Grove Barn

St Marys Court, Church End

STRUTT &PARKER

BNP PARIBAS GROUP

A beautifully presented and characterful barn conversion with four bedrooms, in a sought-after hamlet.

The property enjoys a charming semi-rural setting surrounded by the attractive landscape of the Chiltern Hills, with excellent transport links via road and rail.

- **2 RECEPTION ROOMS**
- **4 BEDROOMS**
- **3 BATHROOMS**
- **CARPORT**
- **GARDEN**
- **FREEHOLD**
- **RESIDENTIAL**
- **2,367 SQ FT**
- **GUIDE PRICE £850,000**

The property

Grove Barn is nestled within a pretty hamlet, in a peaceful, tucked away setting. Converted in 2004, the property has been recently modernised including a new kitchen upgraded in 2025 and a new oak wood-effect engineered wood flooring to most of the ground floor. Though enjoying a contemporary feel, there are plenty of character features such as vaulted ceilings upstairs, exposed brickwork and handsome beams, as well as beautiful craftsmanship to the internal doors. Downstairs, the reception room is largely open plan and comprises a sizeable sitting and dining room. A feature glass floor is over a spiral staircase leading down to a relaxing study. The entrance hall leads to the attractive kitchen/breakfast room which features premium appliances including a Siemens induction hob, a Neff double oven, warming drawer and a Quooker tap.

There are three bedrooms on the first floor, including a principal bedroom with en suite featuring a roll top bath, two further good-size bedrooms and a family bathroom with both bath and shower. Downstairs there is a fourth double bedroom with en suite shower room.

Outside

The barn is set within a pretty, private road which leads to the three attached/adjoining barns, with shared allocated parking to the front. There is landscaped space around the property, including lovely grassland and views to the village church at the rear. To the front of the house, a five-bar gate opens to a generous driveway leading up to an attached carport. The lawned garden is accessed from the sitting room and is enclosed by a high brick wall for privacy, with a number of shrubs providing interest. A generous patio terrace is accessed from the sitting room and offers plenty of space for outdoor dining.

Location

Kensworth nestles in the eastern reaches of the Chiltern Hills, surrounded by well-maintained agricultural land and mature woodland. The village benefits from a number of amenities including a primary school, two shops and a pub.

More comprehensive facilities can be found in nearby Harpenden, with a selection of boutique shops, pubs and restaurants together with larger supermarkets such as Marks & Spencer, Waitrose and Sainsbury's.

Communications are excellent with fast and frequent trains leaving Harpenden and reaching London St Pancras International in 24 minutes. Luton Parkway station is also within easy reach. The M1 (junction 9) is within 5 miles linking with the M25 and the national motorway network. Luton Airport is 8 miles away to the north. There is an excellent selection of schools in the district, most notably Beechwood Park School, an independent primary and prep school. St Albans School for boys and separately St Albans School for Girls.

Distances

- Harpenden 9.5 miles
- St Albans 11.9 miles
- Hemel Hempstead 10.8 miles
- Berkhamsted 11.3 miles

Nearby Stations

- Luton Parkway Station
- Harpenden Station
- St Albans City Station
- St Albans Abbey Station

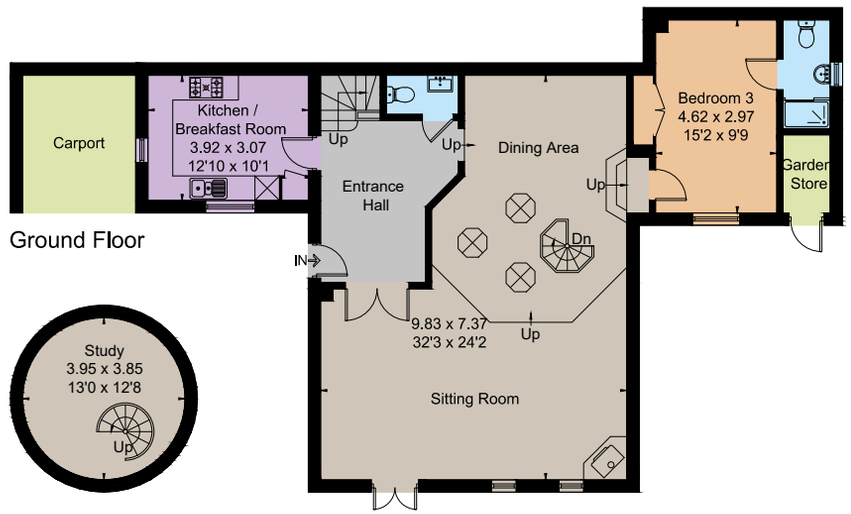
Key Locations

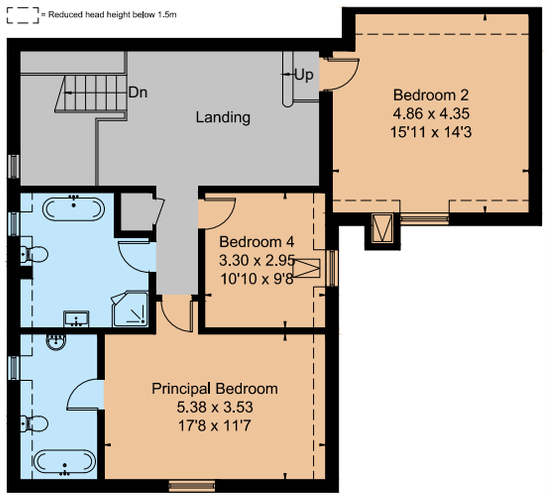
- Dunstable Downs & Whipsnade Estate (National Trust)
- Whipsnade Zoo
- Dunstable Downs Golf Club
- Rothamsted Park
- Rothamsted Manor
- Harpenden Common
- The Eric Morecambe Centre
- Heartwood Forest
- The Nickey Line
- Whipsnade Park Golf Club
- Stockwood Discovery Centre
- Ashridge Estate (National Trust)
- National History Museum at Tring

Nearby Schools

- Kensworth Primary School,
- Kensworth Lower School,
- Kensworth Church of England Academy
- Manshead Church of England Academy
- St Mary's Catholic Primary School
- Ardley Hill Academy
- Studham Village CofE Academy
- Markyate Village School and Nursery
- Beechwood Park School

Approximate Floor Area = 219.9 sq m / 2367 sq ft
Garden Store = 2.3 sq m / 25 sq ft
Total = 222.2 sq m / 2392 sq ft





This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #102002

Floorplans

Main House internal area 2,367 sq ft (219.9 sq m)
For identification purposes only.

Directions

LU6 3RA

what3words: ///create.agreed.bets

General

Local Authority: Central Bedfordshire Council

Mobile and Broadband checker: Information can be found here https://checker.ofcom.org.uk/en-gb/

Services: Mains electricity, water and private drainage. We understand that the private drainage at this property is not compliant with the relevant regulations. Further information is being sought. Oil-fired heating.

Council Tax: Band G

EPC Rating: C

Agents Note: One or more of the executors involved in the sale of this property is an employee of Strutt & Parker.

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