



# 1 LAMB LANE

## REDBOURN

A TRULY DISTINCTIVE FAMILY HOME OF RARE QUALITY, SCALE AND DESIGN



Set quietly within one of Redbourn's most desirable residential roads, 1 Lamb Lane is a home of rare quality, scale and design.



# EXTENDED AND REBUILT WITH EXCEPTIONAL CARE



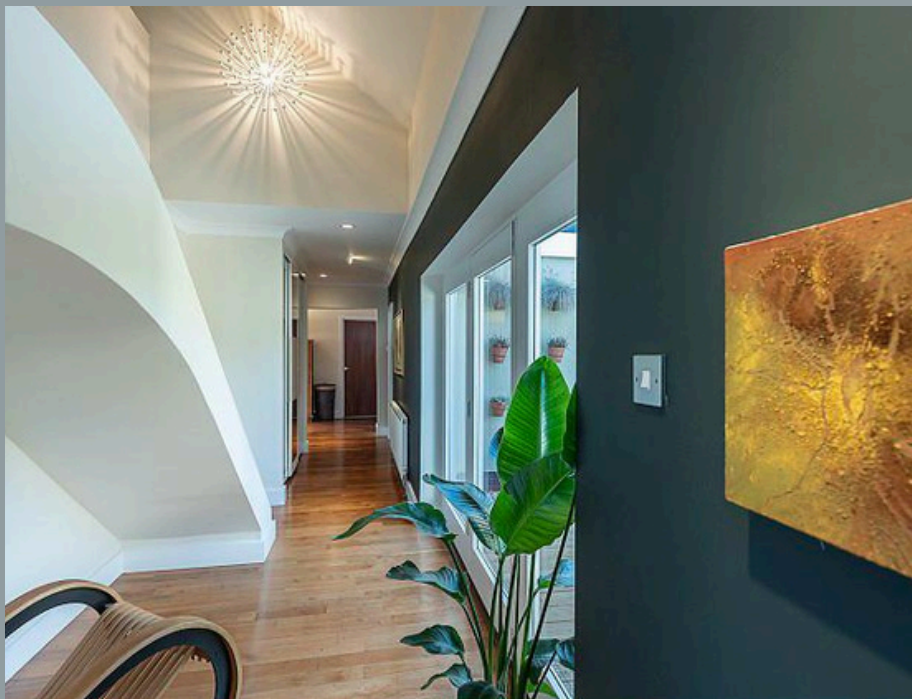
It offers over 3,300 sq ft of beautifully arranged accommodation that balances architectural confidence with warmth, comfort and effortless family living.



This is not simply a house that has been enlarged. It has been reimagined by owners who understood how a home should feel, as well as how it should function. The result is a residence that flows naturally, adapts beautifully to modern family life and offers a sense of calm from the moment you arrive.

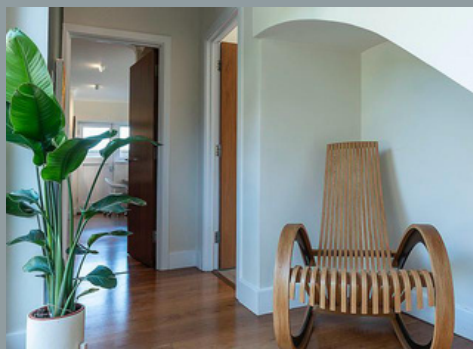
From the outside, the house sits comfortably within its plot, framed by mature planting and a generous frontage. Step inside and the scale reveals itself gradually, with each space unfolding with purpose and clarity.





## ENTRANCE

The entrance hall is wide and welcoming, setting the tone for what follows. Natural light filters in from multiple directions and the sense of space is immediate, yet never overwhelming. Thoughtful proportions, careful detailing and an intuitive layout create a calmness that carries throughout the home.





# A HOME DESIGNED AROUND LIVING

At the heart of the home is a beautifully judged sequence of living spaces, designed to work both independently and together.

The principal living room is expansive yet intimate, with carefully considered proportions and a striking through-wall fireplace that creates a natural division while maintaining visual flow.



A subtle change in flooring, from tiled surfaces to a sunken carpeted area, adds further character, while underfloor heating ensures comfort throughout the year. Floor-to-ceiling glazing and bespoke cabinetry, finished in warm timber tones and glass, elevate the space and reinforce the cohesive design language seen across the home.







The room opens seamlessly into the kitchen and dining area, creating a sociable setting that feels equally suited to everyday family life and entertaining. The kitchen itself is a true centrepiece, finished with high quality cabinetry and stone work surfaces, it features fully integrated appliances including a built in coffee machine, triple oven, microwave and American style fridge freezer and extensive storage, including a fabulously hidden appliances cupboard. The central island provides a natural gathering point, while the open sightlines across the room ensure the space works just as well for quiet family mornings as it does for entertaining. French doors open directly onto the garden, drawing in natural light and creating an effortless connection between inside and out.



