







A FIRST IMPRESSION THAT LASTS

Before you even step inside

Waterend Lane sets an elegant scene. A tree-lined street of character and distinction, meandering towards the river and framed by handsome period homes and established greenery. At its heart, Copper Beeches makes a striking impression, its landscaped frontage framed by mature planting and a traditional brick wall, discreetly accessed through a wrought-iron gate that offers a glimpse of the refinement within.

There is a quiet sense of arrival as you follow the garden path, where soft greenery gives way to the striking, dark-painted front door. Step inside, and you're welcomed by an abundance of light, a generosity of space, and an immediate warmth. Copper Beeches is not a house that needs time to grow on you. It's one of those rare homes that feels like home from the very first step.





A WARM WELCOME

There are houses that tick boxes, and then there are houses that transform the way you live. Copper Beeches belongs firmly to the latter.

Originally built in the 1960s and transformed in 2022 with a complete refurbishment and extension, this four bedroom, detached family home blends timeless craftsmanship with modern luxury. Every finish, every fixture, every inch of the design has been elevated, creating a home that is as beautiful as it is functional.





A HOME DESIGNED FOR LIVING BEAUTIFULLY

The Heart of the Home

At the heart of the home lies its centrepiece: an expansive open-plan kitchen, dining, and living space, conceived for effortless family living and memorable entertaining. Bathed in natural light from a dramatic roof lantern and full-width sliding doors, it is where design and lifestyle come seamlessly together.

The kitchen itself is a statement. Bespoke cabinetry in deep graphite, refined quartz worktops, twin eye-level ovens, integrated appliances, provision for an American-style fridge freezer, and a generous light grey central island with ceramic hob, discreet extractor, and breakfast bar. A Quooker tap brings instant boiling water to the mix, while pendant lighting adds glamour and underfloor heating ensures comfort year-round.

Every detail has been carefully considered, from layered lighting to discreet smart touches, ensuring the space is as functional as it is beautiful.



The dining area extends naturally to the terrace in summer months, while the adjoining living area is drawn around a striking log-burning fireplace, a focal point that brings warmth and intimacy to the openness of the design. It is a room equally suited to everyday family life as it is to evenings of refined entertaining.







DESIGNED FOR EVERY CHAPTER

Rooms with purpose

Beyond the central living space, Copper Beeches offers a collection of versatile reception rooms, designed to adapt as life does. Each is filled with natural light and crafted to evolve with changing needs.

A bright study, with dual-aspect windows, provides the perfect environment for focused work, creative pursuits, or a private retreat. Another reception, currently configured as a Peloton studio and snug, lends itself just as easily to a playroom, or second TV lounge. A flexible canvas for every stage of family life.

Practicality is seamlessly woven into the design: a generous utility room adjoins the kitchen with its own separate access. Perfect for kicking off muddy boots, unloading shopping straight from the car, or keeping the mess of everyday life neatly contained. A stylish ground-floor shower room further enhances the home's versatility and is ideal for guests or for supporting multi-generational living.











SPACES TO RETREAT

*Bedrooms & bathrooms designed
for indulgence*

Upstairs, four light-filled double bedrooms continue the home's elegant rhythm of space and refinement.

The principal suite is a private sanctuary, with tranquil leafy views, bespoke wardrobes, and a beautifully crafted en-suite.

The second suite is equally impressive, bright and airy, with its own thoughtfully detailed en-suite.









Two further doubles are versatile in character - equally at home as children's rooms, guest suites, or calm retreats that adapt effortlessly to changing needs. One of these enjoys a charming split-level layout, with two steps subtly dividing the space. Perfect for a teenager wanting study and sleep zones apart, or equally a stylish dressing area tucked away from the main room.







Bathrooms here are more than practicalities, they are moments of indulgence. Each one has been individually designed with boutique-hotel sensibility: dusky pink tiles and brushed brass for a touch of glamour; grey metro tiles paired with patterned flooring for modern character; deep blue with matt black for an industrial-luxe edge.

Walk-in rainfall showers, sleek vanity units, and finely chosen fittings elevate the everyday into something quietly luxurious.







GARDEN MADE FOR GATHERINGS

Outdoor living, redefined

The south-facing garden has been thoughtfully landscaped to balance elegance with ease of living. Beyond the sliding doors, a generous stone terrace, framed with planters, flows down to a broad, level lawn edged with mature planting. It is a space designed as much for lively summer gatherings and children's play as for quiet evenings with a glass in hand as the sun slips away.

At the far end, a detached double garage with adjoining workshop is already serviced with power and water, and holds planning consent for conversion, offering the possibility of a gym, studio, guest annexe, or a striking garden pavilion. Beyond, a discreet gate opens onto private off-street parking for up to five cars, neatly accessed via Pondsmeade. An EV charging point is also in place, ensuring the home is as forward-thinking as it is elegant.



FUTURE PROOF LIVING

Style, performance, and potential

Copper Beeches seamlessly blends elegance with efficiency. Beneath its refined interiors, underfloor heating warms the ground floor, while discreet solar panels deliver an annual return of £1,000-£1,200. Planning permission is already secured to convert the garage, with further scope to enhance the loft (STPP), making this a home perfectly poised for today ... and every tomorrow.

The loft itself is fully boarded and includes a quirky, soundproofed room, ideal as a music studio, teen den, gaming space, or creative retreat.

All windows throughout are double glazed, adding both energy efficiency and comfort.





