



SHAFFORD BARN AND THE CLOCK HOUSE

Redbourn Road, St Albans, Hertfordshire AL3 6LB



An enchanting home on the edge of the Childwickbury Estate providing flexible living and equestrian facilities

3 bedroom Barn style home with swimming pool
• 2 bedroom cottage known as The Clock House
• self-contained studio • 5 stables and tack room
• gymnasium • triple bay open garage • indoor manege arena • paddocks and land extending to 6.62 acres
• Shafford Barn EPC = E • The Clock House EPC = D
• Studio EPC = F

St Albans 2.2 miles

Harpenden 5.5 miles

M1 (J8) 3.6 miles

Luton airport 10.6 miles

London Heathrow Airport 20 miles

SHAFFORD BARN

This was completely rebuilt approximately 18 years ago using reclaimed materials where possible which has given the building an exquisite traditional character.

Entering via a heavy oak door into a large lobby, you are greeted with a breath-taking view through the triple aspect vaulted living room out across the gardens to the rolling fields beyond.

The focal point of the living room, if you can bear to take your eyes off the views, is the stunning brick fireplace which reaches all the way up to the beamed ceiling. The minstrels' gallery-styled study sits high above and enjoys cosy privacy overlooking both the living room and kitchen.

The kitchen features high quality German cabinets and appliances, under pale coloured solid granite worktops. There is a large central island unit which provides both a central work station with ample storage and breakfast bar seating. An integrated Quooker tap provides instant boiling water at the touch of a lever.





There is a door leading out to the gravelled patio garden at the rear which makes this an ideal place to entertain.

The master bedroom is bright and spacious and enjoys amazing views over the gardens and countryside beyond. Benefitting from an extensive range of fitted wardrobes and matching cabinets this is a very comfortable place with the benefit of a large and well-appointed en-suite bathroom with bath and separate shower. Along an inner hallway there are two further bedrooms and bathroom, again with separate shower, which provides an independent space for guests with its own entrance to the front of the house.

THE CLOCK HOUSE

This delightful 2-bedroom cottage style home is located at the other end of the stable block from Shafford Barn. It stands behind a private south west facing wooden decked area which leads down to a neat lawned garden with hot tub, which is sheltered behind lattice fencing covered by a variety of climbing shrubs.

From the entrance hallway, you step through to a large kitchen/breakfast room which well fitted and overlooks the front decking. Leading from the kitchen through double doors is a large sitting room with feature fireplace.

There is a bedroom and shower room on the ground floor which could provide an ideal place someone requiring single level living with the benefit of a separate bedroom on the first floor which has its own en-suite bathroom and fitted wardrobes.

To the front of The Clock House is a small gravelled area which provides parking for 3 cars.



The Clock House



OUTSIDE

Shafford Barn is bordered by well-tended gardens at the rear and to the side which lead on to the sheltered pool area with heated swimming pool and a raised patio area. At the front of the house is a large gravel courtyard which is overlooked by an elevated gravel terrace which has a bright westerly aspect, catching sun from late morning until sunset.

Across the driveway from the property is a large studio, the owners were in the process of re-furbishing, it comprises 3 rooms, space for kitchen and shower room. This could provide an ideal place for independent teenagers, or a home office, games room or studio.

There is a triple bay open garage set at the end of the driveway. There is also access just beyond this point into the paddocks, ideal access for bringing horseboxes and agricultural machinery onto the land.

There is a single line block of brick built stables which link The Clock House with Shafford Barn. There are 5 stables, tack room and a further stable which has been neatly converted into a Gymnasium.

Immediately to the rear of The Clock House, accessed via a small passageway and gate to the side, is a large indoor manege arena measuring 48m x15m, with sand/silica all weather surface and facilitates access out to the paddocks beyond.

In conclusion, Shafford Barn and The Clock House offer a great opportunity for those seeking 'on the doorstep' equestrian facilities and who are in need of ancillary living space for family members or a groom.

SITUATION

Set just over 2 miles from the St Albans city centre, yet at the end of a private lane which leads to the Childwickbury Estate, this is a wonderful rural, yet convenient spot really will appeal to the most discerning of buyers.

Both St Albans and Harpenden offer mainline railway stations which both provide fast and regular services into London St Pancras and the city.

The M1 motorway is less than 4 miles distant which facilitates access to the M25 and the North.

The City of St Albans continues to be a most popular location in which to live offering good communication routes, tremendous shopping opportunities and renowned schooling for all ages including St Albans Boys School, St Albans High School for Girls.

Harpenden offers a bustling village type alternative with its elegant tree-lined high street dotted with numerous eateries and boutiques. Schooling is well provided for with St Hilda's School for Girls, Aldwickbury Preparatory School and the sought after St Georges VA School. For the budding show jumper or dressage enthusiast it is worth noting that the prestigious Patchetts Equestrian Centre is less than 10 miles distant from the property, making it easy to attend the many events held.

