



Laurel Cottage, Amwell Lane, Wheathampstead

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Laurel Cottage Amwell Lane, Wheathampstead, St Albans, AL4 8EA

A character property with an attractive garden, in a desirable popular setting near Wheathampstead

Wheathampstead 0.7 miles, Harpenden town centre 2.8 miles, Harpenden mainline station 2.8 miles (London St Pancras 25 minutes), St. Albans 4.0 miles, Welwyn Garden city 5.0 miles, Hatfield 6.0 miles, M1 (Jct 9) 6.1 miles, London Luton Airport 7.5 miles

Porch | Reception hall | Drawing room | Sitting room | Family room/snug | Study | Dining room | Kitchen | Cloakroom | 4 Bedrooms | Family bathroom | Sauna | Garage | Garden
EPC rating F

The property

Laurel Cottage is an impressive character property providing flexible accommodation with five reception rooms. The décor could benefit from some modernisation, but there are various attractive original details, including exposed timber beams and brick-built fireplaces.

The ground floor reception rooms include the well-proportioned, triple aspect sitting room with its grand inglenook fireplace. There is also a drawing room with a bay window overlooking the rear garden, a formal dining room, a comfortable family room/snug and a study which has a built-in sauna. The kitchen has fitted units to base and wall level, as well as space for all the necessary appliances.

Upstairs there are four double bedrooms. The principal bedroom has built-in wardrobes, while one bedroom features its own washbasin. Also on the first floor is the family bathroom with a heated town rail and over-bath shower. Laurel Cottage is locally listed.

Outside

The property is set in an attractive and extensive garden. At the front there is a driveway with parking space for several vehicles and access to the integrated garage for further parking or home storage. The front garden has a pond and well-stocked border beds with flowering perennials and a wealth of shrubs and hedgerows. The garden extends to the side and rear, with rolling lawns and various shrubs, mature trees and well-maintained hedgerows.

Location

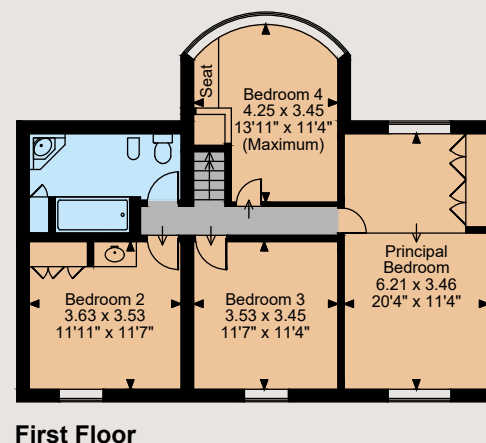
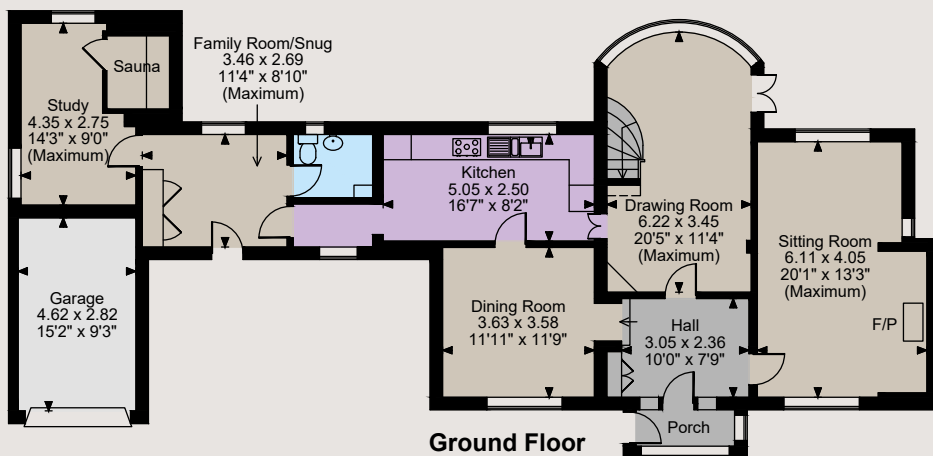
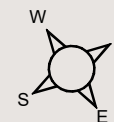
The property is located in a pretty hamlet just outside the picturesque and sought-after village of Wheathampstead, two miles east of the popular town of Harpenden. The village offers plenty of local amenities, including several shops, a local supermarket, pubs and restaurants, a post office and a doctor's surgery.

There are several good schools in the local area, including the outstanding-rated High Beeches Primary School and The Grove Infant and Nursery School, while the independent Aldwickbury School is also close-at-hand. Harpenden is just a short drive away, offering further amenities including a good choice of shops and supermarkets, and its mainline station, which provides fast and regular services to London (25 minutes to London St. Pancras). By road, the A1(M) is less than four miles away, while the M1 is also within easy reach.





Floorplans
Main House internal area 2,027 sq ft (188 sq m)
Garage internal area 140 sq ft (13 sq m)
Total internal area 2,167 sq ft (201 sq m)
For identification purposes only.



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

□ □ □ Denotes restricted head height

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Directions

With Strutt & Parker's Harpenden office on the left, head along the High Street and continue straight ahead at the roundabout onto St. Albans Road. At the next roundabout, take the first exit onto Bull Road and then continue onto Southdown Road. Take the second exit at two consecutive roundabouts, and at the third roundabout, take the first exit onto Piggottshill Lane. Go straight ahead at the first roundabout, and at the second roundabout, take the third exit onto Wheathampstead Road. Continue for 1.2 miles, turn right onto Down Green Lane then turn left onto Amwell Lane. The property will be on the left.

General

Local Authority: St Albans District Council

Services: Electricity, oil fired central heating, mains water are connected. "We understand from the vendor that the private drainage at this property does comply with the relevant regulations."

Council Tax: H

Tenure: Freehold

Offers in Excess of: £1,750,000

Harpenden

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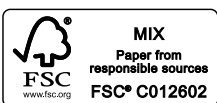
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