



**AITCHISONS**  
Town & Country Department

Ver Lodge  
Pondwicks Close, St Albans, Hertfordshire

## Ver Lodge

Pondwicks Close, St Albans, Hertfordshire



Ver Lodge is exceptional, designed with entertainment in mind, this superb family house is set in quiet tree lined grounds of around one acre with frontage to the River Ver. Pondwicks Close is a quiet cul de sac that is situated below the Abbey Fields in the heart of the city.

The property has been substantially extended and modernised by the present vendor to provide circa 5,500 sq ft of family accommodation, designed to take maximum advantage of light and south westerly aspects over the attractive garden.

Light, space and style are the qualities displayed by this fine property, which includes; Entrance Hall, Cloakroom, Study, Living Room, Sitting Room, Dining Room, 41' Garden Room, Kitchen/Breakfast Room, Second Kitchen/Utility Room and Entertainment Room and Garage Area.

Upstairs are a large Principal Suite with triple aspect bedroom, bathroom and dressing room, Guest Suite with double aspect bedroom, dressing room and bathroom, three further Bedrooms and two Family Bathrooms.

Outside behind a gated access is the front garden with carriage driveway. To the rear are a full width elevated terrace and outdoor kitchen, overlooking the well-tended garden which is extensively laid to lawns with many mature trees and shrubs.

Pondwicks Close is a quiet and established residential road, well placed for access to the nearby Abbey School, the High School, Abbey, City centre and rail links.





## GROUND FLOOR

Entrance Hall  
Cloakroom  
Study  
Sitting Room  
Living Room  
Garden Room  
Dining Room  
Kitchen/Breakfast Room  
Second Kitchen

## FIRST FLOOR

Landing  
Principal Suite of Bedroom  
Dressing Room & Bathroom  
Bedroom Three  
Den/Storage Area -  
Restricted head height  
Bedroom Four  
Bedroom Five  
Two Family Bathrooms

## Second Floor Accommodation

Guest Suite of Bedroom,  
Dressing Room & Bathroom

## EXTERIOR

Front Garden – Laid to lawn with  
gravelled carriage driveway behind  
electric gates.

Superb Rear Garden – with elevated  
patio/terrace and outdoor kitchen  
area, overlooking the extensive and  
secluded lawned gardens screened  
by mature trees and shrubs. Garden  
sheds. Frontage to River Ver.

