



# 1 Sauncey Wood

Harpenden, Hertfordshire

**STRUTT  
& PARKER**

BNP PARIBAS GROUP 

## A charming family home with attractive gardens and an annexe, in a sought after position on the edge of Harpenden

This attractive mid-century home has been recently updated to provide new glazing, central heating, an extended dining area for modern open-plan living and a converted annexe. The property offers spacious, well-balanced accommodation throughout and a delightful garden. Easy reach of primary and secondary schools.



**3 RECEPTION ROOMS AND ANNEXE**



**4 BEDROOMS**



**3 BATHROOMS**



**GARAGE**



**SET IN 0.5 OF AN ACRE**



**FREEHOLD**



**RESIDENTIAL**



**2,984 SQ FT**



**GUIDE PRICE  
£2,000,000**



### The Property

Upon entering the property, an entrance hall provides access to the study and a sitting room, which both feature original brick fireplaces and characterful wooden flooring. To the rear and forming the central hub of the house, is the impressive open-plan kitchen, family and dining room, designed for modern family living. The kitchen features shaker-style cabinetry complemented by quartz work surfaces and a large central island, perfect for casual dining. A generous pantry provides excellent additional storage. The kitchen flows seamlessly into the family room, with French doors opening onto the terrace and a modern log burner as an attractive focal point. The dining area benefits from a wonderful light-filled triple aspect, flowing seamlessly into the garden – an ideal setting for entertaining. Also on the ground floor, and accessible via a side entrance, is a recently converted annexe, complete with a kitchenette and an en suite shower room, offering ideal accommodation for guests or extended family.

On the first floor, the principal bedroom benefits from built-in storage and a modern en suite bathroom featuring twin basins, a shower and a roll-top bath. There are three further double bedrooms, served by a smart shower room and a separate WC.



## Location

Sauncey Wood is a desirable residential cul-de-sac, set within a quiet, leafy setting. It offers a peaceful environment with a pleasant sense of privacy, while remaining well placed for local amenities and transport links. Harpenden has a thriving High Street and comprehensive range of shopping facilities, including Sainsbury's, Waitrose and a Marks and Spencer store. It boasts an excellent selection of restaurants, coffee shops and numerous independent shops. The town is home to several outstanding state schools as well as independent schools, with further options accessible in nearby St Albans or Hemel Hempstead. Sauncey Wood Primary School and KWS are both within easy reach. Good sporting and leisure facilities include a sports centre with indoor swimming pool, rugby, tennis, bowling and cricket clubs, together with three golf courses. Cycling, riding and walking can be enjoyed in the Woodland Trust's Heartwood Forest and Rothamsted Estate.

## Outside

Tucked away on a pleasant residential street, the house is set behind an attractive front garden, with mature planting and a carriage driveway laid to gravel, which provides ample parking and access to a garage. The property presents a traditional façade of red brick, enhanced by cladding to the upper elevation and finished with a characterful porch. A pedestrian gate leads to the rear garden which wraps around two sides of the property and is enclosed by picket fencing and hedging. It has been thoughtfully landscaped, with a large, paved terrace, ideal for al fresco dining. Well-maintained lawns are bordered by beds, filled with a wonderful array of shrubs and perennial planting, adding colour and interest throughout the seasons. Mature trees abound, offering privacy and creating a wonderfully leafy feel, with a rear gate leading to nearby woodlands. At the end of the garden, there is a separate stable block offering useful storage and potential for conversion, subject to the necessary permissions.



## Distances

- Harpenden town centre 2.3 miles
- Harpenden train station 2.1 miles
- Wheathampstead 2.8 miles
- Redbourn 5.7 miles
- St. Albans 6.9 miles

