

A detailed, light-colored line drawing of barley stalks is positioned in the upper left corner of the page. Another similar drawing is located in the bottom right corner. The background is a solid dark grey.

# BARLEY MEWS

BARLEY MOW LANE, ST ALBANS, HERTFORDSHIRE, AL4

# BARLEY MEWS

A stunning new private gated development of only  
five luxury detached family homes in the heart of  
Hertfordshire.





# Welcome home

Barley Mews is a quiet new gated cul-de-sac of just five luxury new family homes, where you can enjoy acres of rolling countryside, open space while simultaneously being just a short drive from St. Albans.

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St Albans Market



Leisurely country walks right on your doorstep



St. Albans Cathedral

## FEEL AT HOME IN Hertfordshire

Living on the outskirts of St Albans is perfect for those wishing to enjoy a country lifestyle without missing out on the bustle and convenience of St. Albans with its lively market and wide range of shops and restaurants.





### THE IVY St. Albans | Brunch, lunch & dinner

The Ivy St Albans offers a sophisticated dining experience, combining refined British and international cuisine with impeccable service. Its elegant interior and relaxed ambiance make it a perfect destination for any occasion.

- 1-3 Verulam Rd, St Albans AL3 4DA



### WILLOWS FARM | Activity Farm

Willows Activity Farm, located near St Albans, is a family-friendly destination offering a variety of activities for children, including adventure playgrounds, animal encounters, tractor rides, and shows with Peter Rabbit and friends. The farm also features seasonal events throughout the year. It's open daily and easily accessible from the M25, making it an ideal day out for families.

- Coursers Rd, St Albans AL4 0PF



### THE THREE HORSESHOES | Gastropub

Just a five minute drive away is The Three Horseshoes - a charming gastropub that exudes rustic elegance. Offering a refined menu of classic British dishes prepared with locally sourced ingredients, it provides a relaxed yet sophisticated dining experience. With its welcoming atmosphere and selection of ales, it's perfect for a leisurely meal.

- 612 Hatfield Road, Smallford, AL4 0HP



### SOPWELL HOUSE | Hotel & spa

Enjoy a spa break or celebrate with afternoon tea at historic Sopwell House, a Georgian country house and now luxury 128 bedroom hotel, country club & spa located south of St Albans.

The newly completed Cottonmill Spa is a one-of-a-kind indoor-outdoor haven with heavenly spa treatments and range of saunas, jacuzzis and steam rooms, the perfect place to unwind after a busy week.

- Cottonmill Ln, St Albans AL1 2HQ



### VERULAM GOLF CLUB | Golf Club

Verulam Golf Club in St Albans, founded in 1905, is the Ryder Cup's birthplace. Designed by James Braid, its 18-hole parkland course features tree-lined fairways and fast greens. The club includes practice facilities and a historic, welcoming clubhouse.

- 226 London Rd, St Albans AL1 1JG



### NUFFIELD HEALTH | Health & fitness

Nuffield Health in St Albans offers a wide range of facilities, including a fitness suite, swimming pools, squash courts, and a spa area. The gym also provides group exercise classes, physiotherapy, private GP services, and nutritional therapy, with flexible hours throughout the week.

- Highfield Park Drive, St Albans, AL4 0AH



### MUST | Wine Bar

Tantalise the senses with an evening of world-class wine and the finest selection of cut meats and cheeses at this local favourite. Wine buffs will enjoy the many tasting events organised by the owners, but it's also the perfect place to catch up with friends or grab a quick drink before heading out for a meal.

- 3 George St, St Albans AL3 4ER



### CHARLIE'S COFFEE | Independent café

A charming independent café known for its excellent coffee and welcoming atmosphere. Established in 2008, it offers a creative space for locals and visitors to enjoy specialty coffee and homemade treats. With a coffee van at St Albans City Station, it has become a staple for commuters and coffee lovers alike.

- 87 London Road, St Albans, AL1 1LN

SPOT ON

# Location

Barley Mews is perfectly located for St. Albans and local transport links to the M1, A1 and M25.

BARLEY MEWS

## Supermarkets

- 1 M&S Simply Food 4.7 miles
- 2 Sainsbury's London Colney 4.7 miles
- 3 Sainsbury's St Albans 3.9 miles
- 4 Waitrose 4.7 miles
- 5 Morrisons 2.4 miles

## Restaurants & Pubs

- 6 The Plough Sleepshyde 1.5 miles
- 7 The Crooked Billet 1.3 miles
- 8 The Ivy St Albans 3.4 miles
- 9 The Colney Fox 3.4 miles
- 10 Carmelo's 2.9 miles
- 11 The Brasserie at Sopwell House 2.6 miles

## Leisure & Recreation

- 12 Cotlandswick Leisure Centre 2.4 miles
- 13 Nuffield Health 1.6 miles
- 14 Highfield Park 0.6 miles
- 15 Willows Activity Farm 3.4 miles
- 16 Colney Heath Football Club 1.3 miles

## Education

- 17 St Albans High School for Girls 3.5 miles
- 18 St Albans School 3.7 miles
- 19 Sandringham School 3.6 miles
- 20 Beaumont School 2.0 miles
- 21 Oaklands College 1.8 miles