## ENERGY PERFORMANCE RATING

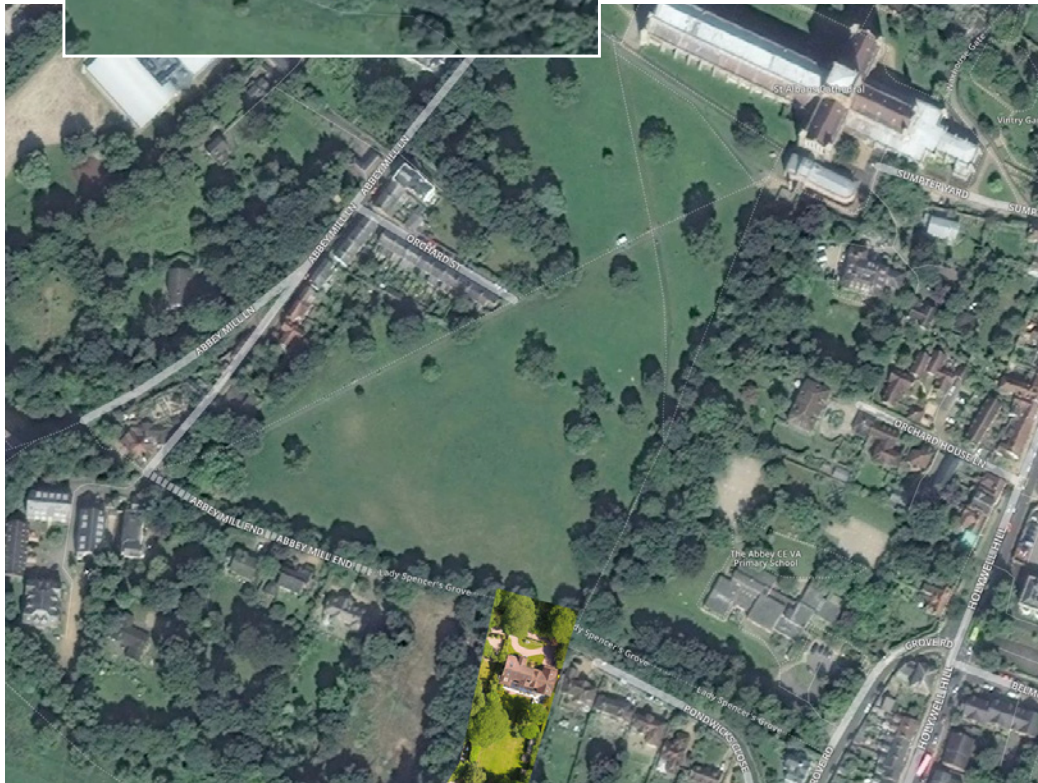
Band C



### THE AREA IS STEEPED IN HISTORY

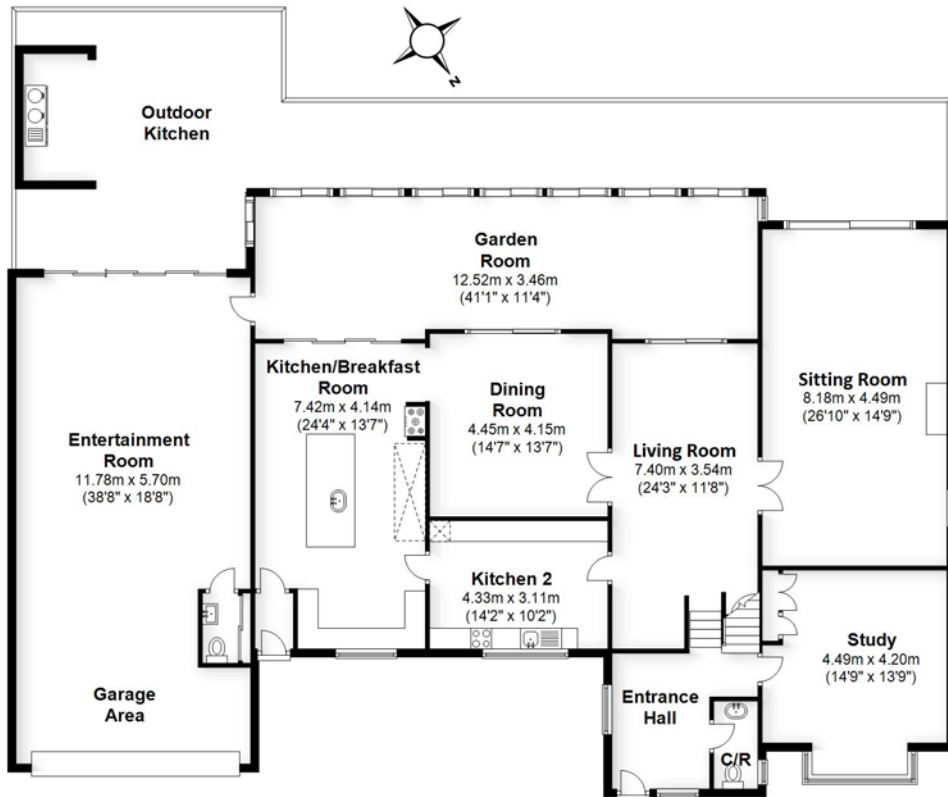
**Pondwicks Close** – “This short road dates from 1937. The name Pondwicks refers to the ponds which were here following canalisation of the Ver. “Pond Wicks” is shown here on a 1634 map”.

*“The site of the Magnum Gardinum, or Great Garden of the Monastery, is a problem somewhat difficult to solve; but I should place it in the field called “Pond Wicks,” near the river.” (1876)*



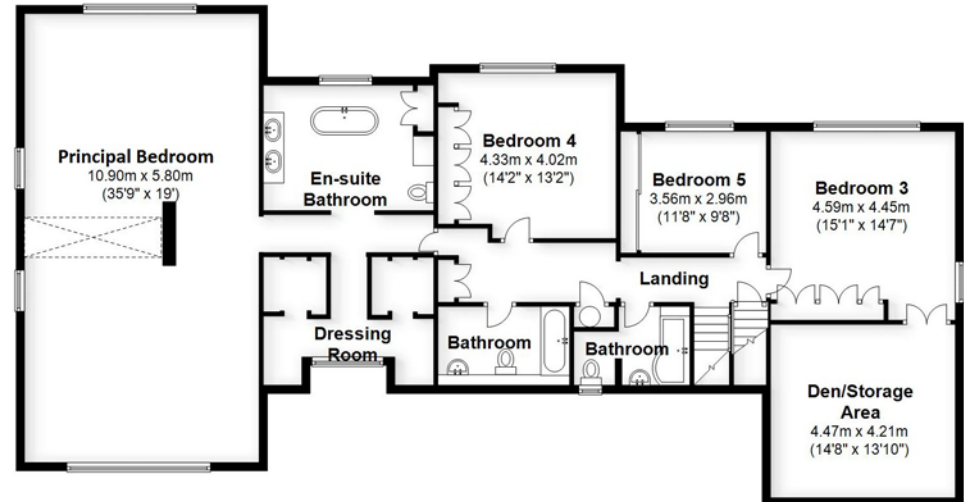
**Ground Floor**

Approx. 271.4 sq. metres (2921.0 sq. feet)



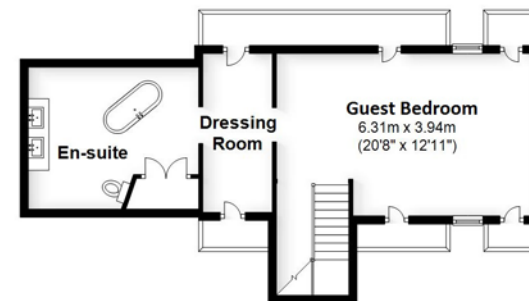
**First Floor**

Approx. 189.3 sq. metres (2037.7 sq. feet)



**Second Floor**

Approx. 49.7 sq. metres (535.3 sq. feet)



Total area: approx. 510.4 sq. metres (5494.0 sq. feet)

For guidance purposes only. Not to scale.  
Plan produced using PlanUp.





## VIEWING

Strictly by appointment with Aitchisons

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