*"There is always a sense of togetherness here. We can be cooking, relaxing and chatting at the same time without ever feeling on top of one another."*





# LOOK OVER THE KITCHEN COUNTER

such a clever design, is the second living space which is currently used as a snug, music room and home office.



It would work equally well as a family room, playroom or more formal sitting room. Its position within the home keeps it connected to the main living areas, while still allowing it to feel distinct. Together, these rooms create a home that feels open, intuitive and exceptionally well resolved.



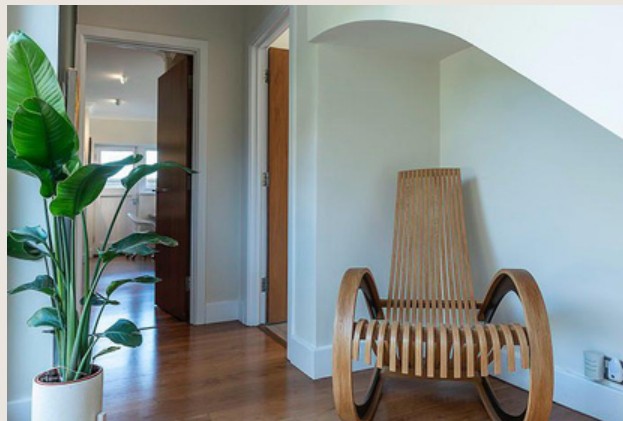




Hallways are generous, staircases are architectural in their design, and small details such as reading nooks, storage solutions and sightlines have been carefully thought through. There is a rhythm to the house that encourages you to slow down and take notice.

## FLOW AND DESIGN

Movement through the house feels natural and unforced.



Whether pausing on the staircase, enjoying the light through a window, or moving from one space to the next, the design continually reveals itself in subtle, thoughtful ways.



## TWO DISTINCT WINGS

One of the most impressive aspects of the home is the way it has been zoned. The layout naturally creates two distinct wings, allowing the house to function beautifully for a wide range of lifestyles.

To one side of the home is a flexible secondary living area that is currently arranged as a living space and home office. This space works equally well as a teenager's retreat, media room or guest suite, with inviting proportions and a sense of independence from the main living areas. A subtle change in level adds further definition, and the space is complimented with an en suite, enhancing its flexibility for multi-generational living.

This side of the house also benefits from a well-planned utility room with external access, ideal for muddy boots, dogs or returning from countryside walks. Practical considerations have clearly been carefully thought through, making everyday living easy and organised.







## PRINCIPAL SUITE AND BEDROOM ACCOMMODATION

Ascending the central staircase, the quality of the home continues to impress. The principal suite is a genuine retreat. Floor to ceiling glazing floods the room with natural light and frames views across the garden, while air conditioning ensures comfort throughout the year. The adjoining dressing room offers beautifully finished bespoke storage and leads through to a luxurious en suite bathroom.

The bathroom feels more like a boutique hotel than a family home. A freestanding bath sits alongside a walk-in shower hidden behind tiled walls, with elegant finishes and thoughtful lighting creating a calm, spa like atmosphere.

“It feels like a private sanctuary. Quiet, light filled and completely separate from the rest of the house.”