## Cafés

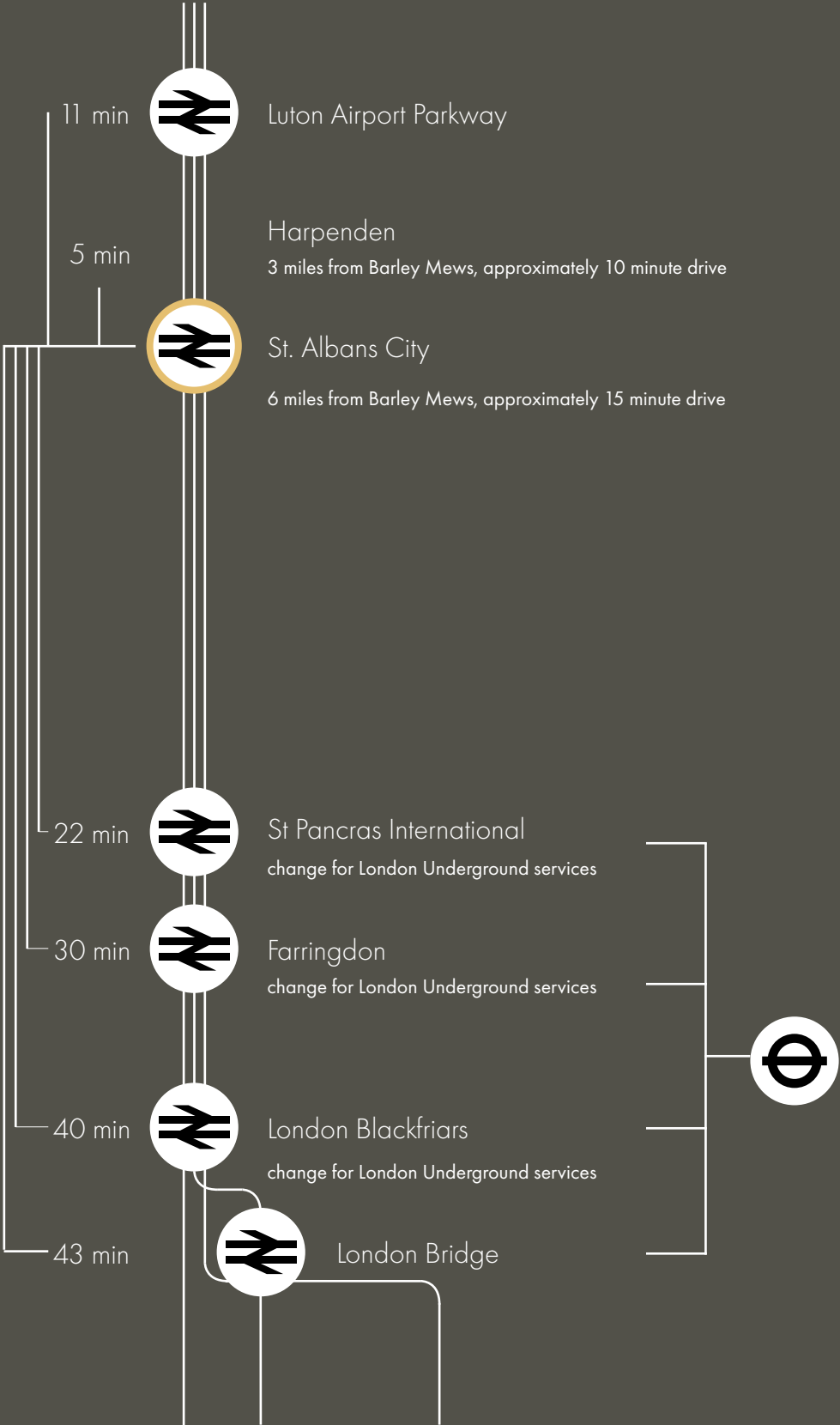
- 22 Fade To Black 1.6 miles
- 23 Bean Central 2.3 miles
- 24 Viento Coffee Company 2.5 miles
- 25 Saint Peter's St Coffee 1.5 miles
- 26 Charlie's Coffee 2.8 miles





EXCELLENT TRANSPORT

# Connections



Eurostar service from St. Pancras International



King's Cross station



Farringdon station with St. Paul's Cathedral in the background



Blackfriars station



BIRDSEYE VIEW OF PLOTS 3 & 4

BARLEY  
MEWS



COMPUTER GENERATED IMAGE



# LUXURY Interior Finishes



SAMPLE FINISHES FROM A PREVIOUS HUXLEY  
GROUP DEVELOPMENT

## 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

## PRINCIPAL ENSUITE AND ENSUITE SHOWER ROOMS

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  
Selected units have walk-in wardrobes (see floor plans for more details)

## 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  
Garages are plastered, painted and have power and light. Each garage has the infrastructure for an electric car charging point.

## EXTERNAL FINISHES

Feature entrance door with multipoint locking system  
Selected areas of rear gardens landscaped with turf, planting and paving  
External tap to the side of the house  
Exterior lights to front and rear

## SECURITY AND PEACE OF MIND

Hard-wired alarm system  
Mains powered smoke / heat detectors with battery backup  
10-year ICW Warranty  
Secure electric entrance gates  
Low-level lighting to communal areas  
Provision has been made to wire in security cameras

## TENURE AND MANAGEMENT COSTS

The houses are sold as freehold  
Appointed Managing Agents will be responsible for overseeing the communal areas  
Each owner will pay a fair proportion of the estate management running cost. For more information, please speak to our sales staff.

DISCLAIMER The specification of this development is the anticipated specification as at the date this brochure was prepared, but may be subject to change in accordance with permitted variances under the individual sale contracts. The information contained here does not form part of any contract, and while reasonable effort has been made to ensure accuracy, this cannot be guaranteed and no representation or warranty is made in that regard. Apartment designs and layouts are indicative only and may change.