The Clock House



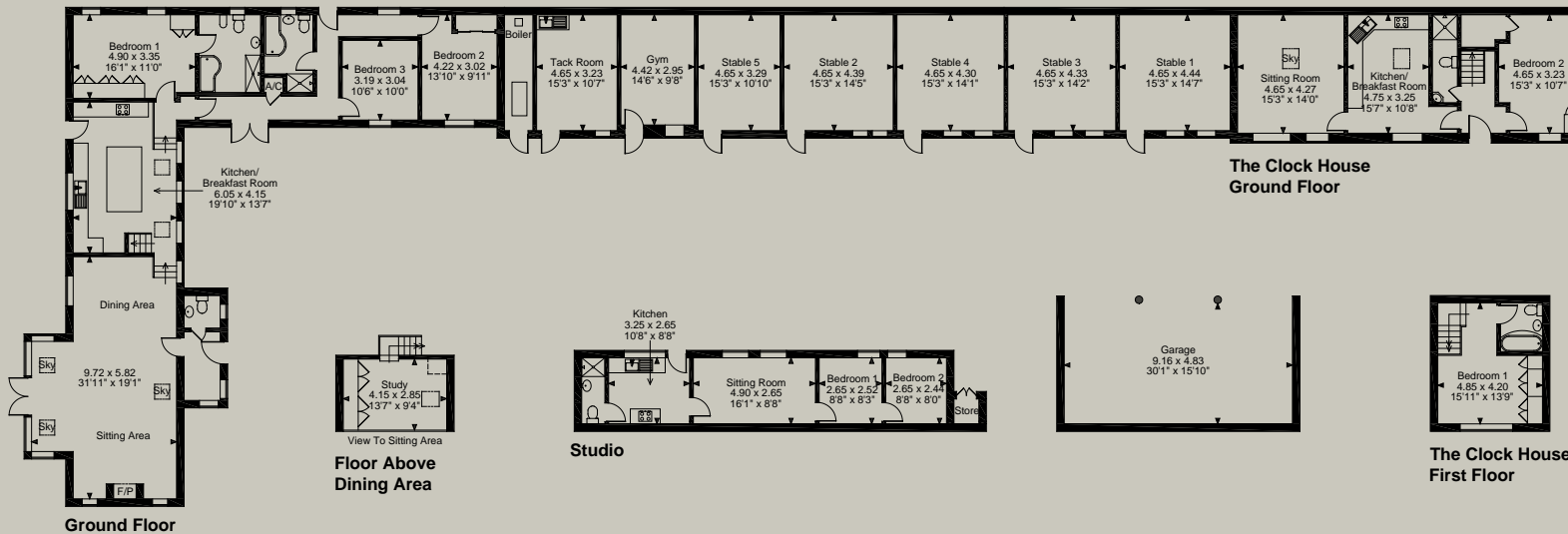


FLOORPLANS

Main House gross internal area = 1,735sq ft / 162 sq m

Total gross internal area = 4,977sq ft / 462 sq m

For identification purpose only. Not to scale.



Compass point relates to main house only.

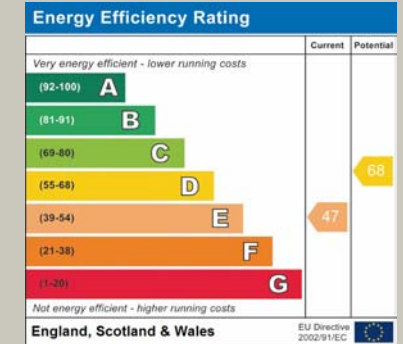
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The position & size of doors, windows, appliances and other features are approximate only.

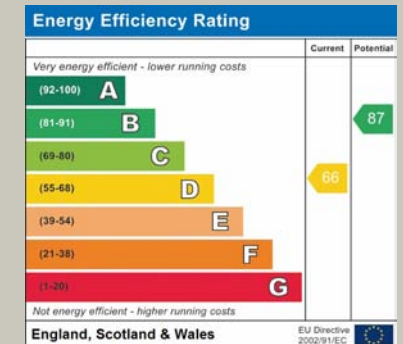
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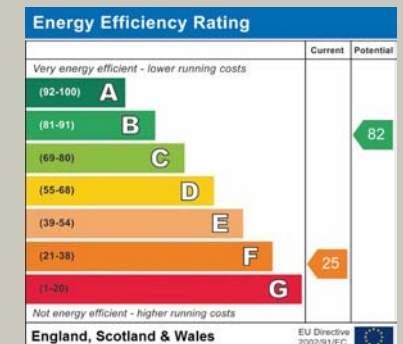
Shafford Barn



The Clock House



Studio



SAVILLS HARPENDEN

harpenden@savills.com

01582 465000

savills.co.uk

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