



Significant period house on the edge of The Common in about one acre

Bees Nest Cottage, North Common, Redbourn, St Albans, Hertfordshire, AL3 7DB

Freehold



Stunning period features • Superb village location on The Common • About one acre in all • Heated outdoor swimming pool • Six reception rooms and six bedrooms • Three bathrooms • Lovely level gardens with great summerhouse

Mileages Approx: Redbourn village centre - 0.2 miles, Harpenden town centre 3.7 miles with mainline station (St Pancras International from 27 minutes), St Albans - 3.4 miles, Hemel Hempstead town centre 5 miles, M1 junction 9 - 3 miles, London Luton Airport - 8 miles.

About this property

Bees Nest Cottage is a most delightful Grade II listed period family house set on the common within this sought after Hertfordshire village. Five cottages were made into one house in the 1940's using oak paneling and other features believed to have come from the Luton Hoo country estate.

With over 4,400 sqft of accommodation set over two floors, this beautiful home offers flexible living space and features many exposed wall and ceiling timbers throughout the principal rooms. The main sitting room has two original fireplaces and creates an impressive entrance to the house. The dining room also boasts a large brick fireplace, with original cooking irons,

which also features a log burner, as do the two home offices. All four rooms have stunning parquet flooring running throughout, good height ceilings, pretty leaded light windows and original features.

The kitchen/breakfast room is well fitted with an Aga and Smallbone wood wall and base units and butler's sink. From the kitchen a door leads through to a lovely bright, modern and airy family room which features, in particular, a solid oak floor and vaulted ceiling, wood burner plus disco ball and lights! At the other end of the house is a Gym/games room, utility room and the garage.





Upon reaching the first floor, six good sized bedrooms can be found with the main bedroom taking centre stage. This bedroom enjoys views over the common and garden, a large dressing room and en suite bath and shower room, whilst bedroom two also features an en suite.

There is a deceptively large rear garden comprising different areas including a 1940's rose garden, orchard and football areas and features a delightful recently refurbished heated summerhouse with patio overlooking the village cricket pitch. This could be used as a separate home office or playroom, if required. Further within the gardens is a superb outdoor swimming pool with air source heat pump heating. It is surrounded by yellow granite stone paving and a landscaped seating area with lighting. There is a pump house and changing room too, and beyond the pool is a further section of garden

with greenhouse, large shed and a woodland area.

Local Information

The location of Bees Nest Cottage is truly delightful and boasts a prime position overlooking the common. The sense of openness and space is most apparent and the common almost feels like an extension of the garden.

The historic village of Redbourn has been settled since at least the Saxon times and is recorded in the Domesday Book. Its Parish Church, St Mary's, was built in the early 12th century, whilst to the southwest of the village, a site of an Iron Age hill fort was found, whilst to the north, a site of Roman temples was also discovered.

During the coaching era, Redbourn was known as the "Street of Inns", with at least 25 pubs and inns at its peak, but in 1838 the opening of the railway from London to Birmingham sounded the death knell of stagecoaches. A variety of





local pubs still remain and are popular with locals and visitors alike.

Today, the Redbourn cricket club is one of the oldest village clubs in England. Cricket has been played on the common for more than 180 years and continues to be played weekly through the summer months.

A branch railway line—known as the Nicky Line—from Hemel Hempstead to Harpenden passed through Redbourn. The line opened in 1877 and closed in 1979. The route is now a popular and well-used and public footpath and cycle path.

Today, however, Redbourn could not be located any better for those who wish to live a 'country life', yet need to commute to London or the north. Harpenden town centre, with its mainline station (St Pancras International from 27 minutes) is less than 4 miles distant, whilst for those travelling by car, the M1 motorway (J9) is only 3 miles distant.

Redbourn offers a comprehensive range of shops, a post office and a popular primary school.

Excellent preparatory, comprehensive and private schools can be found within the area including Beechwood Park, Berkhamsted, Aldwickbury preparatory, St Albans Boys School, St Albans High School for Girls, St Hilda's School for Girls, St Georges VA School, St John Lawes. Bus services for many of the schools conveniently pick up from the common.

Tenure

Freehold

Local Authority

St Albans District Council

Energy Performance

EPC Rating = Exempt

Viewing

All viewings will be strictly by prior arrangement through Savills Harpenden Office.

Tel: 01582 465 000.





Approximate Area = 409.3 sq m / 4406 sq ft
(Including Eaves / Excluding Void)
Cellar = 14.5 sq m / 156 sq ft
Garage = 17.7 sq m / 190 sq ft
Summer House = 23.6 sq m / 254 sq ft
Total = 465.1 sq m / 5006 sq ft
Including Limited Use Area (28.6 sq m / 308 sq ft)
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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