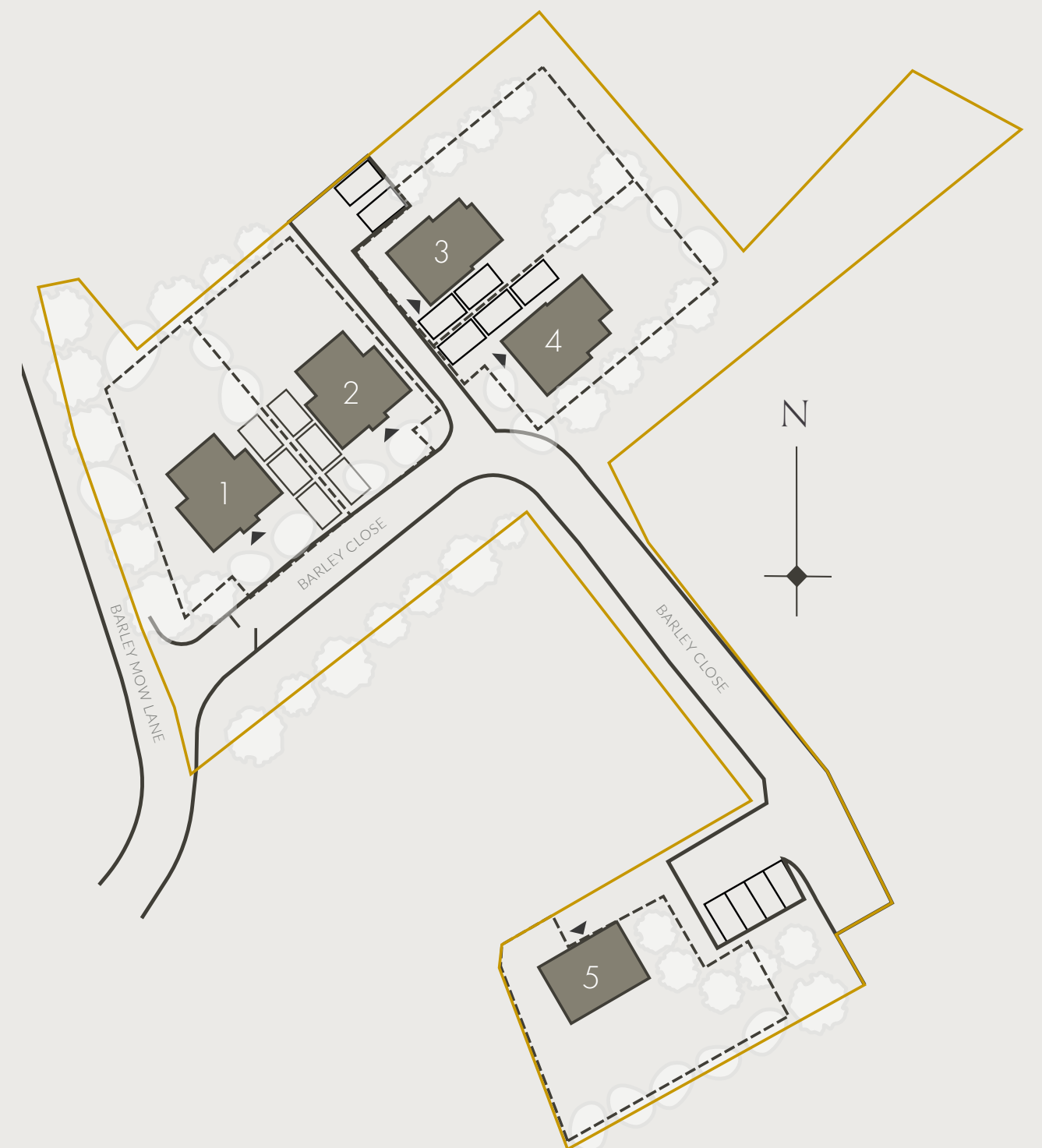




# SITE PLAN

These wonderful family homes have at Barley Mews have been carefully designed with you in mind. The homes make use of natural light and space.

## BARLEY MEWS



Please note floorplans are not to scale and illustrative of layout only. The dimensions provided refer to the two longest available measurements taken in straight lines within the room. Best efforts have been made to ensure the data provided is correct and while reasonable effort has been made to ensure accuracy, this cannot be guaranteed, and no representation or warranty is made in that regard.



REAR VIEW OF PLOT 5

St Albans is an ideal place to live. Offering easy access to London while providing a peaceful escape from the hustle and bustle of the big city. Imagine relaxing walks, lazy afternoons spent in the local pub and being part of a community. Living in St. Albans means endless opportunities, from leisure activities to eating out, as well as unlimited access to beautiful countryside.

