clean energy for a sustainable, future-proof home)
- Mechanical ventilation and heat recovery
- Decorative brick detailing to front and rear elevations
- High quality aluminium “Crittall style” windows and external doors

COMMUNAL GROUNDS

- Private & Secure Gated entrance
- Beautifully landscaped gardens
- Featured scene lighting

INTERIOR FINISH

- Herringbone Moduleo flooring with brushed brass boarder insert
- Bespoke architraves and skirting
- Brushed brass ironmongery
- High quality carpet to all bedrooms
- Bespoke Picture rail detailing

KITCHEN & UTILITY ROOMS

- Bespoke 18mm metallic woodgrain effect handleless kitchen & Larder units
- Recessed LED strip lighting
- Chrysso Polished 30mm Quartz *(main kitchens)*
- Chrysso Polished 30mm Quartz *(utility Rooms)*
- Miele integrated fridge
- Miele integrated Freezer
- Miele integrated dish washer
- Miele single oven
- Miele Combi microwave oven
- Miele Warming draw
- Miele induction hob/extractor
- Miele wine cooler
- Quooker square all in one hot tap brass
- Siemens washing machine *(utility room)*
- Siemens condenser tumble dryer *(utility room)*

Miele

SIEMENS

Quooker®

ROK
european kitchens

EN-SUITES, BATHROOMS & POWDER ROOMS

- San Paolo Mocha oversized slabs to all Master En-Suite feature wall.
- Biege Crema 900x900mm to floors Master En-Suite
- Desert Taupe tweed 600x1200mm tiles to all En-suite shower enclosures
- Blush Dream White 750/750mm to floor all En-Suite
- Snowflake Onyx 750x750mm to all bathroom’s floors and walls.
- Bespoke Onyx Fluted wall tile to powder rooms
- Soft close wall hung pan
- Brushed brass flush plate
- Brushed brass mixer taps
- 3-way brushed brass thermostatic mixer
- Slim line brushed brass shower head 200x200mm
- Slim line shower handset brushed brass
- Brushed brass towel rails
- Bespoke vanity units
- Single ended full soak bathtubs
- Free standing bath tub with built in 22” smart tv,
(at the foot of the bath)
- Fluted glass fixed shower screens
- Brushed brass fixtures and fittings
- Bespoke niches with LED mood lighting

LIGHTING & TECHNOLOGY

- Bespoke lighting design layouts to all apartments
- Feature ceiling coffers
- Feature wall lighting
- LED scene lighting to communal areas
- PIR lighting where appropriate
- CAT 6 Wiring throughout
- Telephone and date points to principal rooms
- Television points to principal reception rooms and bedrooms
- Fibre optic internet connectivity
- Prewired for Sky Q
- Rako mood lighting
(fully compatible with smart devices handsets)

HEATING

- Underfloor heating to all areas
- Individual room thermostats
(Harnessing clean energy for a sustainable, future-proof home & fully compatible with smart device handsets)

GARDEN & TERRACES

- Bespoke landscape design exclusive for Sense Arkley
- External feature lighting
- Bespoke balustrades
- Specialist exterior flooring

SECURITY

- Video entry system to operate private entry/exit to Sense Arkley
- Individual zoned intruder alarm systems installed to each home
- Mains operated smoke detectors
- External lighting to selected areas
- External CCTV to selected areas

CAR PARK & STORAGE

- Secure allocated surface parking for each resident
- EV charging points to all parking spaces

MANAGEMENT COMPANY

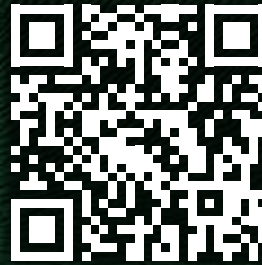
- A management company will be appointed to administer the effective operation and maintenance of all communal facilities at Sense Arkley. A service charge will be levied and apportioned to each home.

GUARANTEE & TENURE

- All properties come with 10 year ICW Warranty



SCAN FOR DIRECTIONS



SENSE, HEDGEROW LANE,
BARNET ROAD, ARKLEY,
EN5 3DT

www.sense-arkley.co.uk

01992 845699

IMPORTANT NOTICE: Whilst every care has been taken to ensure accuracy these particulars do not constitute part of any offer or contract and the right to change plans, specifications and materials is reserved. All measurements are given as a guide only. Purchasers are advised to check plot specific dimensions and specifications prior to reservation. No liability can be accepted for any errors arising there from. Development images are indicative and may vary. Specifications for this development may not include fixtures, fittings and furnishings shown in the photographs and illustrations. Features and finishes are shown for illustrative purposes only and are not intended to form part of any contract or warranty. No responsibility is taken for any other error, omission, or misstatements in these particulars. Neither the vendor nor its agents make or give, whether in these particulars, during the negotiations or otherwise, any representation or warranty in relation to this property.