

Park Croft  
St Albans



Strutt  
& Parker

Land and property. Since 1885.

An exceptional country estate offering far more than just a beautiful home - it includes over 10 acres of land, paddocks and woodland, creating a truly rare lifestyle opportunity.

Park Croft is a magnificent, detached house with six bedrooms and almost 5,000 square feet of light, airy and highly attractive accommodation. Set in a rural position just outside St. Albans and surrounded by stunning, extensive gardens and grounds, the property also benefits from an annexe and various outbuildings, including a stables complex.

The main house has an impressive entrance hall with double doors, south-facing windows and space for a generous seating area. There are four further ground-floor reception rooms. There is a 35ft drawing room with its cornicing, ceiling roses, fireplace fitted with a logburner and triple aspect, including bay windows and French doors to both the front and rear. There is the dual aspect sitting room with its fireplace and French doors opening to the gardens, the dining room, and the conservatory at the rear with its panoramic views across the gardens. At the heart of the home, the kitchen and breakfast room provides further relaxed living space, with its fitted units, central island with breakfast bar and range cooker.

There is one double bedroom en suite on the ground floor, plus a further five bedrooms upstairs. These include the large principal bedroom with its walk-in wardrobe and en suite shower room, as well as three further bedrooms en suite. The first floor also has a family bathroom. There is a staircase which leads to the large loft which, subject to planning permission, may provide opportunities for additional accommodation.

Ancillary accommodation is available in the annexe.



The property is set in far-reaching grounds extending to over 10 acres, including paddocks, woodland and beautiful landscape gardens. A grass tennis court and a gated driveway leading to the detached triple garage, plus wider grounds, provide space, privacy and endless opportunities.

#### Location

The property is situated in a peaceful setting just north of Sandridge and within five miles of St. Albans, Harpenden and Welwyn Garden City. Closest is St. Albans, three miles away, with its wealth of amenities including shopping and leisure activities. The mainline station, with its fast through services via St Pancras International to the City (19 mins) Gatwick and beyond, is also nearby. Road users enjoy easy access to the M1, M25 and the A1(M) and to the airports at Heathrow, Luton and Stansted. Excellent state and public schools are within easy reach, as are the public parks.

Postcode region: AL4

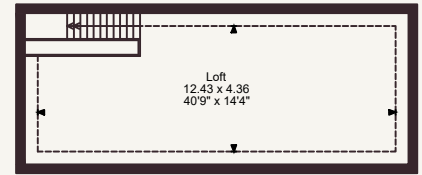
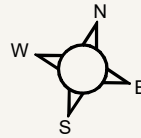
#### General

Local Authority: St Albans City & District Council  
Services: Electricity, private water & drainage - we understand that the private drainage at this property is compliant with the relevant regulations.  
Council Tax: Band H  
EPC Rating: D  
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

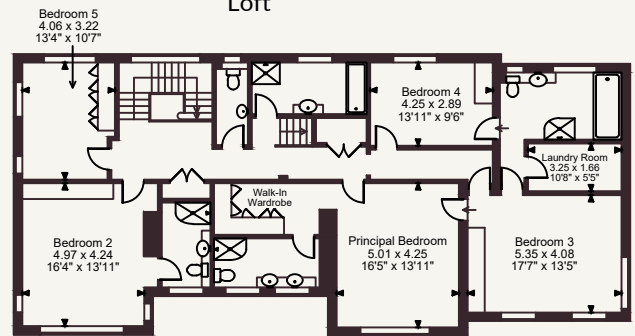
**7,868 sq ft (731 sq m)**  
**Over 10 acres**  
**5 reception rooms**  
**6 bedrooms**  
**5 bathrooms**  
**Triple garage**  
**Annexe**  
**Stables & outbuildings**  
**Freehold | Rural**  
**Guide price £3,950,000**



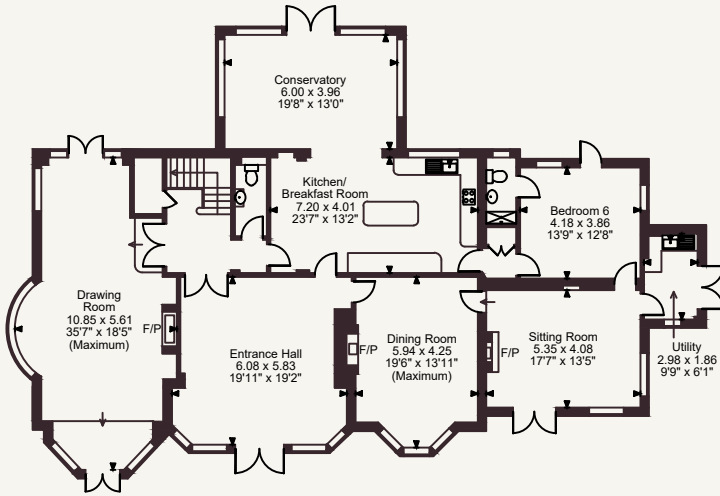
Park Croft, Hammonds Lane, Sandridge, St. Albans  
 Main House internal area 4,913 sq ft (456 sq m)  
 Garage internal area 518 sq ft (48 sq m)  
 Stables & Sheds internal area 1,489 sq ft (138 sq m)  
 Annexe internal area 948 sq ft (88 sq m)  
 Total internal area 7,868 sq ft (731 sq m)



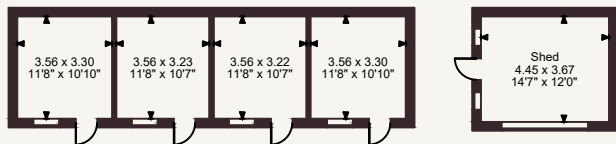
Loft



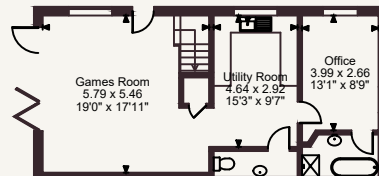
First Floor



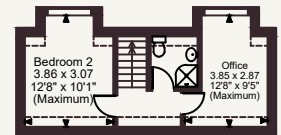
Ground Floor



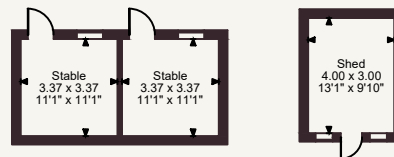
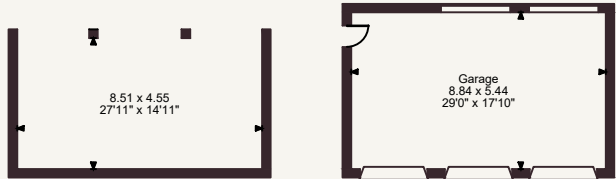
Stables



Annexe Ground Floor



Annexe First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

☐☐☐☐ Denotes restricted head height

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## St Albans

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