BARLEY  
VIEWS





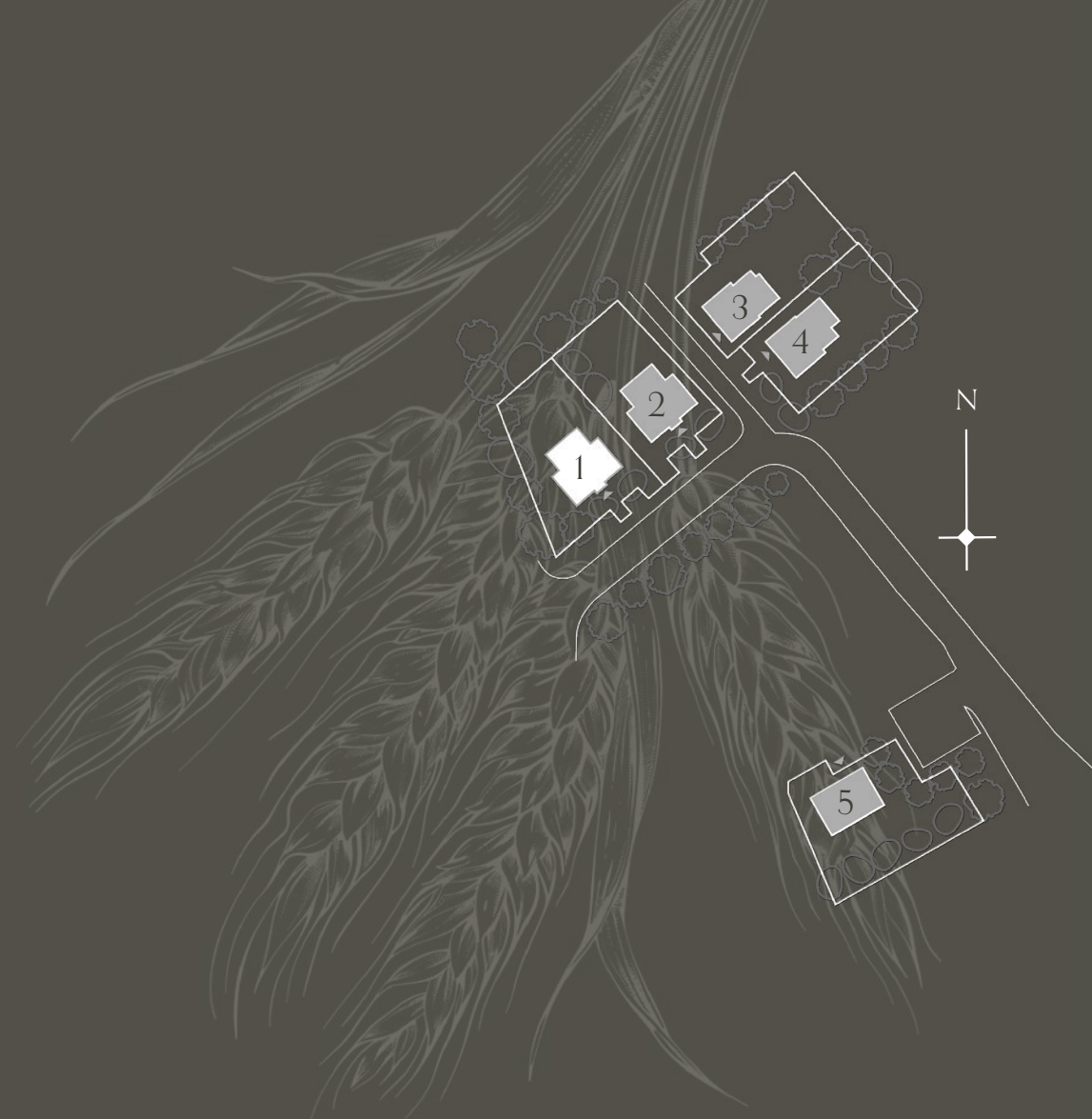
REAR VIEW OF PLOTS 3 & 4

BARLEY  
MEWS

St. Albans is a place that seamlessly blends history and modernity. Its charming streets and historic buildings transport you back in time, and the city is far from being left behind with its modern attractions. An ideal place to live, where you can enjoy peace and quiet while always being close to everything a big city has to offer.







124.9 m<sup>2</sup> - 1,345 ft<sup>2</sup>  
 3 bedrooms, 3 bathrooms

# PLOT 1

**DINING/KITCHEN**  
 7.7 m x 4.9 m    25'3" x 16'1"

**LOUNGE**  
 4.2 m x 2.8 m    13'9" x 9'2"

**STUDY**  
 3.8 m x 2.9 m    12'6" x 9'6"

**SHOWER ROOM**  
 3.0 m x 1.5 m    9'10" x 4'11"

**BEDROOM 1**  
 4.0 m x 3.2 m    13'1" x 10'6"

**BEDROOM 2**  
 4.2 m x 3.8 m    13'9" x 12'6"

**BATHROOM**  
 2.2 m x 2.1 m    7'2" x 6'11"

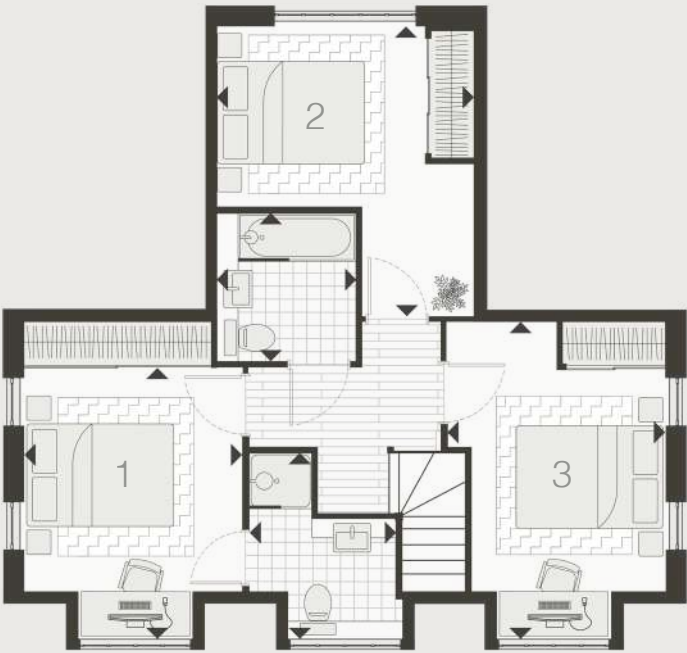
**EN-SUITE**  
 2.7 m x 2.2 m    8'10" x 7'3"

