

# 2 Blackmore Manor, Blackmore End

Wheathampstead, St Albans



**STRUTT  
& PARKER**

EST. 1844

A spacious and modern family home in Blackmore End between Wheathampstead and Kimpton, close to good schools and green open spaces.

A traditional-style detached house offering generous, well-appointed accommodation for modern family living, enjoying a wonderfully peaceful position.



**4 RECEPTION ROOMS**



**5 BEDROOMS**



**3 BATHROOMS**



**DOUBLE GARAGE**



**GARDEN**



**FREEHOLD**



**RESIDENTIAL**



**2,646 SQ FT**



**OFFERS IN EXCESS OF £1,750,000**



### The property

In a quiet setting in Blackmore End this striking detached family home enjoys a tucked away position on a no-through road. On approach, the property makes an immediate impression with its charming traditional brick façade, enhanced by decorative half-timber detailing. The house is presented to a high standard throughout, offering generous, light-filled accommodation and stylish interiors that provide a versatile backdrop for new owners to make their own. The property also benefits from a range of premium features including an alarm and CCTV system and a water softener. An impressive entrance hall creates a welcoming first impression and forms an attractive focal point around which the ground floor accommodation is arranged. The space offers ample storage and features engineered wood flooring, adding warmth and character. To the rear, the kitchen/breakfast room is fitted with bespoke cabinetry of Maple wood with a walnut inlay by Tagg Furniture. The units are complemented by granite work surfaces and feature a range of integrated appliances, including a Miele dishwasher and gas & electric range-style

cooker. The nearby utility room provides additional space for laundry. The kitchen connects conveniently to the family room, creating a central hub for family life and an excellent space for entertaining. French doors open onto the terrace, extending the living area outdoors. The spacious sitting room is dual aspect and features a modern fireplace fitted with a log-burning stove, creating a cosy focal point for relaxed evenings at home. Further reception rooms include a dining room and a study, ideal for home working or reading.

Upstairs, the principal bedroom enjoys a pleasant outlook over the garden and benefits from built-in storage and a smart en suite bathroom with underfloor heating. There are four further double bedrooms, one of which features an en suite shower room, while two bedrooms include useful built-in storage. A modern family bathroom, also featuring underfloor heating, completes the first-floor accommodation. All bathrooms have Aqualisa power showers.



## Outside

Externally, the property has been well-maintained and thoughtfully landscaped. An expansive gravel driveway, bordered by attractive flower beds and mature hedging, provides a private and welcoming approach and, in addition to ample parking, gives access to a double garage featuring heavy-duty Dura floor tiles and a Dura modular storage system.

A side gate leads to the south-facing rear garden, which extends around two sides of the property. Recently landscaped and beautifully maintained, it offers a wonderful setting for both entertaining and family life. Mature shrubs and trees create a well-established and cohesive feel, while immaculately clipped hedging provides privacy. A mature cedar tree offers welcome shade and forms an attractive focal point. The garden has been thoughtfully arranged with a spacious lawn and a generous Indian sandstone terrace, ideal for al fresco dining during the warmer months. Two garden sheds provide useful additional storage.

## Location

Blackmore End /Gustard Wood is just four miles east of the popular town of Harpenden and close to the sought after village of sought after villages of Wheathampstead and Kimpton. Both villages have a range of amenities including a church, village store, Post Office, pubs and primary schooling. There are several good schools in the local area, including the St Helen's Church of England Primary School, Beech Hyde Primary School and Nursery, 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 (Thameslink), which provides fast and regular services to London (25 minutes to London St. Pancras). By road, the A1(M) is less than 6 miles away, while the M1 is also within easy reach.