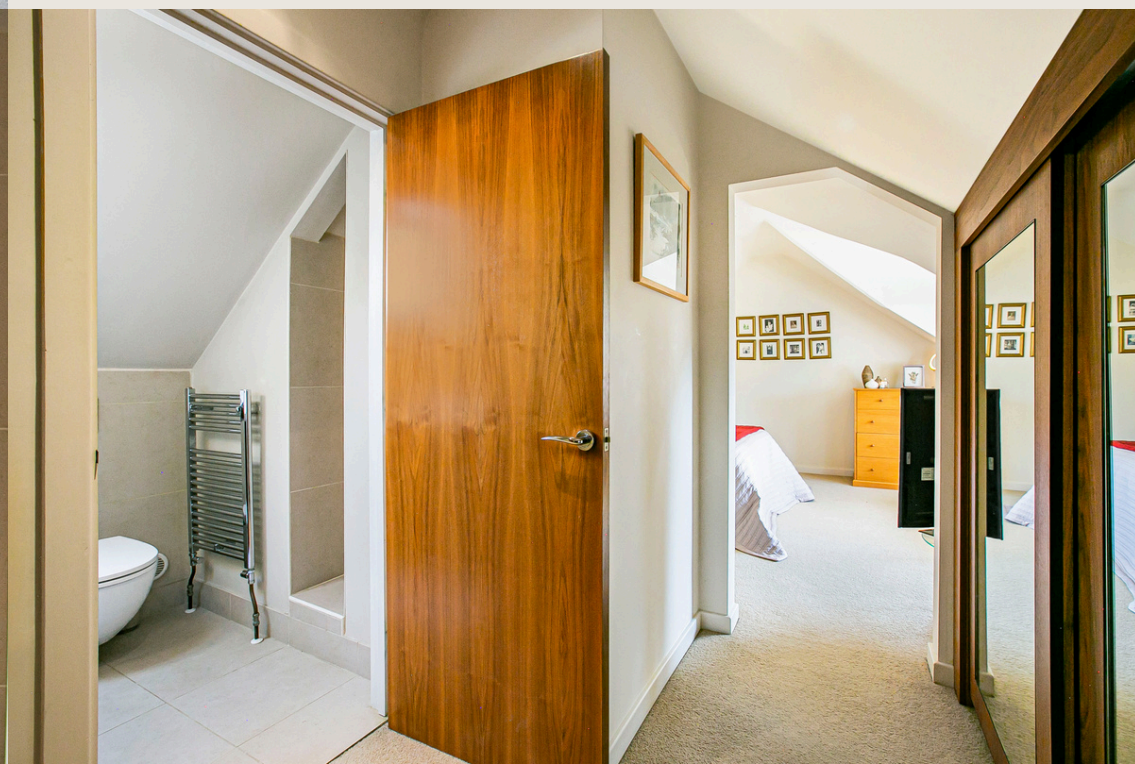






## A SECOND SUITE

mirrors this sense of quality, complete with its own dressing area and en suite. Having two principal-style bedrooms is a rare and valuable feature, offering comfort and flexibility that few homes can match.







## BACK DOWNSTAIRS

Two further bedrooms are located on the ground floor, both generous in size and supported by a beautifully finished family bathroom. Integrated storage ensures each room remains uncluttered and practical, while the layout allows for flexibility as family needs change over time.





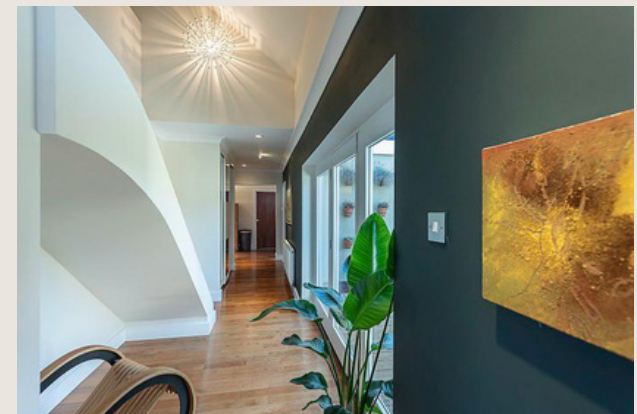
# THOUGHTFUL DETAILS AND DESIGN



Throughout the house, attention to detail is evident at every turn. Flooring flows naturally between spaces, storage has been carefully integrated and finishes feel consistent and timeless. Underfloor heating runs across the main living areas, while well designed lighting enhances both functionality and atmosphere.

Glazing has been particularly well considered. Floor-to-ceiling panels and large windows ensure natural light is always present, while maintaining a sense of privacy and comfort. The result is a home that feels bright by day and warm and welcoming in the evening.

“It is the little things that make the difference. Everything has been designed to work properly, not just to look good.”











## A GARDEN TO ENJOY, WHATEVER THE MOMENT

The garden is a natural extension of the home and has been landscaped with the same care and intention as the interior. South-facing and beautifully private, it offers a variety of spaces to enjoy throughout the day.









