

THE BARN S

ALDENHAM



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THE BARNS

Thoughtfully designed traditional Barn Conversions

The Barns is a collection of just four luxury Barn conversions situated in the picturesque Hertfordshire countryside. Designed with expert attention to detail the properties have been carefully converted and restored to enhance the charming traditional features yet create residences perfect for every day modern life.

LOCATION

The best of quiet country life and suburban town living

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Aldenham is a desirable setting surrounded by rolling Hertfordshire countryside. This unique location is only minutes away from the flourishing Radlett and Bushey villages which ooze a comfy, country, community feel with lots to do.

Situated on the site of the highly sought-after and successful housing development called The Ridings, The Barns presents a last chance opportunity to be part of the award-winning development.





Aldenham is a quaint and secluded little village, which prides itself on being one of Hertsmere's 14 conservation areas. Less than a mile away you will find Aldenham Country Park, very popular with families and dog walkers, the park has a café, as well as a small farm, treehouse slide and zip-wiring.



Key

Top Left: Aldenham Golf Club

Far Right: Aldenham Country Park

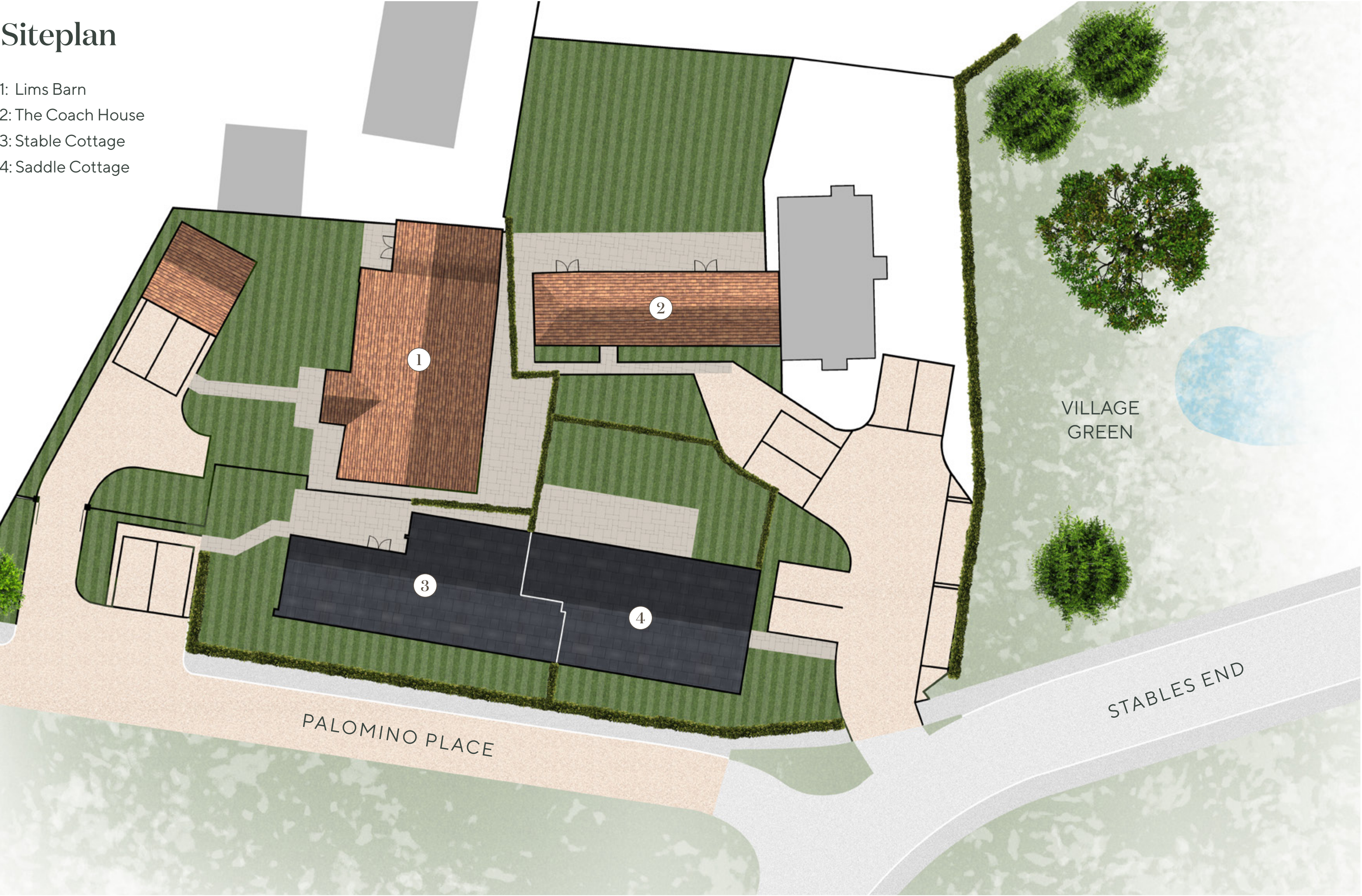
Bottom Left: Battlers Green Shopping Village