## Distances

- Harpenden 4.6 miles
- St. Albans 7.1 miles
- Welwyn Garden City 7.2 miles
- Hatfield 7.6 miles

## Nearby Stations

- Harpenden Station
- Welwyn Garden City
- St Albans City Station
- St Albans Abbey Station

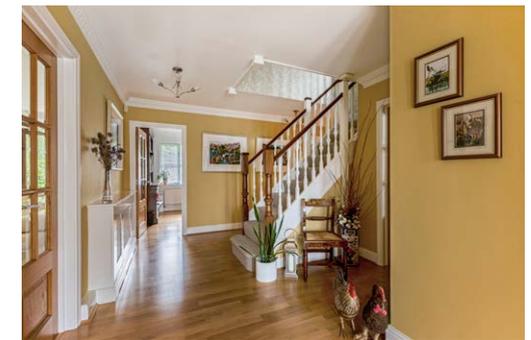
## Key Locations

- Rothamsted Park
- Rothamsted Manor
- Harpenden Common
- The Eric Morecambe Centre
- Heartwood Forest
- The Nickey Line
- St Albans Cathedral
- Verulamium Park

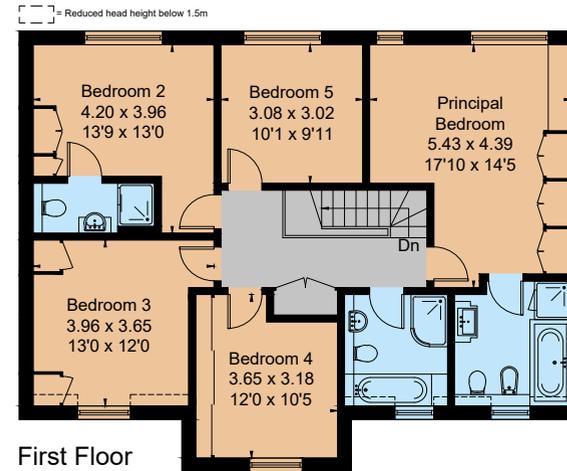
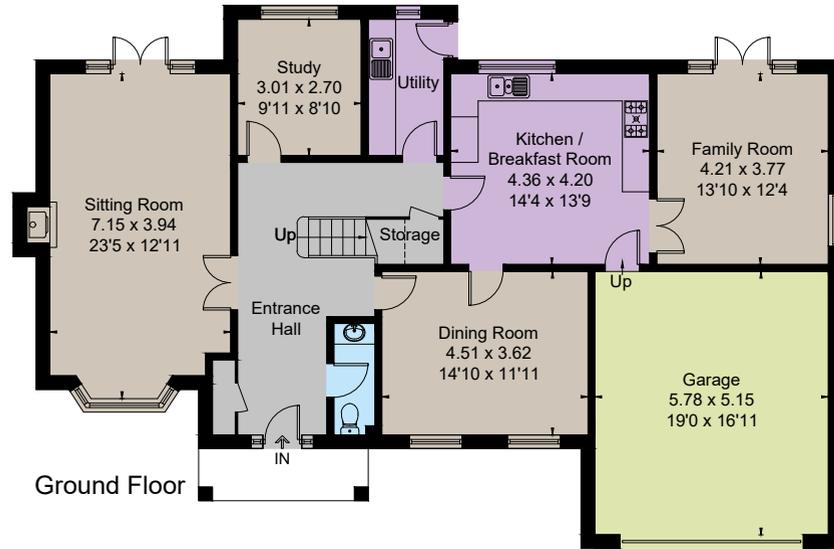
- Luton Hoo
- Knebworth House and Gardens
- Stockwood Discovery Centre
- Whipsnade Zoo
- Shaws Corner (National Trust)

## Nearby Schools

- St Helens C of E Primary School
- Beech Hyde Primary School
- The Grove Infant and Nursery School
- Crabtree Infants' and Junior Schools
- High Beeches Primary School
- Aldwickbury School
- The King's School
- St Hilda's School
- St Albans School for Girls
- Katherine Warrington School
- St Albans School



Approximate Floor Area = 216.3 sq m / 2329 sq ft  
Garage = 29.5 sq m / 317 sq ft  
Total = 245.8 sq m / 2646 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 #104247

## Floorplans

Main House internal area 2,646 sq ft (245.8 sq m)  
For identification purposes only.

## Directions

AL4 8LZ

what3words: ///ahead.happy.stove

## General

Tenure: Freehold

Local Authority: North Hertfordshire Council

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

Services: Mains electricity, drainage and water. Gas-fired central heating.

Council Tax: G

EPC Rating: C

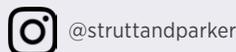
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## Harpenden

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