**BEDROOM 3**  
 4.6 m x 3.2 m    15'1" x 10'6"

BARLEY  
MEWS



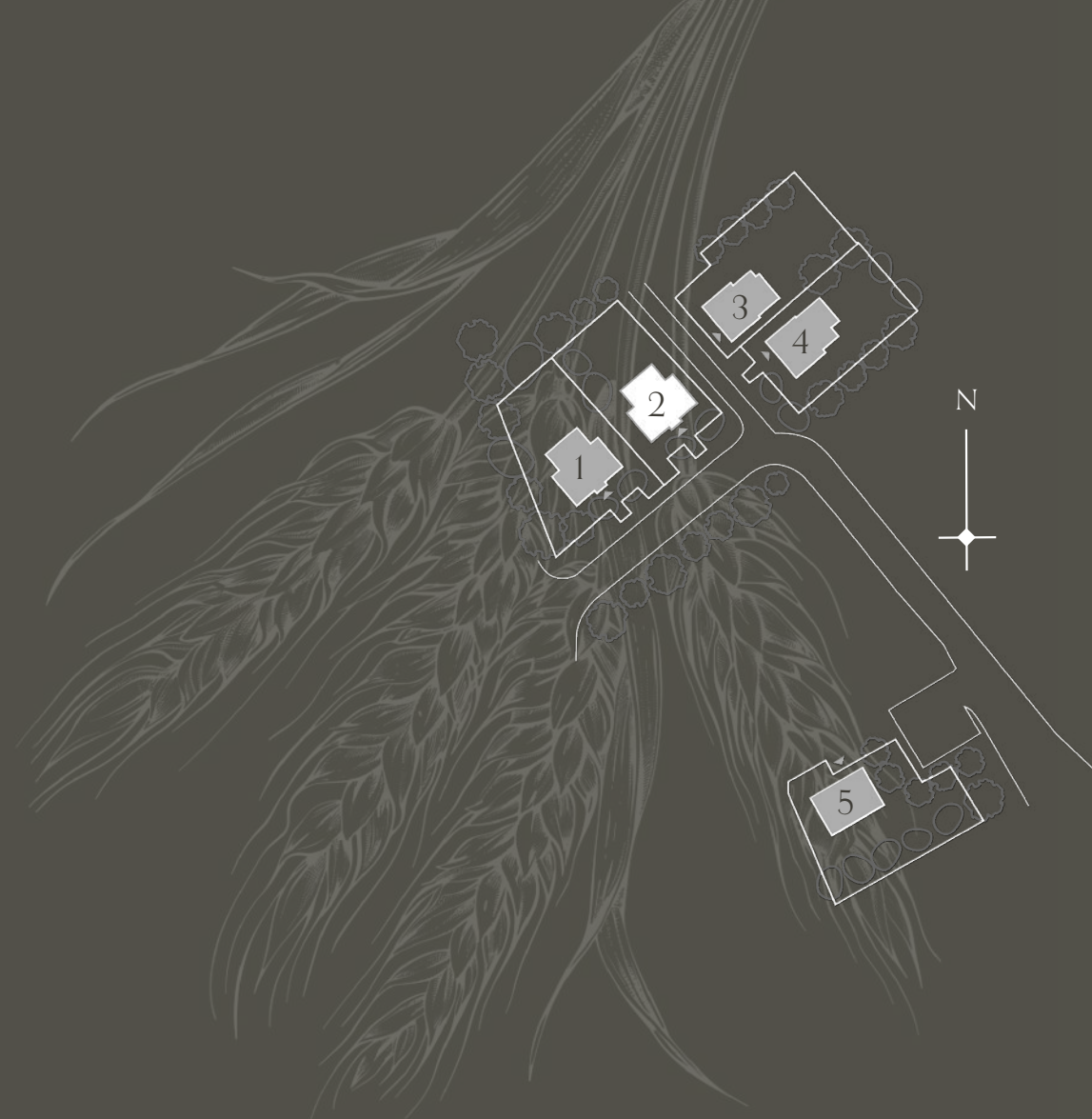
GROUND FLOOR



FIRST FLOOR

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124.9 m<sup>2</sup> - 1,345 ft<sup>2</sup>  
 3 bedrooms, 3 bathrooms

# PLOT 2

## DINING/KITCHEN

7.7 m x 4.9 m    25'3" x 16'1"

## LOUNGE

4.2 m x 2.8 m    13'9" x 9'2"

## STUDY

3.8 m x 2.9 m    12'6" x 9'6"

## SHOWER ROOM

3.0 m x 1.5 m    9'10" x 4'11"

## BATHROOM

2.2 m x 2.1 m    7'2" x 6'11"

## BEDROOM 1

4.0 m x 3.2 m    13'1" x 10'6"

## EN-SUITE

2.7 m x 2.2 m    8'10" x 7'3"

## BEDROOM 2

4.2 m x 3.8 m    13'9" x 12'6"

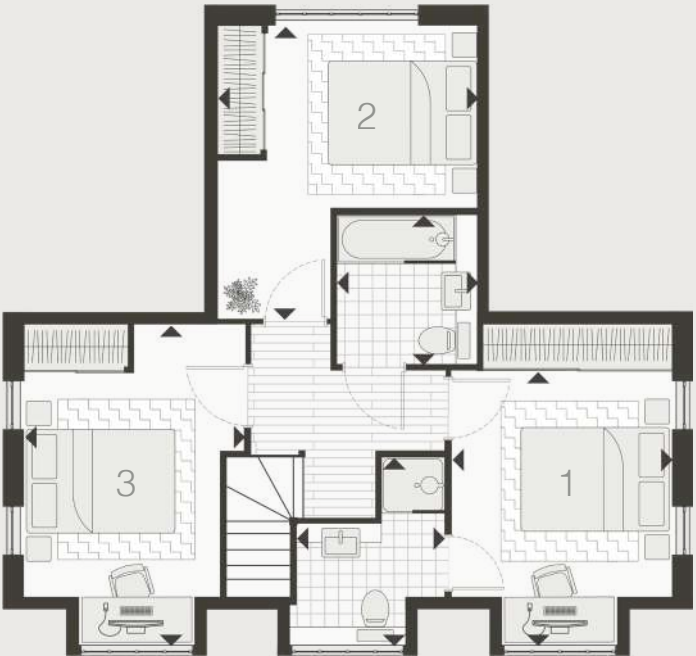
## BEDROOM 3

4.6 m x 3.2 m    15'1" x 10'6"