Bottom Right: The Radlett Centre Theatre



Siteplan

- 1: Lims Barn
- 2: The Coach House
- 3: Stable Cottage
- 4: Saddle Cottage





Lims Barn

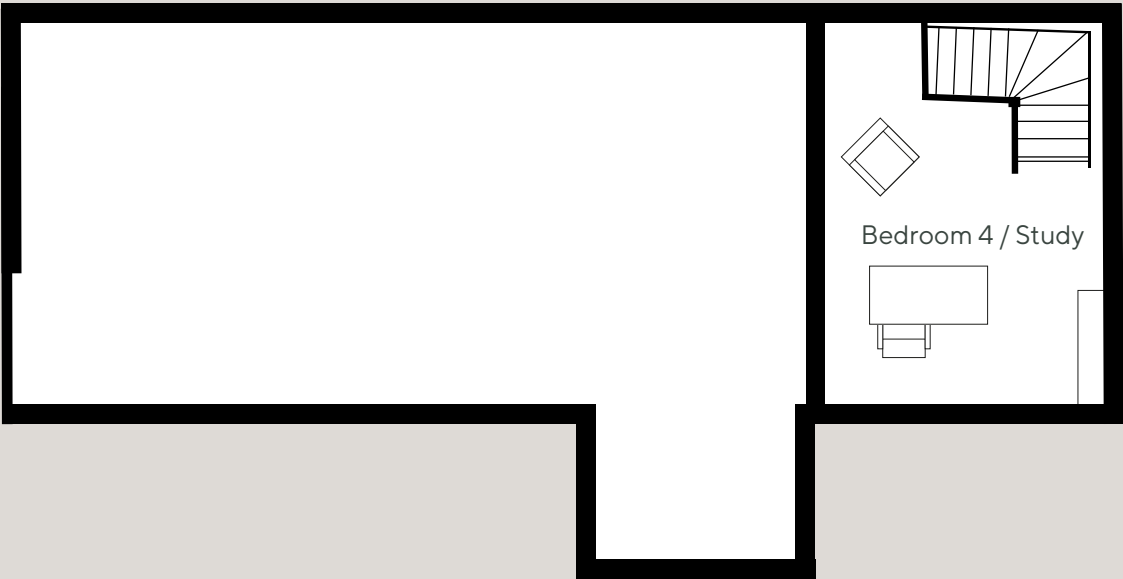
Lims Barn

3/4 Bedrooms | 1,968 sq ft



Ground Floor

	m		ft	
KITCHEN / FAMILY / DINING	5.88	x 10.82	19' 3"	x 35' 5"
LIVING	4.14	x 3.59	13' 5"	x 11' 8"
BEDROOM 1	7.04	x 3.49	23' 1"	x 11' 5"
BEDROOM 2	3.42	x 4.92	11' 2"	x 16' 2"
BEDROOM 3	3.53	x 3.56	11' 6"	x 11' 7"



First Floor

	m		ft	
BEDROOM 4 / STUDY	4.04	x 3.59	13' 3"	x 11' 8"

