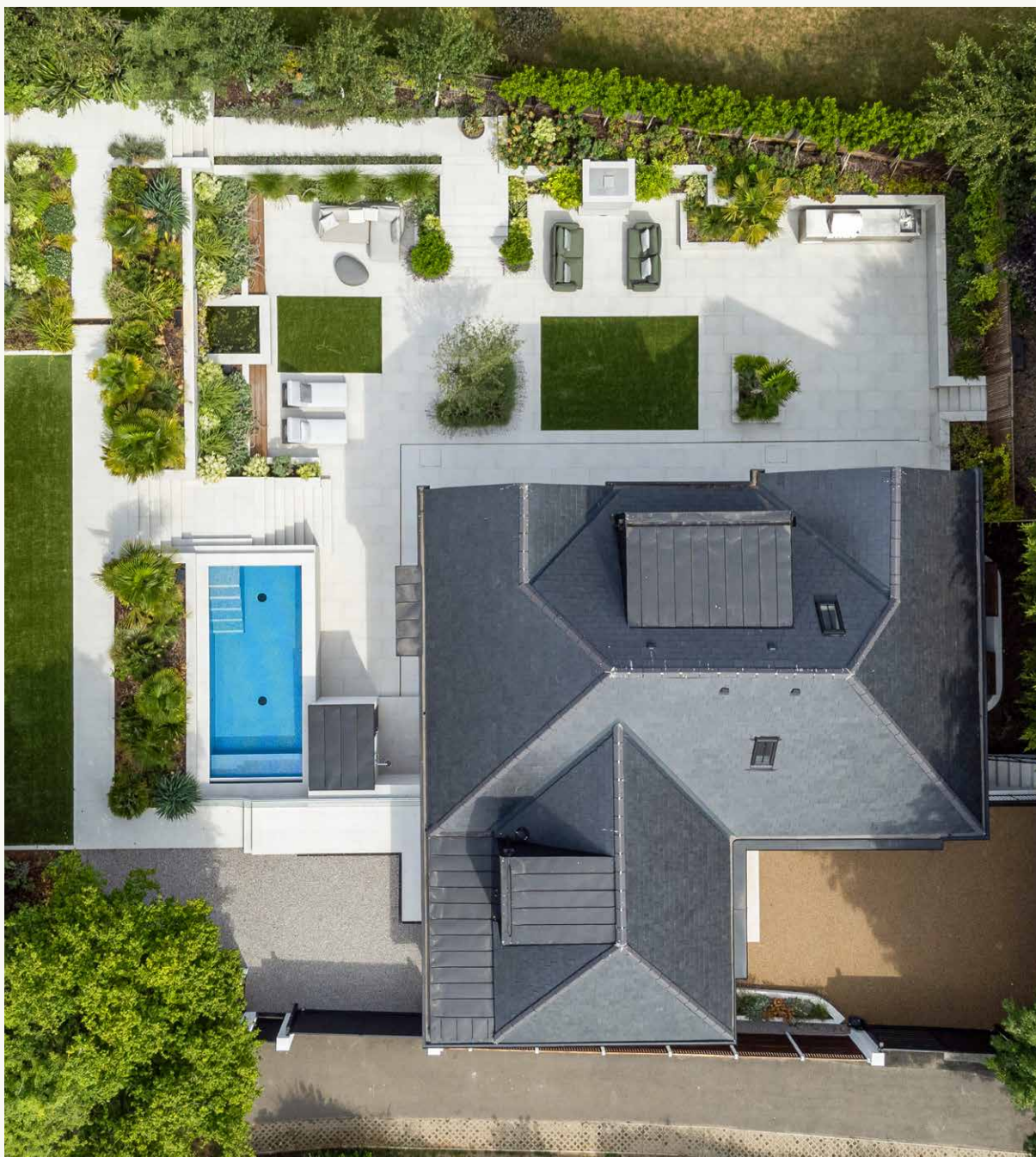


West Common, Harpenden



Strutt & Parker

Land and property. Since 1885.