BARLEY  
MEWS



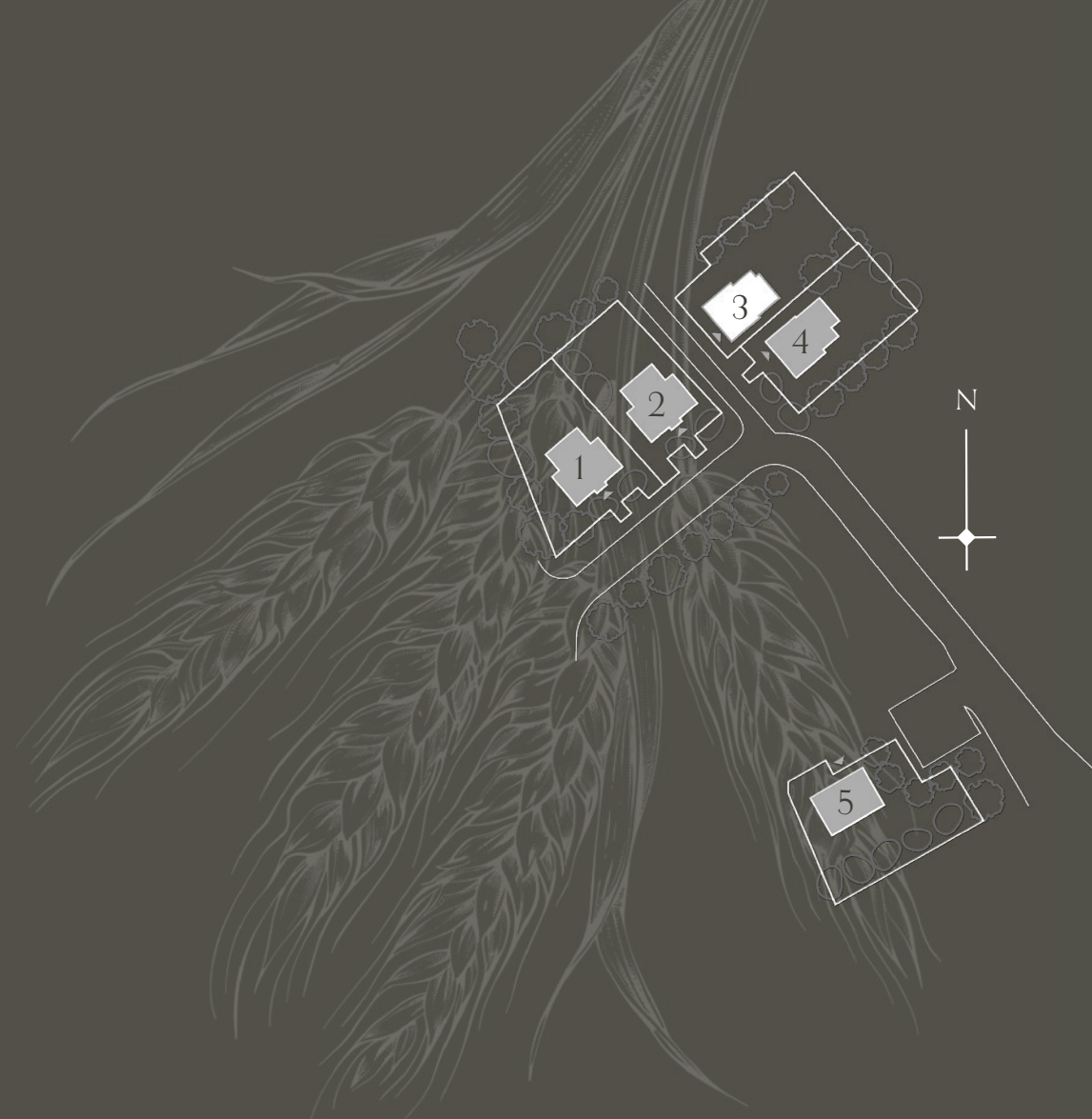
GROUND FLOOR



FIRST FLOOR

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103 m<sup>2</sup> - 1,109 ft<sup>2</sup>  
2 bedrooms, 2 bathrooms

# PLOT 3

**DINING**  
6.1 m x 4.3 m    20'0" x 14'1"

**KITCHEN**  
3.8 m x 2.1 m    12'6" x 6'11"

**LOUNGE**  
3.9 m x 3.3 m    12'0" x 10'10"

**WC**  
1.8 m x 1.5 m    5'11" x 4'11"

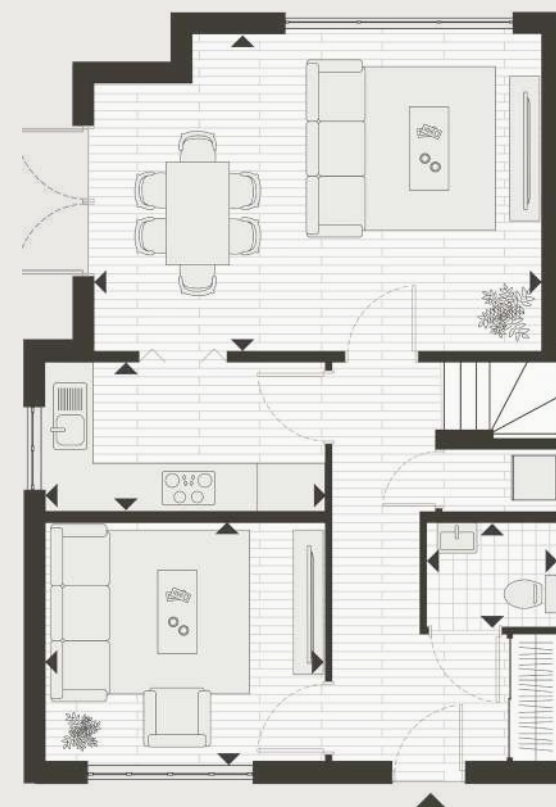
**BEDROOM 1**  
4.0 m x 3.1 m    13'1" x 10'2"

**EN-SUITE**  
2.1 m x 1.6 m    6'11" x 5'3"

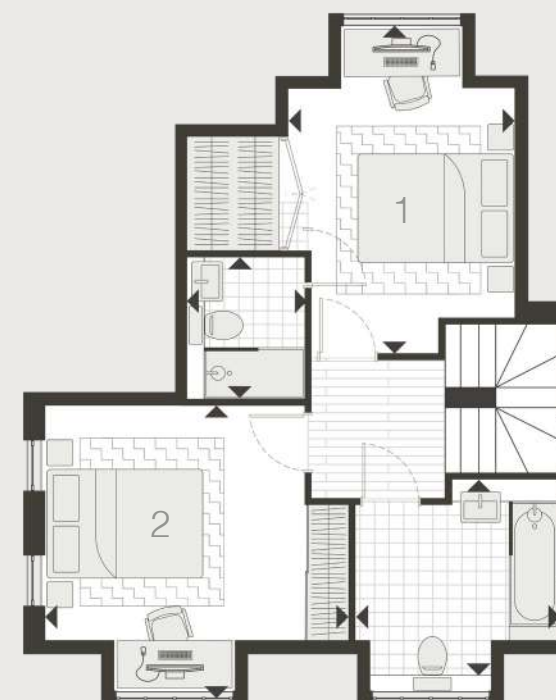
**BEDROOM 2**  
4.2 m x 4.0 m    13'9" x 13'1"

