

Maple House,  
Lower Gustard Wood, Wheathampstead



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## A spacious contemporary four-bedroom house, set in wonderful Hertfordshire countryside, with far-reaching views.

### Property description

Situated close to the historic village of Wheathampstead, amidst gently rolling Hertfordshire countryside, this house, built in 2019, presents a wonderful opportunity to acquire a beautifully appointed family home in a peaceful setting.

This modern house benefits from tasteful, neutral interiors. It opens into a welcoming entrance hall with a cloakroom positioned to one side and a staircase rising to the first floor. The ground floor is finished with contemporary wood flooring and benefits from underfloor heating, delivering both comfort and energy efficiency throughout. A traditional yet highly practical layout provides well-proportioned reception spaces, including a dedicated study and an elegant sitting room featuring a contemporary fireplace – perfect for cosy evenings. Double doors lead through to the impressive kitchen/dining/living room, the true heart of the home. This superb light-filled room has been thoughtfully designed and zoned to accommodate relaxed seating, formal dining and a stylish kitchen. Fitted with traditional-style cabinetry, complemented by quartz work surfaces and with a central island offering informal dining, the kitchen is both functional and refined. A comprehensive range of integrated appliances includes a fridge, freezer, double oven, microwave and electric hob. Extensive glazing ensures the vistas can be enjoyed from within the home, while two sets of French doors open directly onto the rear terrace, creating a seamless connection between indoor and outdoor living, ideal for entertaining during the warmer months. The adjoining utility room provides additional storage and space for laundry facilities, along with a practical side entrance.

To the first floor, the principal bedroom enjoys a delightful outlook to the rear and is served by a stylish en suite bathroom. There are three further double bedrooms, all served by a spacious and contemporary family bath/shower room.



Set well back from the lane, the property is approached via an attractive, leafy frontage, with a raised bank of lawn planted with mature trees, established shrubs and grounds extending to 0.4 acres, providing a high degree of privacy. The driveway, partly laid to block paving, flows to a spacious gravelled parking area.

The house presents a charming traditional façade of red brick, complemented by an inviting porch. Timber gates provide access to the rear, which continue the property's leafy feel – predominantly laid to lawn and interspersed with a variety of mature trees that lend both character and dappled shade. Beyond is a picturesque outlook across rolling farmland, with a backdrop of woodland that enhances the sense of tranquillity and seclusion. A gravel terrace creates an ideal setting for al fresco dining, blending seamlessly with the natural surroundings.

### Location

Maple House is situated on the outskirts of the picturesque and sought-after village of Wheathampstead, just over four miles east of the popular town of Harpenden. Wheathampstead offers plenty of local amenities, including several shops, a small supermarket, pubs and restaurants, a Post Office and doctor's and dental surgeries. There are several good schools in the local area, including St Albans High School for Girls Prep (STAHS PREP), St Helen's Church of England Primary School, Beech Hyde Primary School and Nursery, 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 4.5 miles away, while the M1 is also within easy reach. Mid Herts Golf Course is also nearby.

Postcode region: AL4

### General

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

2,081 sq ft (193.4 sq m)

Four bedrooms

Idyllic edge of village location

Wonderful rural views

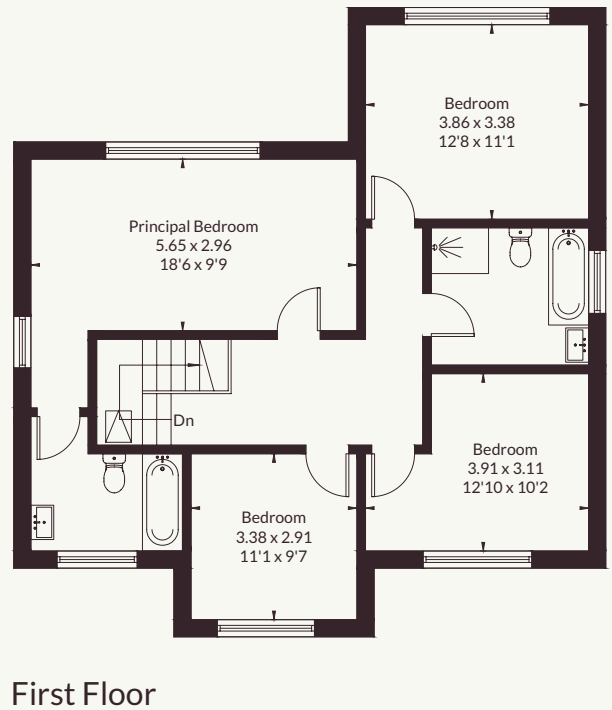
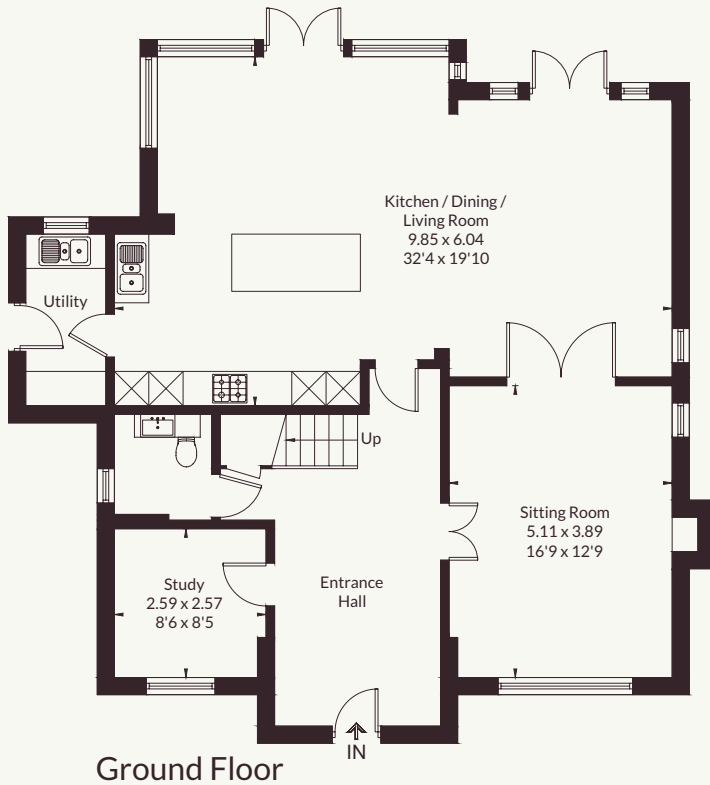
Driveway parking

Freehold | Residential

Guide price £1,450,000



Approximate Floor Area = 187.8 sq m / 2021 sq ft  
 Summer House = 5.6 sq m / 60 sq ft  
 Total = 193.4 sq m / 2081 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 #106870

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