## Nearby Stations

- Harpenden Station
- St Albans City Station
- Luton Parkway Station

## Key Locations

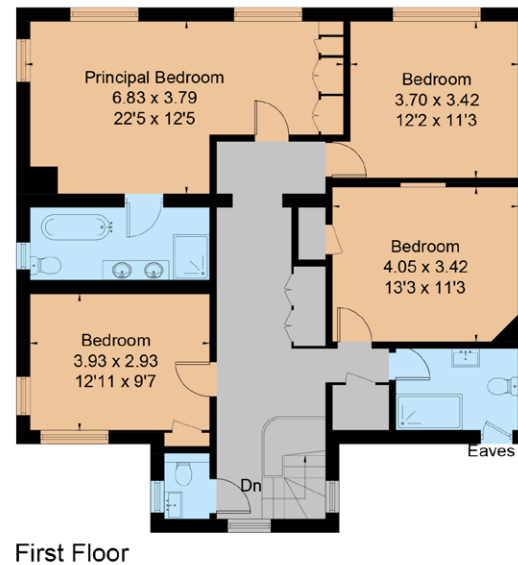
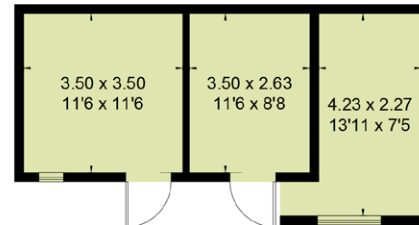
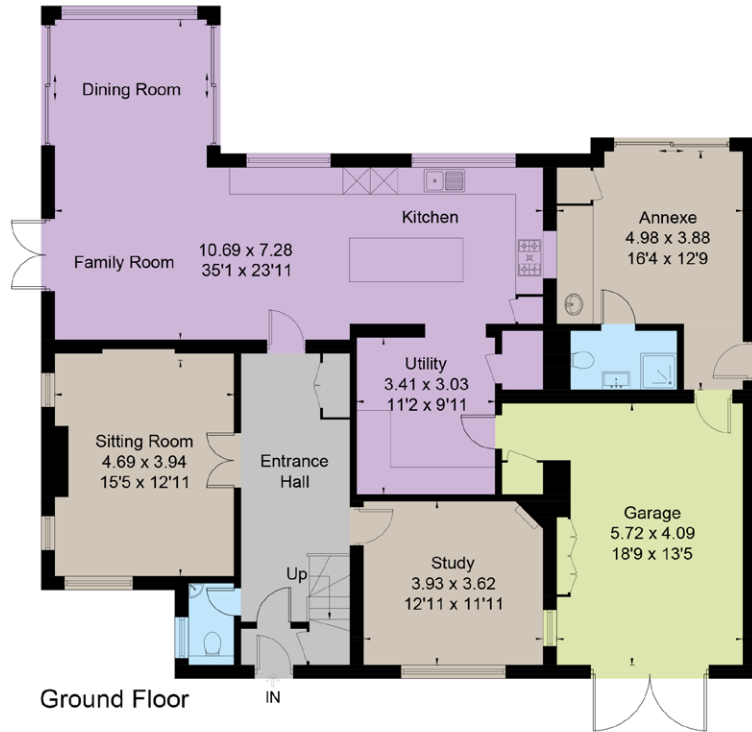
- Rothamsted Park
- Rothamsted Manor
- Harpenden Common
- The Eric Morecambe Centre
- Heartwood Forest
- The Nickey Line
- St Albans Cathedral


## Nearby Schools

- Sauncey Wood Primary School
- St Nicholas C of E Primary School
- Harpenden Academy
- High Beeches Primary School
- Crabtree Infants' and Junior School
- Manland Primary School
- St. George's School
- Sir John Lawes School
- Roundwood Park School
- Wood End School and Nursery
- Aldwickbury School
- St. Hilda's School
- The King's School
- St. Albans High School for Girls
- St. Albans Boys School
- Beechwood Park School



Approximate Floor Area = 277.2 sq m / 2984 sq ft  
 Outbuilding= 22 sq m / 237 sq ft  
 Total = 299.2 sq m / 3221 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 #105320

## Floorplans

Main House internal area 2,984 sq ft (277.2 sq m)  
 Outbuilding internal area 237 sq ft (22 sq m)

## Directions

AL5 5DP  
 what3words: ///movie.curving.across

## General

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

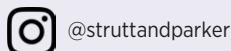
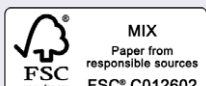
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## Harpenden

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