



The River House, 2 Radlett Road

Frogmore, Hertfordshire

A beautifully presented detached riverside property, with peaceful gardens, in a popular village setting

A stylishly appointed detached family home with potential for further development STPP. Set in an idyllic position beside the River Ver in the village of Frogmore. The property features attractive white rendered elevations and a handsome central turret, while inside there are light, airy reception rooms and comfortable bedrooms



2 RECEPTION ROOMS



5 BEDROOMS



2 BATHROOMS



GARAGE



GARDEN



FREEHOLD



VILLAGE



2,350 SQ FT



**GUIDE PRICE
£1,750,000**



The property

The River House is an impressive detached property offering five bedrooms and light, airy accommodation, as well as several outbuildings providing useful further living and entertaining space. Occupying a picturesque setting directly alongside the River Ver, the property features an impressive entrance hall, which comprises a double-height turreted tower with its conical ceiling and exposed beams overhead. There is also a spacious, open-plan living and entertaining area to the ground floor, including a well-equipped kitchen and a sitting and dining area overlooking the rear garden. The sitting and dining area has full-height windows welcoming plenty of natural light and sliding glass doors opening onto the rear patio and welcoming the outside in, while the kitchen features shaker-style units, a breakfast bar and integrated appliances. Also on the ground floor there is a snug, providing further space in which to relax as a family, with its study area and seating area with French doors opening onto the rear garden. Upstairs, the main house provides five

well-presented double bedrooms, including the principal bedroom with its Juliet balcony and large en suite bathroom. The first floor also has a family bathroom with a freestanding bathtub and a separate shower unit.

In addition, the property includes two generous outbuildings. One of these is currently used as a fantastic entertainment space, with its bar, cinema room and games room with sliding glass doors opening onto the gardens. The second outbuilding is the garaging block, which houses a home gym at its rear.

Outside

At the front of the house, the gravel driveway provides plenty of parking space and access to the garaging block, which has space for two vehicles as well as a workshop towards the rear. The garden is mostly at the rear of the house and enjoys a west-facing aspect leading to the riverbank.



It includes a large patio area for al fresco dining, a covered seating and bar area, terraced beds with various established shrubs and flowering perennials, and a spacious area of lawn beyond. Towards the end of the garden there is a peaceful area of woodland and a deck beside the river, providing a peaceful spot in which to relax.

Location

The property is in a desirable location in the village of Frogmore, just to the south of St Albans, and is extremely well served with outstanding communications by both road and rail. There is excellent access to central London and the city by trains from either St Albans via St Pancras International to the City (19 mins) Gatwick and beyond, or Potters Bar via Kings Cross. Frogmore and neighbouring How Wood and Bricket Wood provide various everyday amenities, including local shops, primary schooling, plus a pharmacy and a pub in Bricket Wood. Further amenities are easily accessible in St. Albans city centre.



Distances

- Radlett 2.0 miles
- St. Albans 2.6 miles
- Hemel Hempstead 6.6 miles
- Watford 7.0 miles
- Hatfield 7.4 miles

Nearby Stations

- How Wood (Hertfordshire)
- Park Street
- Bricket Wood
- St Albans Abbey
- St Albans

Key Locations

- St Albans Cathedral (St Albans Abbey)
- Verulamium Park
- Verulamium Museum
- Roman Theatre of Verulamium
- St Albans Clock Tower

- St Albans Museum + Gallery
- Ye Olde Fighting Cocks (historic pub)
- Heartwood Forest
- Batchwood Hall and Golf Course
- Clarence Park

Nearby Schools

- Fleetville Infant & Nursery School
- Cunningham Hill Infant School
- Cunningham Hill Junior School
- Beaumont School
- Loreto College
- St Albans High School for Girls
- St Albans School
- St. Albans College,
- The Haberdashers' Boys' School
- Manor Lodge School
- The Haberdashers' Girls' School
- St. Columba's College





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

Main House internal area 2,350 sq ft (218 sq m)
Garage Building internal area 1,120 sq ft (104 sq m)
Outbuilding internal area 513 sq ft (48 sq m)
Total internal area 3,983 sq ft (370 sq m)
For identification purposes only.

Directions

AL2 2LF

what3words: ///drum.tight.flame - brings you to the driveway

General

Local Authority: St Albans District Council.

Services: Electricity, gas, mains water and drainage

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

Council Tax: Band E **EPC Rating:** D

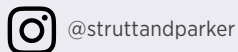
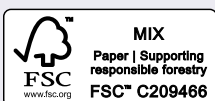
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St Albans

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