**BATHROOM**  
2.8 m x 2.7 m    9'2" x 8'10"

BARLEY  
MEWS



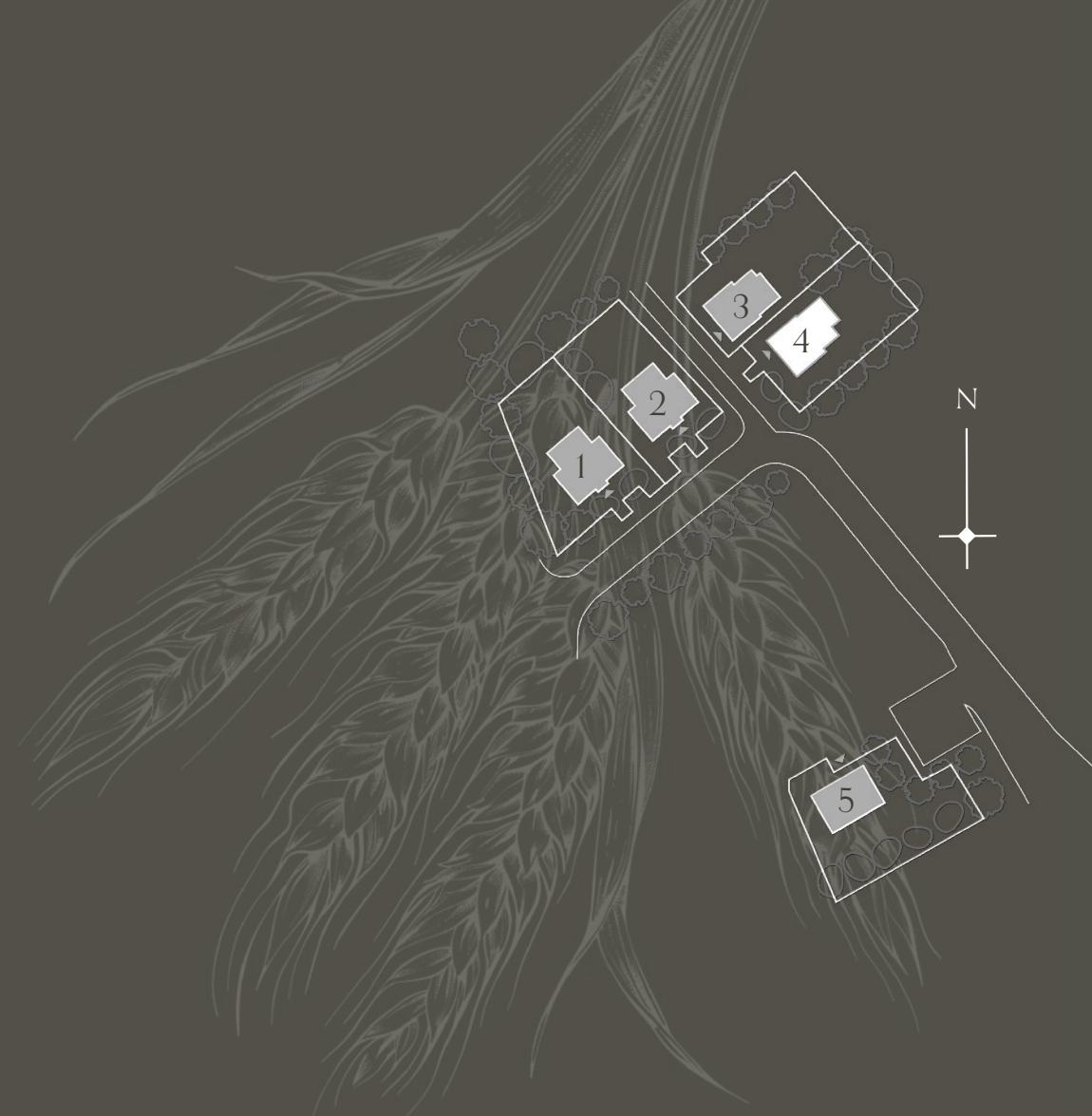
GROUND FLOOR



FIRST FLOOR

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124.7 m<sup>2</sup> - 1,342 ft<sup>2</sup>  
 3 bedrooms, 3 bathrooms

# PLOT 4

## LIVING / DINING

6.2 m x 4.8 m    20'4" x 15'9"

## KITCHEN

3.9 m x 2.5 m    12'9" x 8'2"

## LOUNGE

3.9 m x 3.3 m    12'10" x 10'9"

## BATHROOM

2.1 m x 2.0 m    6'11" x 6'8"

## BEDROOM 1

4.4 m x 3.5 m    14'5" x 11'6"

## BEDROOM 2

4.2 m x 3.6 m    13'9" x 11'10"

## EN-SUITE

2.2 m x 1.8 m    7'3" x 5'11"

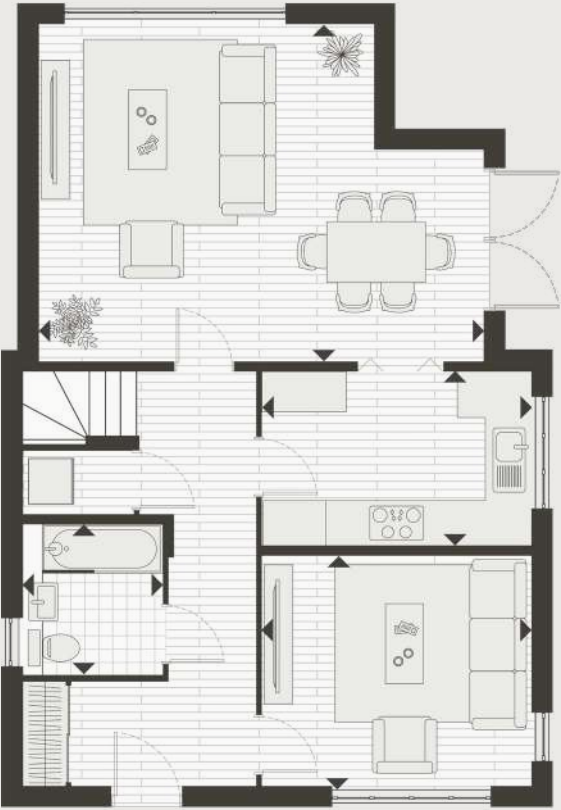
## BEDROOM 3

3.6 m x 3.3 m    11'10" x 10'10"

## SHOWER ROOM

2.4 m x 1.9 m    7'10" x 6'3"