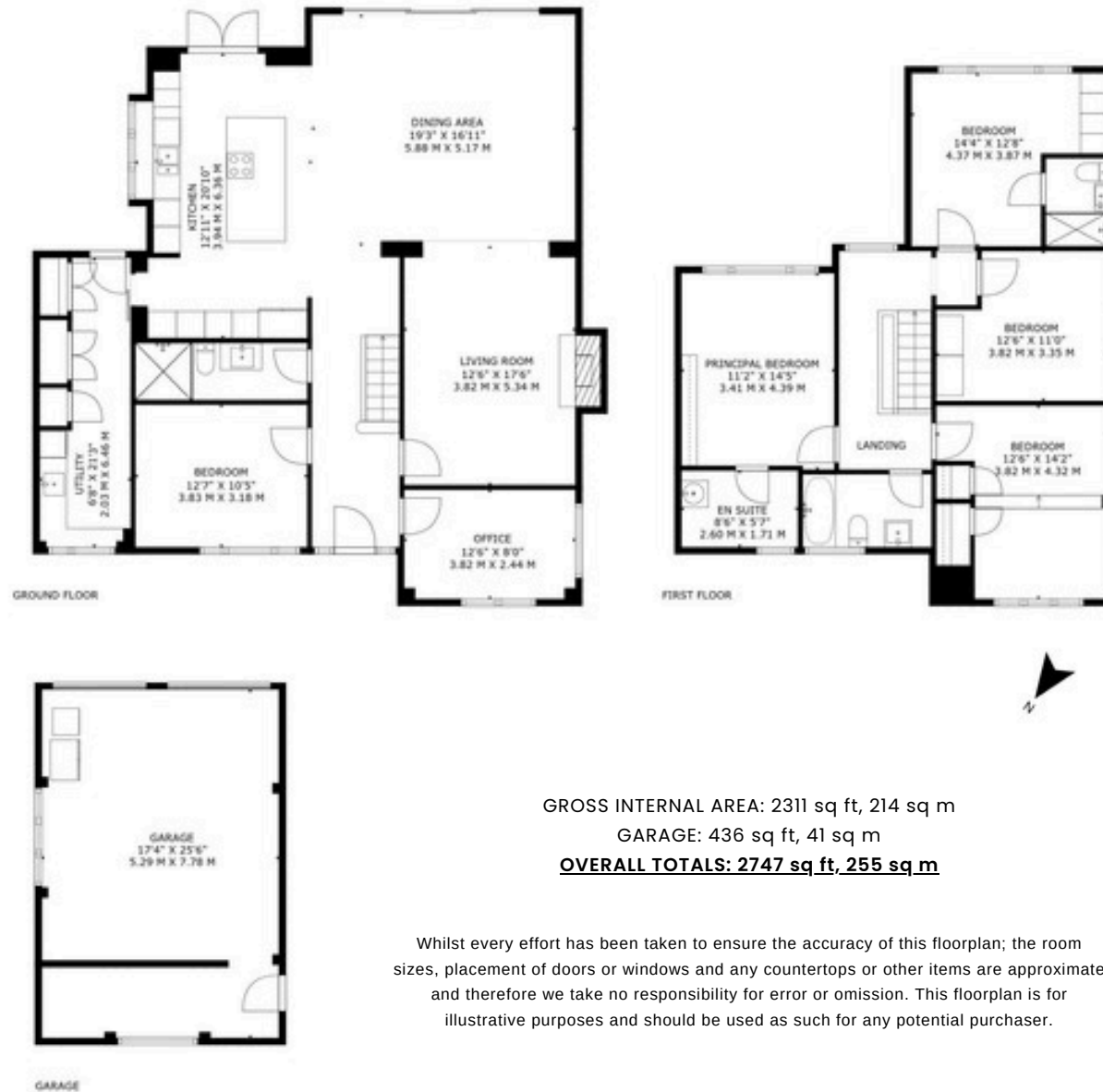




AT THE HEART OF VILLAGE LIFE
Redbourn at its very best

Situated on Waterend Lane, one of Redbourn's most coveted addresses, this home strikes the perfect balance of seclusion and convenience. Just moments from the High Street, charming village cafés, and the expansive greenery of Redbourn Common, it offers a quintessential village lifestyle. Excellent infant and junior schools are within easy reach, while Harpenden and St Albans provide exceptional secondary education and a curated selection of boutique shopping. With fast rail connections from Harpenden and St Albans to London St Pancras in under 30 minutes, and London Luton Airport and the M1 close at hand, the home combines village charm with effortless access to the capital.

FLOORPLANS



GROSS INTERNAL AREA: 2311 sq ft, 214 sq m

GARAGE: 436 sq ft, 41 sq m

OVERALL TOTALS: 2747 sq ft, 255 sq m

Whilst every effort has been taken to ensure the accuracy of this floorplan; the room sizes, placement of doors or windows and any countertops or other items are approximate and therefore we take no responsibility for error or omission. This floorplan is for illustrative purposes and should be used as such for any potential purchaser.

Watch The Full Video Tour



scan me!

Specifications

- Originally 1960s, completely refurbished & extended in 2022 with luxury finishes throughout.
- Over 2,500 sq ft of flexible living accommodation
- Ideal for growing families, or multi-generational living
- Four bedrooms and four bathrooms
- Three reception rooms
- Mains gas central heating, including underfloor heating and discreet smart touches
- Detached double garage/workshop with planning consent for conversion
- Close to High Street, village cafés, and the expansive greenery of Redbourn Common
- Close to St Albans and Harpenden for direct access to London within 30 minutes
- Nearby to M1 and M25
- Excellent schooling options nearby.

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