



5 Bedrooms



3 Bath/Shower Rooms



3 Reception Rooms



Garage & Off Street
Parking



Private Garden



EPC Band C

Council Tax
Band: G £3,739.21
April 24/March 25
Local Authority
St Albans District Council

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The Broadway, Wheathampstead, AL4 8LN
Guide Price £1,525,000 Freehold

The Broadway, Wheathampstead

Welcome to your future haven of tranquillity and elegance in the heart of Gustard Wood! Prepare to be captivated by this exceptional detached home, boasting an expansive 2986 sq' of luxurious living space across five bedrooms, nestled in the charming hamlet of Gustard Wood.

Description

Step inside to discover a world of refined comfort and style. The welcoming entrance hall with doors to a downstairs cloakroom before leading you into the magnificent main living room with picturesque views of the large rear garden.

Adjacent lies the heart of the home - a beautifully appointed kitchen/diner, where culinary delights are effortlessly prepared amidst the generous proportions and sleek design. A central island adds both functionality and flair, seamlessly connecting to the inviting playroom through double doors, offering a seamless transition to outdoor entertaining and relaxation.

Ascend the staircase to find a sanctuary on the first floor, featuring four double bedrooms adorned with comfort and style. The main bedroom reigns supreme with its ensuite bathroom and Juliette balcony, providing a private retreat with garden vistas. The remaining rooms are serviced by a luxuriously appointed family bathroom.

Venture to the second floor, where another spacious double bedroom awaits, complete with its own ensuite for added convenience.

Outside, the property is embraced by a spacious driveway and single garage, ensconced within a verdant 9ft hedge boundary for ultimate privacy. The rear garden is a verdant oasis, boasting lush lawns, a charming patio area, and a garden room, ideal for al fresco dining and relaxation.

Location

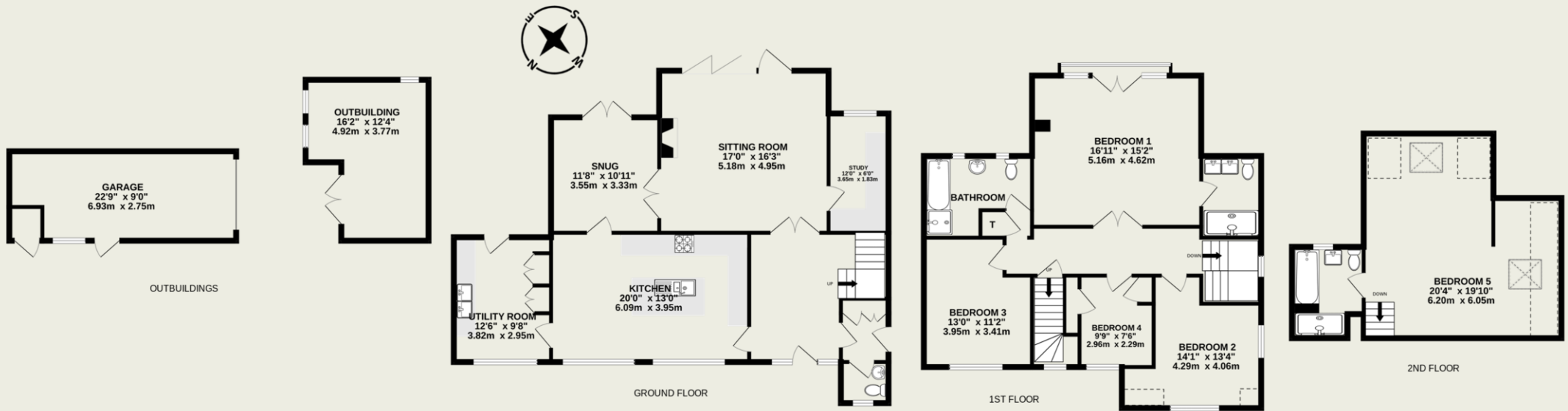
Nestled within the idyllic surrounds of Blackmore End and Gustard Wood, this home offers a quintessential 'Hamlet-setting' lifestyle, just moments from the Roman village of Wheathampstead. With the Mid-Herts golf course nearby and easy access to Harpenden and St Albans, urban convenience meets rural charm in this unparalleled retreat. Don't miss your opportunity to make this exceptional property your own!





Important Information

These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2021 equated to £48.36 per referral.



TOTAL FLOOR AREA : 2986sq.ft. (277.4 sq.m.) approx.

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