3,368 sq ft (312.9 sq m) | Freehold
High-specification home | Five bedrooms
Two gated driveways and double car port
Outdoor swimming pool, hot tub and outdoor Wolf kitchen

Guide price £3,695,000

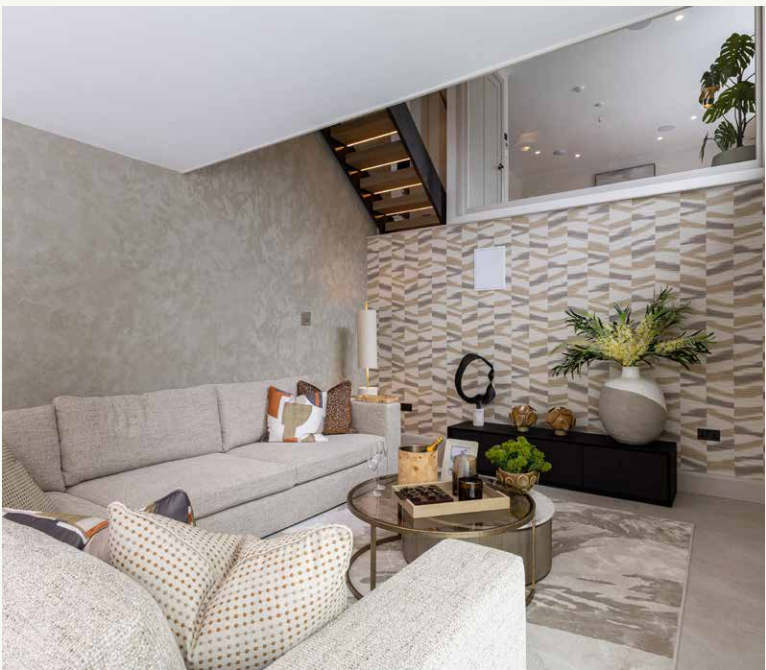
An exceptional bespoke five-bedroom home with stunning contemporary interiors, award-winning gardens and a swimming pool, in one of Harpenden's most sought-after locations.

Completed in 2025, this outstanding contemporary home offers 3,334 sq ft of living space, arranged across three floors. Defined by clean architectural lines, expansive glazing and dramatic galleried landings, the house is filled with natural light, with windows framing views across the gardens. A calm, neutral palette is complemented by an impressive specification, including premium flooring with underfloor heating throughout, and bespoke cabinetry and sleek bathrooms. Other benefits include air conditioning in the principal bedroom and downstairs living areas, smart lighting, security and bespoke luxury wall finishes.

The entrance hall centres on a contemporary staircase with glass balustrades rising to the first floor and descending to the principal living spaces below, with galleries overlooking the open-plan living area. The spectacular lower ground floor is designed for everyday life and entertaining. Bathed in natural light, the kitchen, dining and sitting room feature dual-aspect, full-height glazed doors, with additional French doors opening onto the beautiful gardens. Arranged around a substantial island with a Bora induction hob and extractor, sink and instant hot water tap, the kitchen is complemented by a full suite of integrated appliances. The living room provides a serene space for relaxation and, with the nearby dining area, enjoys south-west facing garden views. A boot room with external access, a cloakroom and dedicated pet washdown area add practicality.

The ground-floor bedroom accommodation includes the principal suite, which enjoys a dual aspect view across the gardens, a generous dressing room and a luxurious en suite with a freestanding bath, walk-in shower and separate WCs. Two further generous double bedrooms each have an en suite shower room; one also has French doors opening onto the gardens, allowing it to serve equally well as a second reception room or home office. The first floor is also ideal for guests or older children, offering two further double bedrooms. One has its own dressing room and en suite shower room, while the other is served by a family bathroom. The ground floor bedroom 5/reception 2 has parking outside so would also allow for separate parking for visitors.

The award-winning gardens have been designed to complement the contemporary architecture, creating a wonderfully privileged setting. Approached through electric sliding gates with intercom entry, the property is set back from the road, with two resin driveways providing generous parking and access to the double car port.



Arranged over two levels, the irrigated gardens reflect the home's clean architectural lines through a series of beautifully composed outdoor spaces. Pale porcelain terraces, neatly defined lawns, raised beds and elegant water features combine, while specimen olive trees, palms, ornamental grasses and lavender provide year-round structure, texture and colour.

Designed as a natural extension of the living space, the gardens are suited to quiet relaxation and entertaining. A swimming pool, hot tub and outdoor shower create a unique spa area all served by a discreet pool room. The west terrace features a Wolf outdoor kitchen, while beyond the expansive upper lawn, a covered metal pergola provides an additional sheltered dining and seating area. Together, they create a series of beautifully considered spaces to enjoy with family and friends, all against the tranquil trickle of a contemporary ornamental pond and waterfall.