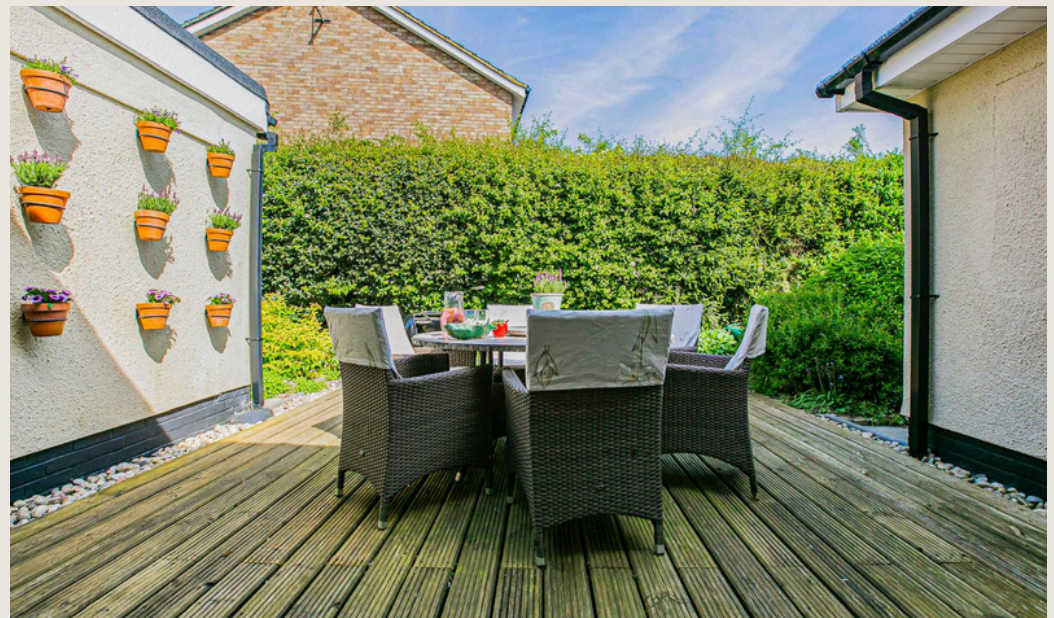


## A WELL SCALED TERRACE

provides the perfect setting for outdoor dining and entertaining, while a separate seating area creates a quieter retreat.

Planting has been carefully chosen to provide colour and structure without feeling overdone, and the layout allows the garden to feel both open and sheltered depending on where you choose to sit. There is also a charming courtyard area to the rear of the home, ideal for morning coffee or evening drinks, offering a change of pace from the main garden and adding further versatility to the outdoor space.

“It feels like a series of outdoor rooms. There is always somewhere to sit, whether you want sun or shade.”





# A HOME WITH SUBSTANCE AND SOUL

It says a great deal that 1 Lamb Lane has had so few owners, with each staying for decades. That longevity speaks not only to the quality of the house, but to the lifestyle it offers and the sense of belonging it creates.

What sets 1 Lamb Lane apart is not simply its size or finish, but the intelligence behind its design. Every space has a purpose. Every detail has been considered.

It is rare to find a property that combines architectural interest, practical family living and genuine warmth so successfully. Rarer still to find one that feels ready for its next chapter without compromise.

“This house has been a joy to live in. It works for everyday life, for family gatherings and for quiet moments alike. It is a home that really looks after you.”

For those seeking something distinctive, beautifully finished and genuinely well designed, 1 Lamb Lane offers a rare opportunity in one of Hertfordshire’s most desirable villages.













## LOCATION AND LIFESTYLE

Lamb Lane is one of Redbourn's most sought after residential addresses, prized for its proximity to the High Street and the Common while retaining a peaceful and established feel. The village offers an excellent range of independent shops, cafés and restaurants, along with easy access to outstanding schooling and strong community spirit.

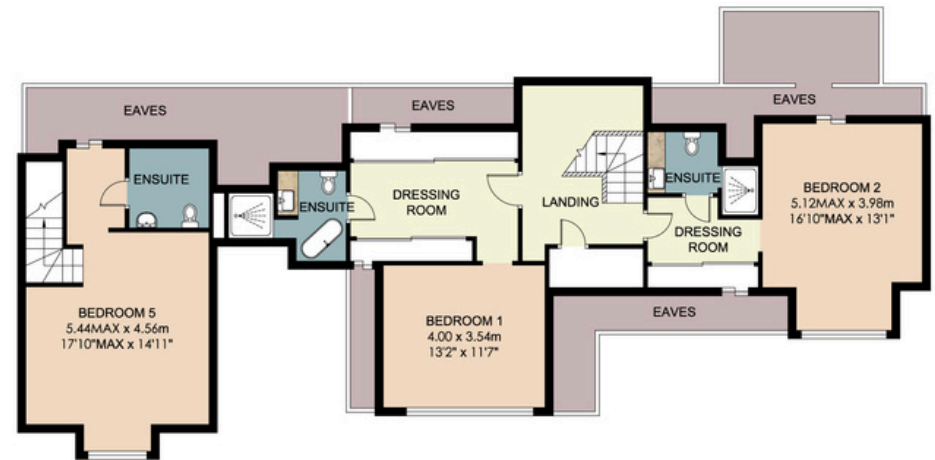
For those needing to commute, Harpenden or St Albans City station is easily accessible, providing fast connections into London, while the surrounding road network offers convenient access to the M1 and M25. Open countryside is close at hand, making this an ideal location for those who value both convenience and outdoor space.



# 1 LAMB LN, REDBOURN, ST ALBANS AL3 7BP



GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA: 3069 sq ft, 285m<sup>2</sup>  
GARAGE : 269 sq ft, 25m<sup>2</sup>  
TOTAL AREA: 3338 sq ft, 310m<sup>2</sup>

**SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION**



# 1

## LAMB LANE REDBOURN



*scan me!*



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