



The Coach House, Sandridgebury Lane, Sandridgebury, Hertfordshire

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The Coach House, Sandridgebury Lane, Sandridgebury, Hertfordshire, AL3 6JB

A handsome period family home with swimming pool located in a sought-after village sitting in 0.85 acres

Sandridge 0.4 mile, St. Albans and City station 2.6 miles (London St. Pancras International 19 minutes), Wheathampstead 2.7 miles, M25 (Jct. 21A) 6.2 miles, M1 (Jct. 6) 7.9 miles,

London Heathrow Airport 28.7 miles
Entrance hall | Reception hall
Drawing room | Sitting room | Family room | Conservatory | Kitchen/ breakfast room | Utility room
Cloakroom | 5 Bedrooms
2 Bathrooms | Garden | Double garage
30 ft. outhouse | Swimming pool
Outbuilding with pump room/pool house | 0.85 acres | Secondary vehicular access
EPC rating E

The property

The Coach House is a handsome red brick property offering almost 2,600 sq. ft. of light-filled flexible accommodation arranged over two floors, with period features including some exposed wall and ceiling beams.

Configured to provide an ideal family and entertaining pace, the ground floor accommodation flows from welcoming entrance and reception halls and comprises a generous vaulted triple aspect drawing room with bay window, open fireplace and French doors to the rear terrace and a large L-shaped sitting room with wooden flooring and an exposed brick chimney breast with woodburning stove. This opens into a spacious P-shaped orangery-style conservatory with French doors to the rear terrace. The generous kitchen/breakfast room presents a range of wall and base units, modern integrated appliances, space for a good-sized table and a door to a hallway with French doors to the rear terrace. A fitted utility room with Belfast sink, a useful cloakroom and a spacious dual aspect family room complete the ground floor facilities.

On the first floor the property provides a generous vaulted principal bedroom with en suite bathroom, four further well-proportioned double bedrooms and a modern family bathroom with bath and separate walk-in shower.

There is secondary vehicular access from Sandridgebury Lane and scope to investigate enlargements and use of outbuildings, subject to necessary consents.





Outside

Having plenty of kerb appeal, the property is approached through two five-bar gates over a gravelled driveway offering significant private parking and giving access to a weather-boarded detached double garage. Ideal for entertaining and al fresco dining, the well-maintained garden is laid mainly to level lawn bordered by shrubs and features a spacious wraparound paved terrace, numerous seating areas, an enclosed gravelled courtyard garden with raised central pond, swimming pool with paved surround, pump room, pool house and 30 ft. outhouse with two sets of French doors to the garden, the whole screened by mature trees and enjoying far-reaching views over surrounding countryside.

Location

The picturesque village of Sandridge lies between St. Albans and Wheathampstead and offers a good range of day-to-day amenities including a church, local shopping, a village hall, public houses and a popular primary school. The larger village of Wheathampstead and St. Albans city centre both offer a wider range of amenities including independent and High Street shopping and services and excellent schools. Communications links include St. Albans mainline station, with its fast through services and road users enjoy easy access to the M1, M2 & A1.





Floorplans

House internal area 2,576 sq ft (239 sq m)

Garage internal area 409 sq ft (38 sq m)

For identification purposes only.



General

Local Authority: St Albans & District Council

Services: Mains electricity, water and drainage. Centrally heated

Council Tax: Band H

Tenure: Freehold

Guide Price: £2,250,000

St Albans

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□ □ □ □ Denotes restricted head height

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