BARLEY  
MEWS



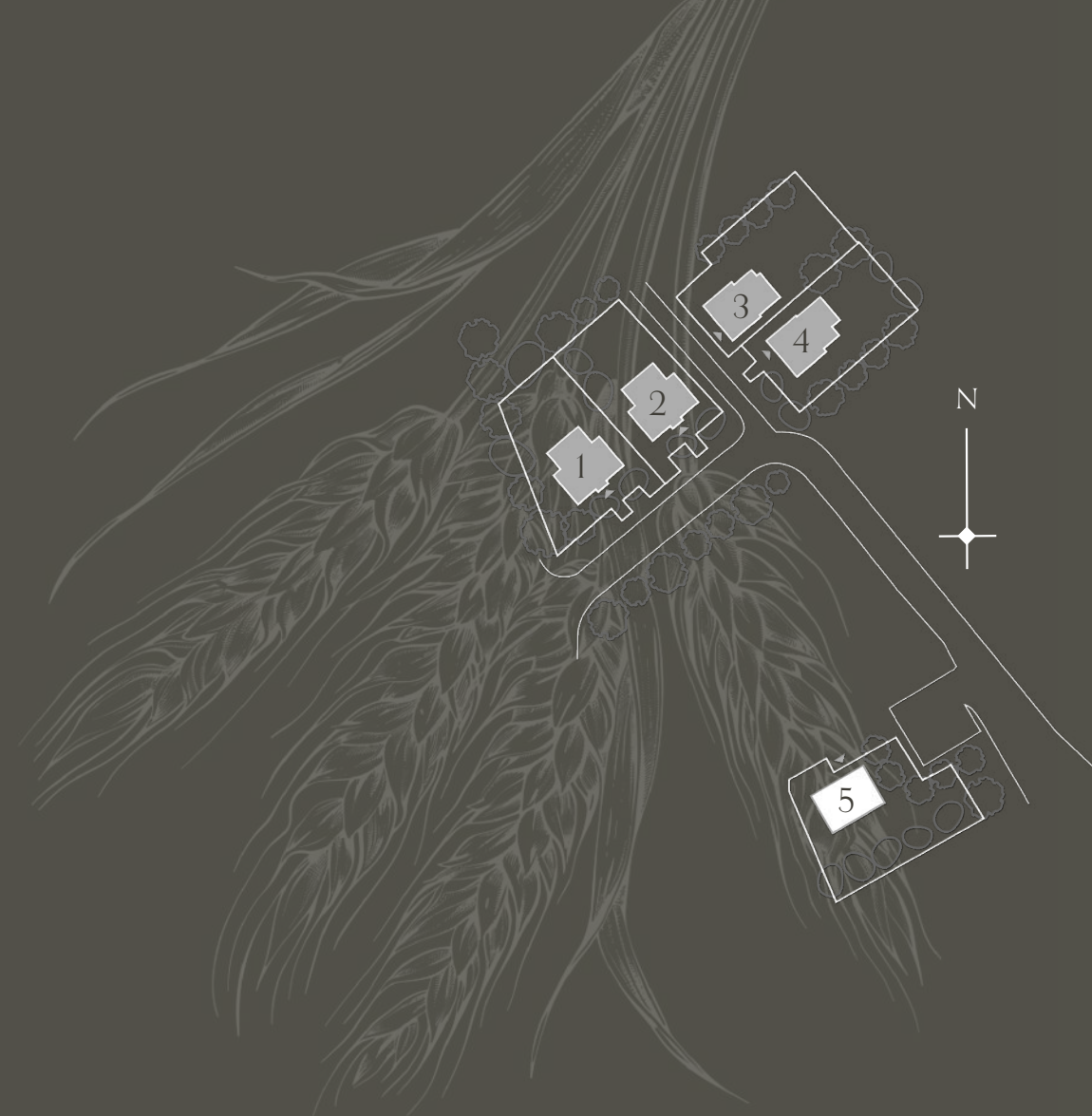
GROUND FLOOR



FIRST FLOOR

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116.4 m<sup>2</sup> - 1,253 ft<sup>2</sup>  
3 bedrooms, 2 bathrooms

# PLOT 5

## DINING/KITCHEN

6.6 m x 3.3 m    21'8" x 10'10"

## LOUNGE

4.1 m x 3.8 m    13'5" x 12'6"

## STUDY

3.8 m x 2.4 m    12'6" x 7'10"

## WC

2.1 m x 1.5 m    6'11" x 4'11"

## BEDROOM 1

4.5 m x 2.8 m    14'9" x 9'2"

## EN-SUITE

1.7 m x 1.5 m    5'7" x 4'11"

## BEDROOM 2

3.8 m x 3.5 m    12'6" x 11'6"

## BEDROOM 3

3.9 m x 3.5 m    12'10" x 11'6"

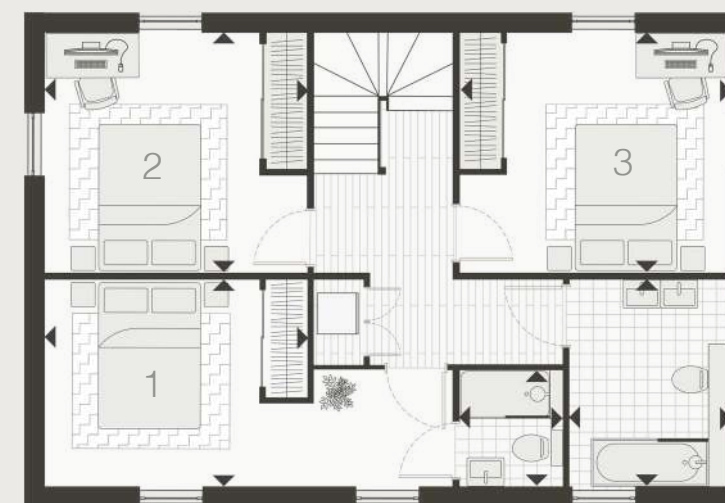
## BATHROOM

3.0 m x 2.3 m    9'10" x 7'7"

BARLEY  
MEWS



GROUND FLOOR



FIRST FLOOR

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