Location

West Common is one of Harpenden's most desirable residential areas, prized for its leafy surroundings, generous plots and peaceful atmosphere. Bordering the open countryside of Harpenden Common, it offers a rare balance of tranquillity and convenience, within walking distance of the town centre, mainline station and an excellent choice of highly regarded schools. Characterised by individual homes set along wide, tree-lined roads, West Common remains one of the town's most prestigious addresses, offering an exceptional setting for family life. Harpenden has a thriving High Street and comprehensive range of shopping facilities, including Sainsbury's, Waitrose and a Marks and Spencer food store. It boasts an excellent selection of restaurants, coffee shops and numerous independent shops. The town is home to several outstanding state schools as well as independent schools, with further options accessible in nearby St Albans or Hemel Hempstead. Good sporting and leisure facilities include a sports centre with indoor swimming pool, rugby, tennis, bowling and cricket clubs, together with three golf courses. Cycling, riding and walking can be enjoyed in the Woodland Trust's Heartwood Forest and Rothamsted Estate.

General

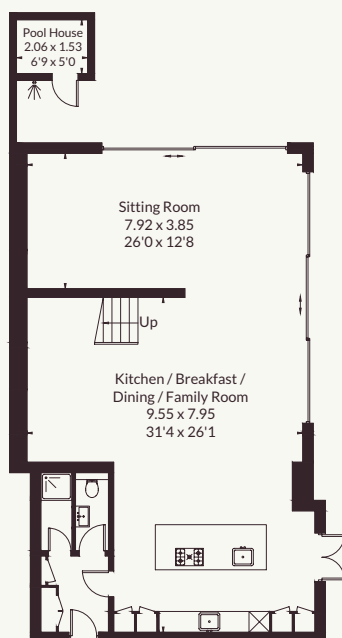
Local Authority: St Albans City and District Council
Services: Mains gas, electricity, drainage and water.
Council Tax: Band H
EPC Rating: C
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



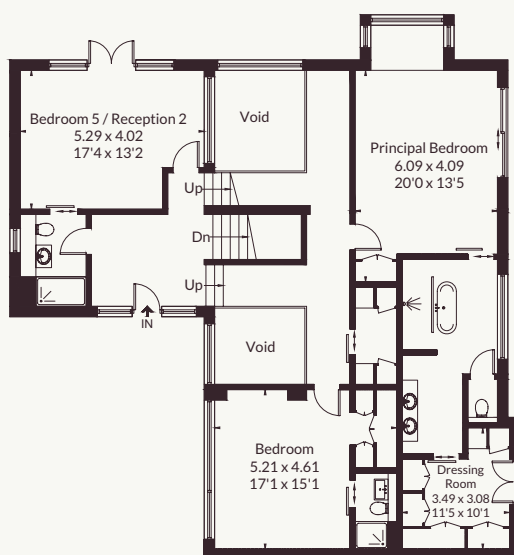
Approximate Floor Area = 309.7 sq m / 3334 sq ft (Excluding Voids / Eaves / Carport)

Pool House = 3.2 sq m / 34 sq ft

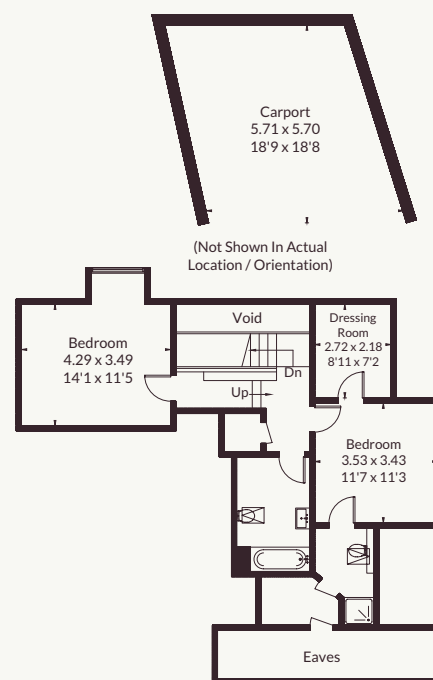
Total = 312.9 sq m / 3368 sq ft



Lower Ground Floor



Ground Floor



First Floor

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 #112248

Strutt & Parker Harpenden

49 High Street, Harpenden, AL5 2SJ

01582 764343 | harpenden@struttandparker.com



@struttandparker struttandparker.com

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