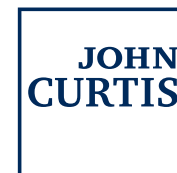




Fieldgate, Redbourn Lane, Harpenden, Hertfordshire AL5 2AZ

[www.johncurtis.co.uk](http://www.johncurtis.co.uk)  
Valuers, Estate & Lettings Agents





**An attractive and traditionally built home located within this sought after West Common location, set behind tall hedges, overlooking the fields of Rothamsted and backing Hammonds End Golf Club.**



**Fieldgate, Redbourn Lane**

**Harpenden, Hertfordshire**

**Price guide £2,350,000**

Harpenden town centre - 1.5 miles approx.

St Albans - 4 miles approx.

Harpenden Main Line Station - 1.5 miles approx.

Luton Airport - 8.3 miles approx.

M1 & M25 - 5 - 15 minutes

NOTE: Time may vary depending on traffic

GROUND FLOOR, Delightful Entrance Hall, Cloakroom, Study, Sitting Room, Dining Room, Family Room, Kitchen, Utility, FIRST FLOOR, Landing, Master Bedroom, Dressing Room and En Suite Bathroom, Bedroom Two, En Suite Bathroom, Bedroom Three, Bedroom Four, Bedroom Five, Family Bathroom, SECOND FLOOR, Large Loft, HOME STUDIO, Double Garage with First Floor Annexe Above with Bathroom, Front Garden with parking for several cars, Rear Garden, Mainly laid to lawn and mature, Heated Swimming Pool

## THE HOUSE AND GARDENS

We are delighted to offer for sale this handsome, traditionally built family home, located in this well regarded and sought after West Common location. The property offers well balanced and spacious accommodation with the added benefit of a detached 27ft studio, with light, power and heating, making it a perfect home office.

The property also has a large double garage with accommodation above, to include one large room and bathroom. This could be ideal for an au pair or 'granny flat' above, with the potential for residential conversion of the garage below, subject to planning, creating a separate detached dwelling within the grounds of Fieldgate.

Fieldgate offers a traditional and welcoming Reception Hall, accessing all the principal reception rooms including the impressive all-aspect sitting room and original inglenook fireplace with multi fuel burning stove. The ground floor also offers a dining room with bay window overlooking the rear garden, a large square study to the front with 2.5m spiral cellar, a good sized family breakfast room, with double doors opening to a large rear terrace.

The kitchen and breakfast/family area has been designed to encourage family living and provides ample space for a large table and chairs. A comprehensive range of cabinets have been hand made and fitted by local company De Mornay Boyes, complement the character of this 1930s home. There is substantial storage arranged around a gas Aga, companion oven and hob. Off the kitchen there is a large utility room, which houses the central heating boiler, further cupboards and plumbing and space for a washing machine and tumble dryers.

On the first floor there are five good sized bedrooms, including a Master Suite, with Dressing Room and large en-suite bathroom. There is a further bedroom on the first floor with en-suite facility, three further bedrooms and a sumptuous family bathroom suite. The property boasts a number of delightful character features associated with a house of this calibre, including oak floorings to the principal reception rooms, turned staircase with oak spindles and handrail, leaded light windows, fireplaces including the large inglenook in the sitting room and a further fireplace with gas burning stove in the Family Room.

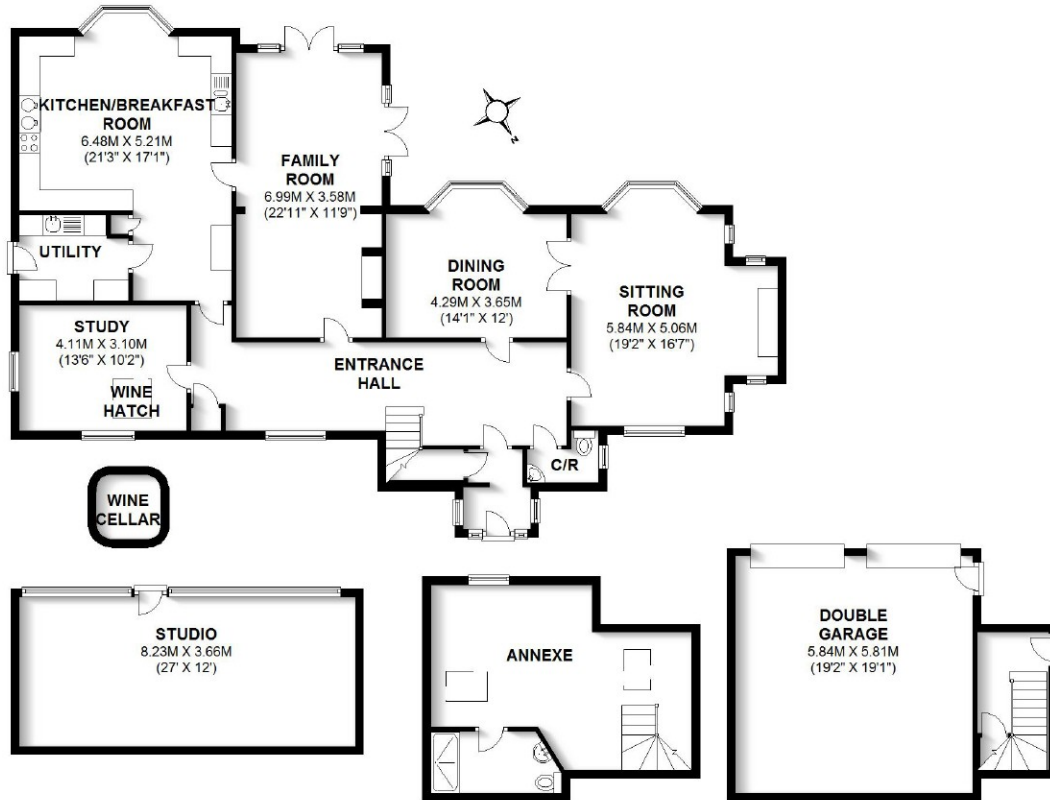
There is a large loft area, measuring approximately 31'10 x 10'7 and 23'5 x 9'3, providing an area for storage and possible Hobby or Games Room.