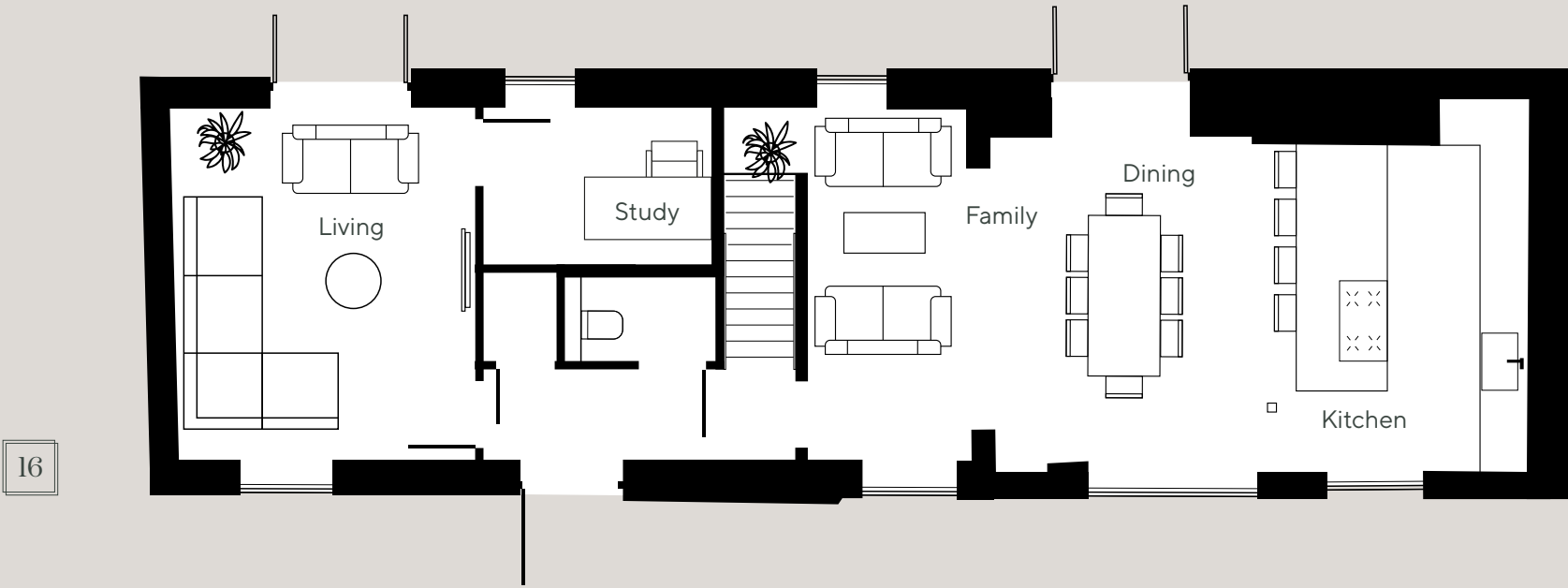


The Coach House Left

The Farm House Right

The Coach House

4 Bedrooms | 1,656 sq ft



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Ground Floor

	m		ft	
KITCHEN / FAMILY / DINING	8.99	x 4.23	29' 2"	x 13' 9"
LIVING	3.75	x 4.40	12' 2"	x 14' 3"
STUDY	2.85	x 1.95	9' 3"	x 6' 4"



First Floor

	m		ft	
BEDROOM 1	5.49	x 3.43	17' 10"	x 11' 1"
BEDROOM 2	3.25	x 4.40	10' 6"	x 14' 4"
BEDROOM 3	3.38	x 3.33	10' 11"	x 10' 9"
BEDROOM 4 / STUDY	3.70	x 2.33	12' 0"	x 7' 7"

