





# Barley Mews Barley Mews, Barley Close St. Albans AL4 0LY

**For Sale**  
**£885,000**



## Property Description

Plot 1 at Barley Mews is the luxurious Show Home offering a turnkey opportunity with stylish furniture included and a Stamp Duty contribution available (subject to terms). Every detail has been carefully considered to create a warm inviting home from the moment you step inside.

The impressive open plan kitchen dining living space opens to the beautifully landscaped rear garden, ideal for entertaining friends or unwinding after a busy day. Two further reception spaces offer versatility for a lounge snug study or playroom. A shower room completes the ground floor.

Upstairs three generous bedrooms include an ensuite principal suite together with a family bathroom. Natural light flows throughout enhancing the premium finishes and elegant design.

Positioned in an exclusive gated development surrounded by countryside, Plot 1 offers a tranquil family environment with excellent access into St Albans and is fully ready for you to move straight into.

## Development Overview

Barley Mews is an exclusive private gated cul-de-sac of just five luxury detached family homes surrounded by countryside while remaining close to the vibrant heart of St Albans. Beautifully landscaped settings

peaceful views and lots of natural light create a wonderful place to call home.

Each home has been finished to a superb standard with premium shaker-style kitchens featuring Quartz worktops and a Quooker boiling water tap, underfloor heating to the ground floor, luxurious carpets to the first floor, fitted wardrobes to bedrooms and beautifully designed bathrooms, combining comfort quality and style throughout.

Thoughtfully designed for modern living these homes offer flexible living spaces and generous private gardens. The perfect sanctuary to enjoy countryside calm without compromising on everyday convenience.

## Specification

### Kitchen

Ash Shaker Style Units in Tatton Grey Finish  
Feature under-cabinet lighting to wall units  
Quartz Stone Works Tops (30mm), splashbacks to hob and perimeter upstands  
Stainless Steel undermounted sink  
5 ring induction hob  
Quooker tap (stainless steel), provides hot, cold, filtered and boiling water  
Integrated extractor hood within kitchen island (where

possible)  
70/30 fridge freezer  
Integrated dishwasher  
All appliances AEG

## Utility And Wc

Free-standing separate washing machine and tumble dryer  
Stainless steel sink  
Storage cupboards  
Quartz stone worktop  
Built-in joinery vanity unit with wash basin and storage  
Wall-mounted backlit mirror  
Wall-mounted WC with soft closing seat and dual flush

## Bathroom & Ensuite Shower Room

Built-in joinery vanity unit with wash basin and storage  
Wall mirror with feature lights  
Wall-mounted WC with soft-closing seat and dual flush controls  
Walk-in low profile shower tray with glass shower enclosure / screen  
Bath with mixer taps (selected principal ensuites only)

## Bedrooms

Fitted wardrobes to all bedrooms

## Heating

Underfloor heating to all ground floor rooms and radiators on upper floors  
Towel radiators to bathrooms

## Internal Finishes

Wood flooring to entrance hall, coat cupboard, open-plan kitchen, dining room and drawing room  
Fitted carpets to all bedrooms  
Stairs have wide splayed bottom step with balusters and handrail, fitted with central carpet runner  
Coving to all ceilings apart from bathrooms  
Internal doors are panel raised and finished grey

## Electrical Fittings

Wired for BT  
Provision for Sky Q, with wiring as standard to almost all rooms  
Energy efficient LED downlights with dimmer function to reception rooms and principle bedroom  
High finish sockets with USB to the kitchen, study and principle bedroom  
Shaver sockets to principal ensuite, family bathroom and other ensuites

## External Finishes

Feature entrance door with multipoint locking



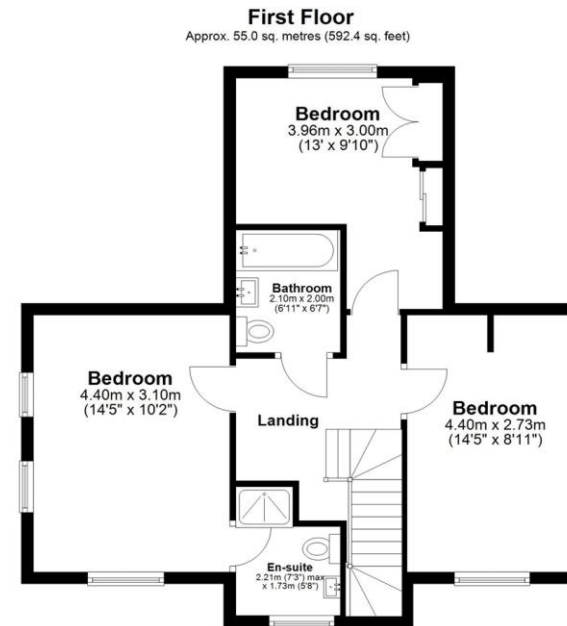
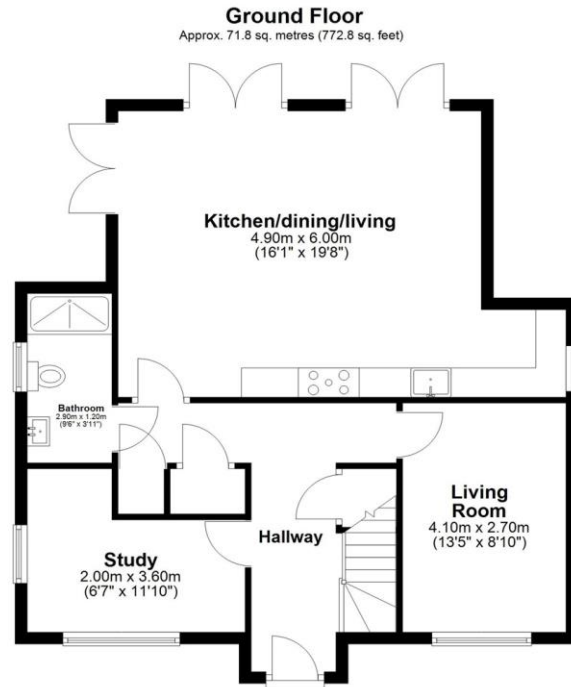












Total area: approx. 126.8 sq. metres (1365.2 sq. feet)

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**Barley Mow Lane 1**

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EPC Rating: B

Tenure: Freehold

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Property Ref: STA317313 - 0003