The property enjoys a large front garden, providing parking for several cars, behind tall hedges, overlooking the fields of Rothamsted Park. Gated access from the front of the property leads through to the rear garden, which is fully enclosed and private with an extensive patio area to the rear of the property, lawn area with shrub and mature flower bed borders providing a good degree of privacy during the late spring and summer months. The property also has the added benefit of backing on to Hammonds End Golf Club. Fieldgate is located in a desirable residential Harpenden location on the rural fringes of the town, however being in easy access of the centre of Harpenden.

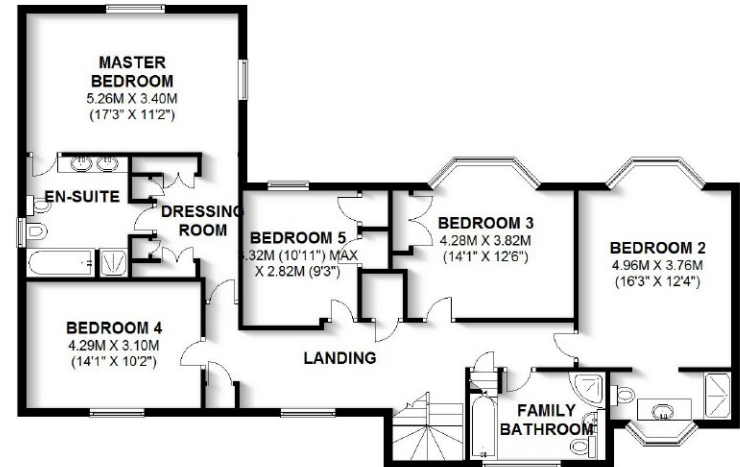
To fully appreciate the calibre of this fine home, an interior viewing is highly recommended.



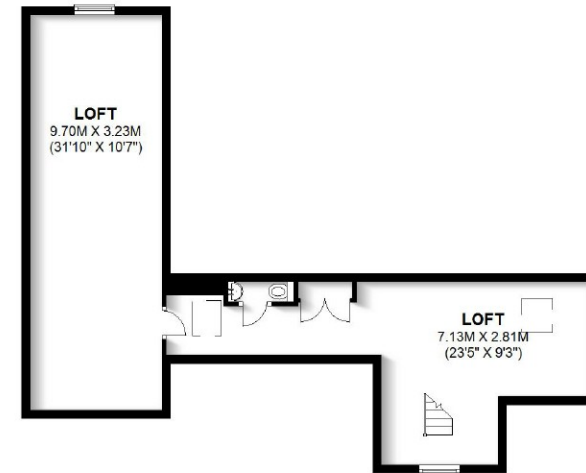
**GROUND FLOOR**  
APPROX. 144.1 SQ. METRES (1550.7 SQ. FEET)



**FIRST FLOOR**  
APPROX. 123.0 SQ. METRES (1324.1 SQ. FEET)




**SECOND FLOOR**  
APPROX. 60.1 SQ. METRES (646.9 SQ. FEET)



TOTAL AREA: APPROX. 327.2 SQ. METRES (3521.8 SQ. FEET)

For identification purposes. Not to scale. Outbuildings not included in square footage.  
Plan produced using PlanUp.

All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to clarify the information to you, especially if you are contemplating travelling to view the property.

**Energy Performance Certificate** 

**Fieldgate, Redbourn Lane, HARPENDEN, AL5 2AZ**


Dwelling type: Detached house      Reference number: 0348-2835-7048-9706-3531  
 Date of assessment: 05 April 2016      Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 30 April 2016      Total floor area: 315 m<sup>2</sup>

**Use this document to:**

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 8,367</b>
<b>Over 3 years you could save</b>	<b>£ 2,844</b>

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£ 504 over 3 years	£ 504 over 3 years	
Heating	£ 7,191 over 3 years	£ 4,602 over 3 years	
Hot Water	£ 672 over 3 years	£ 417 over 3 years	
<b>Totals</b>	<b>£ 8,367</b>	<b>£ 5,523</b>	




These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

**Top actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (suspended floor)	£800 - £1,200	£ 435	
2 Heating controls (room thermostat)	£350 - £450	£ 504	
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 1,590	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.



## GENERAL

**Services:** All main services serve the property.

**Council Tax:** The property is in tax band H

**Local authority:** St Albans District Council

## DIRECTIONS

From our offices on the High Street, travel south and at the mini-roundabout continue forward onto the A1081. Travel across the next roundabout and at the following roundabout turn right onto Redbourn Lane. Fieldgate is the last house on the left hand side.

Viewing strictly by appointment through John Curtis  
 Call us on 01582 764471 for free valuations and advice  
 Visit us at 36 High Street, Harpenden, Herts AL5 2SX  
 Email enquiries@johncurtis.co.uk