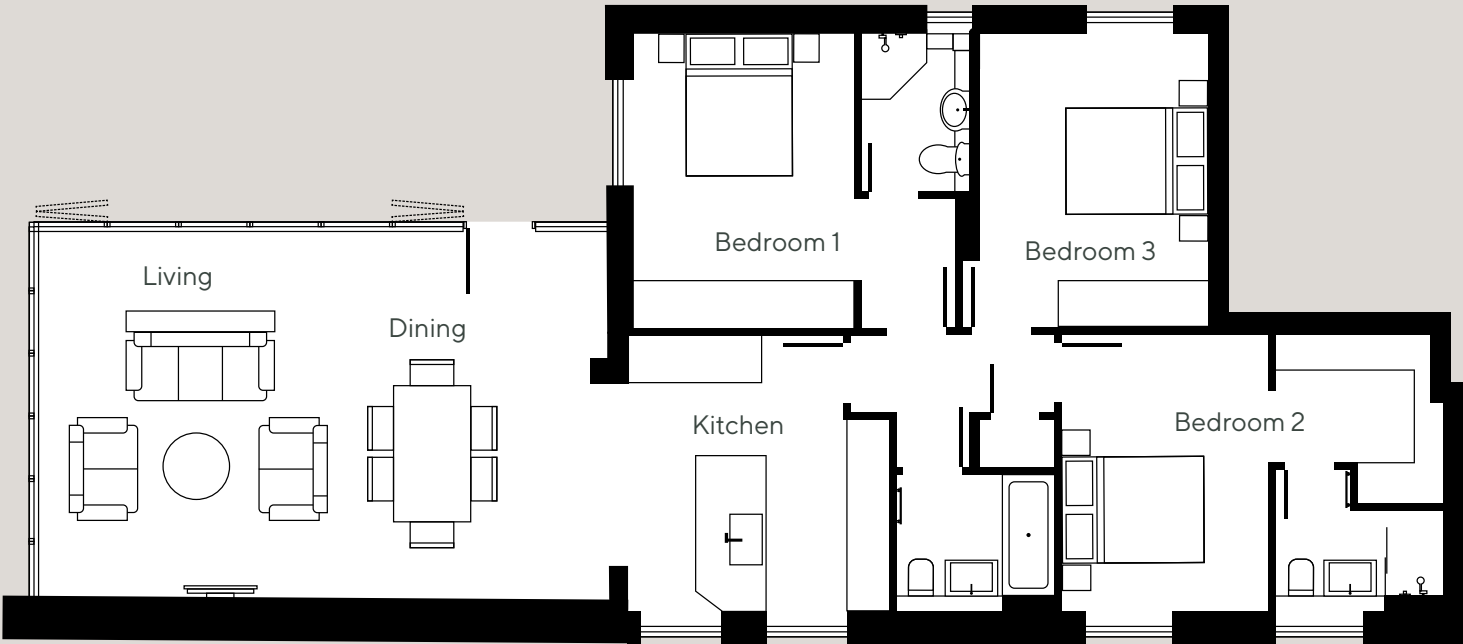


Stable Cottage & Saddle Cottage

Stable Cottage

3 Bedrooms | 1,293 sq ft

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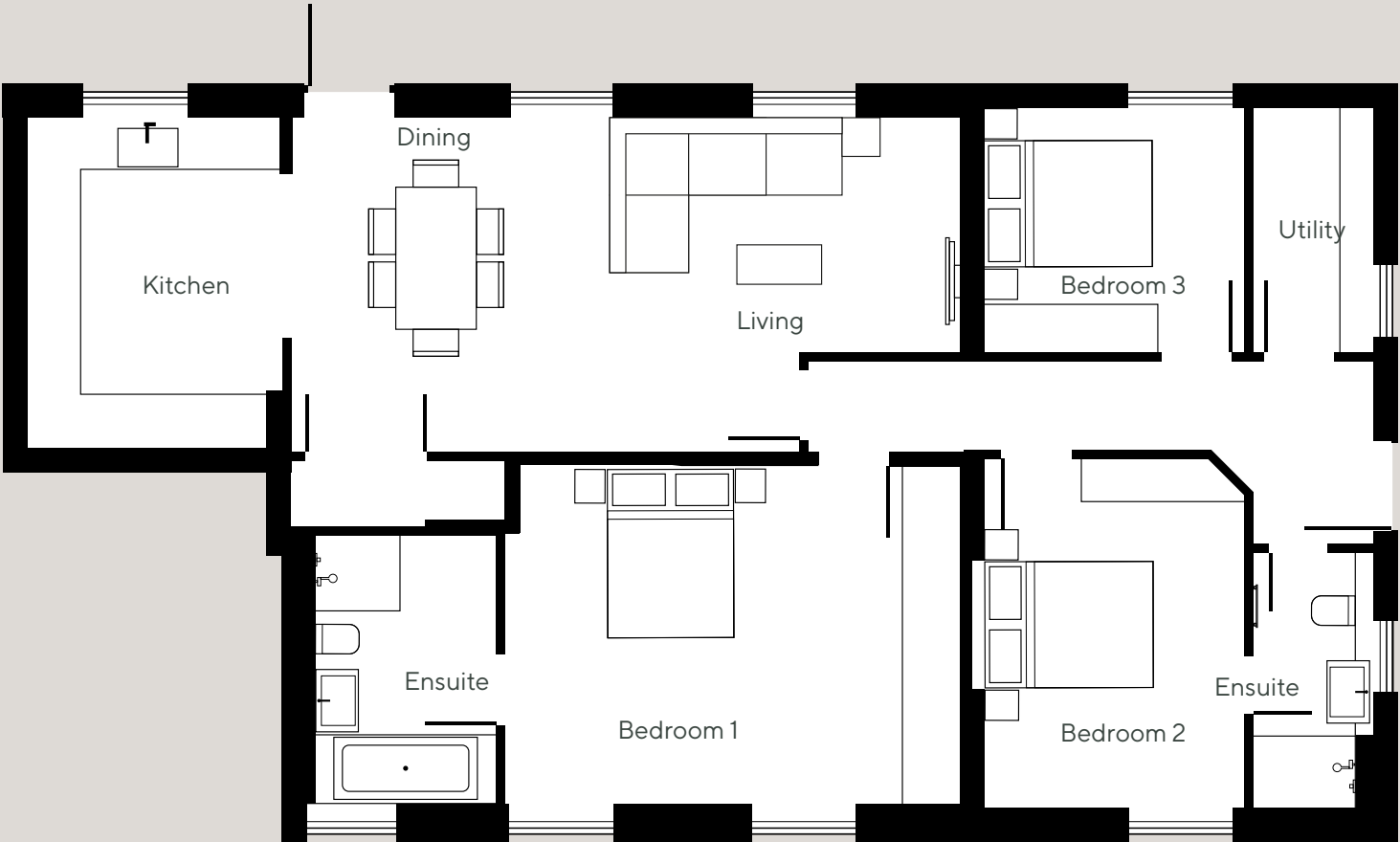


