



Gray Corners, Harpenden, Hertfordshire

**STRUTT & PARKER**  
BNP PARIBAS GROUP 



# Gray Corners

## West Common Grove

### Harpenden

#### AL5 2LE

An extensively refurbished 5 bedroom detached family home in a Conservation Area near central Harpenden

Harpenden mainline station 1.2 miles (London St Pancras 25 minutes), M1 motorway (Junction 9) 3.7 miles, St Albans 3.8 miles, Welwyn Garden City 8 miles, Central London 31 Miles

Porch | Reception hall | Sitting room | Study Snug | Cinema room | Kitchen/dining room Utility | Boot room | Cloakroom | Principal bedroom with en suite shower room and dressing room | 2 Additional bedrooms with Jack and Jill en suite shower room | 2 Further bedrooms | Family bathroom with balcony Family shower room | Garden | Summer house Double garage | EPC rating C

#### The property

Gray Corners is a capacious contemporary family home in an enviable location with a myriad of adaptable updated accommodation, a large private garden and a summer house.

The storm porch opens out onto the airy reception hall, with handsome tiled herringbone flooring, stairs rising to the first-floor level and a rear glazed door and side panels directly to the gardens. Branching off from the reception hall is a useful cloakroom, a dual-aspect study and a stylish sitting room with multiple tranquil aspects and a feature fireplace with log burning stove. The snug, with its slatted American black walnut panelled feature wall, flows into the 28ft. open plan kitchen/dining room, with its large French doors and windows onto the sunny south-facing terrace and garden offering

an excellent dining spot. The contemporary kitchen has a wide range of attractive cabinetry and a variety of seamlessly integrated modern appliances, as well as a sizeable central island/breakfast bar with a circular inset undermount sink with a hot filter water tap and illuminated by pendant lighting fixtures and a long skylight above. The property also benefits from a green heating and water system via a ground source heat pump. The utility room alongside features corresponding units, an additional sink and ample space for appliances, leading to the well-appointed boot room with integrated storage, another adaptable room adjacent and handy outdoor access. Completing the ground floor is the cinema room.

The spacious first-floor landing flows naturally onto the remaining four double bedrooms, two of which have lofty vaulted ceilings and two of which enjoy the use of a Jack-and-Jill en suite shower room, as well as built-in wardrobes. The principal suite has a dressing room within, bright triple aspects and a luxurious marble-tiled en suite shower room. The striking family bathroom benefits from a balcony overlooking the peaceful grounds, a considerable Japanese-style walk-in shower and separate freestanding bathtub.

#### Outside

The property benefits from a generous set-back plot, with iron gates between tall trees and hedges opening out onto the extensive gravelled driveway beside the home. Additional covered parking is available via the detached double garage alongside. The considerable rear private garden is largely laid to neat level lawn and well-enclosed with mature trees and evergreens. A paved terrace spans the width of the home, with a bespoke pergola above the stepped al fresco dining area beside the kitchen/dining room. A liberally sized, partially glazed summer house with a decked terrace to the rear of the plot could serve a number of potential uses, such as a games room or additional office space.







## Location

Harpenden has a thriving High Street with a range of shopping facilities, including Sainsbury's, Waitrose and a Marks and Spencer store. It has a selection of restaurants, coffee shops and independent shops. The town is home to several outstanding state schools, with independent schools nearby including Beechwood Park, St. Albans High School and Boys School and Aldwickbury Prep School. 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.

## Directions

From Strutt & Parker's Harpenden office, head south-west on the High Street (A1081) going through three roundabouts, turning right onto West Common Way and left onto West Common Grove, where the property will be on the right-hand side.

## General

Local Authority: St Albans City & District Council

Services: All mains services are connected.

Council Tax: Band H Guide Price: £2,395,000

Tenure: Freehold

## Harpenden

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Floorplans  
Main House internal area 3481 sq ft (323 sq m)  
Garage internal area 403 sq ft (37 sq m)  
Outbuilding internal area 324 sq ft (30 sq m)  
Balcony external area 42 sq ft (4 sq m)  
For identification purposes only.



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

□ □ □ □ Denotes restricted head height

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