Ground Floor

	m		ft	
KITCHEN	3.67	x 3.87	11' 11"	x 12' 7"
DINING / LIVING	7.95	x 5.10	25' 9"	x 16' 6"
BEDROOM 1	4.51	x 4.11	14' 8"	x 13' 4"
BEDROOM 2	5.33	x 3.87	17' 4"	x 12' 7"
BEDROOM 3	3.17	x 4.11	10' 3"	x 13' 4"

Saddle Cottage

3 Bedrooms | 1,255 sq ft



Ground Floor

	m		ft	
KITCHEN	2.96	x 3.87	9' 7"	x 12' 7"
DINING / LIVING	7.85	x 3.94	25' 5"	x 12' 9"
BEDROOM 1	5.37	x 3.97	17' 5"	x 12' 10"
BEDROOM 2	3.07	x 4.13	9' 11"	x 13' 5"
BEDROOM 3	3.07	x 2.86	9' 11"	x 9' 4"

SPECIFICATION

Kitchen

- Professionally designed kitchen with composite worktop and matching upstands
- Stainless steel sink with Blanco pull out spray tap
- Waste Disposal
- Quooker Hot Tap

Integrated Siemens Appliance to include:

- Single Oven
- Combi Microwave & Oven
- Fridge/ Freezer
- Induction Hob
- Dishwasher
- Extractor hood
- Washing Machine
- Tumble Dryer

Bathrooms

- Beautifully designed contemporary bathrooms and en-suites
- Wall mounted basin with drawer unit and mixer tap.
- Wall hung WC with soft closing lid.
- Mirror above basins
- Tiled feature niches with LED lighting

Bedrooms

- Wardrobes to Master & Bedroom 2

Flooring

- Carpets to all bedrooms
- Wood to hallways and reception rooms
- Kitchen areas tiled in select plots

Decoration

- Painted ceilings and walls
- Internal doors with brushed stainless-steel ironmongery
- Bespoke designed architrave and skirtings
- Feature ceiling beams in select plots
- Glazed internal doors into reception room
- Brushed stainless steel socket and light switch covers

Electrical

- LED downlights to all rooms
- BT Telephone connections
- Full TV/SKY linking to central TV aerials and satellite dish capable of receiving digital and terrestrial channels.
- NACOSS approved alarm system
- Smoke, heat, and carbon monoxide alarms.

External

- Private Gardens for all properties
- Allocated off-street parking

General

- Gas fired, underfloor heating throughout ground floors with individual room thermostats.
- Radiators to first floors where applicable
- Timber windows & external doors
- 10 Year Q Policy



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THE BARNS

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