

119 Oakwood Road, Bricket Wood  
St Albans, Hertfordshire AL2 3QB  
Telephone: 01923 682 888  
Facsimile: 01923 671 366  
E-Mail: sales@carterhayward.co.uk  
www.carterhayward.co.uk



## Fern House Station Road Bricket Wood, St. Albans, Hertfordshire AL2 3PG

**£1,200,000**

Tucked away off Station Road in secluded wooded close of only 3 houses sits this character period cottage on a beautiful plot measuring over 0.4 of an acre, complete with a separate detached two bedroom annex. Offering superb family living space, the main accommodation was built circa 1860, and has been extended and renovated over the years by the current owner. Downstairs, the property includes a large traditional kitchen, adjoining dining room/office, 2 reception rooms (both fitted with wood burners) and a WC. Upstairs has 3 double bedrooms as well as luxury family bathroom with original feature brick wall. The master bedroom further benefits from its own en-suite shower room. Externally, the property boasts beautifully tended grounds encompassing a wildlife pond, koi pond and countryside views to the rear and access to Bricket Wood Common. The recently refurbished annex offers a further 2 double bedrooms, each with their own en-suite bathroom and a kitchen / living space with bi fold doors. To the front and side, gated driveway parking can be found for several vehicles in addition to another outbuilding which houses 2 rooms and a double garage.

# Fern House Station Road, Bricket Wood, St. Albans, Hertfordshire AL2 3PG

## Entrance Hall

With stairs to first floor landing and access to.

## Lounge

12' x 12' (3.66m x 3.66m)



Feature fireplace. Window to front. Radiator.

## Family Room

12' x 12' (3.66m x 3.66m)

Window to front. Radiator. Access into.

## Dining Room/Study

12'6" x 8'6" (3.81m x 2.59m)

Window overlooking the rear garden. Radiator. Door into.

## Luxury Kitchen/Breakfast Room

18'1" x 12'6" (5.51m x 3.81m)



Superbly fitted Country style kitchen with various wall and base level storage units incorporating granite worktops and island unit with inset microwave. Range cooker. Door to rear garden. Side porch with access to.

## Cloakroom

With wc and wash hand basin.

## Landing

Airing cupboard. Doors to.

## Bedroom One

18'3" (maximum) x 12' (5.56m (maximum) x 3.66m)



Built in wardrobe. Two windows overlooking the rear garden. Door to.

## En Suite Shower Room

Comprising fully tiled shower cubicle. Wash hand basin. WC. Window to rear.

## Bedroom Two

12' x 12' (3.66m x 3.66m)



Window to front.

## Bedroom Three

12' x 12' (3.66m x 3.66m)

Window to front.

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## Family Bathroom



Comprising Victorian style bath with hand shower. Wash hand basin. WC. Window to side.

## Front and Side Garden



Accessed via a private driveway, the property has parking for several cars and has access to.

## Double Garage Block

A good size double garage with adjoining workshop/office and further room that could be used as a Utility Room. Side access leading to.

## Rear Garden



The overall plot size of this delightful property extends to approximately 0.4 of an acre. The formal gardens are laid neatly to lawn with a variety of shrubs and trees. The garden backs onto neighbouring fields as well as Bricket Wood Common, giving a true Countryside feel.

## DETACHED ANNEXE

This would provide ideal accommodation for relatives or even as a home office space. The accommodation includes.

## Open Plan Kitchen/Lounge

21'8 x 13'9 (6.60m x 4.19m)



Fitted with a range of wall and base units, space for appliances and double glazed patio doors overlooking the gardens. Access either side to the two bedrooms.

## Annexe Bedroom One

13'7 x 9'10 (4.14m x 3.00m)

Window overlooking the garden. Door to.

## En Suite Bathroom

Comprising panel enclosed bath. Wash hand basin. Low level WC. Tiled walls.

## Annexe Bedroom Two

13'7 x 9'10 (4.14m x 3.00m)

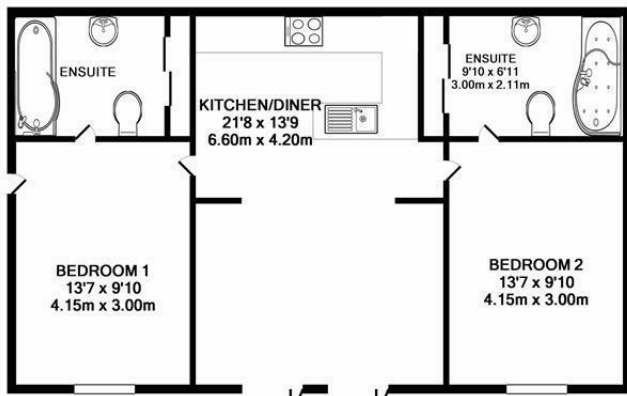
Window overlooking the garden. Door to.

**En Suite Bathroom**

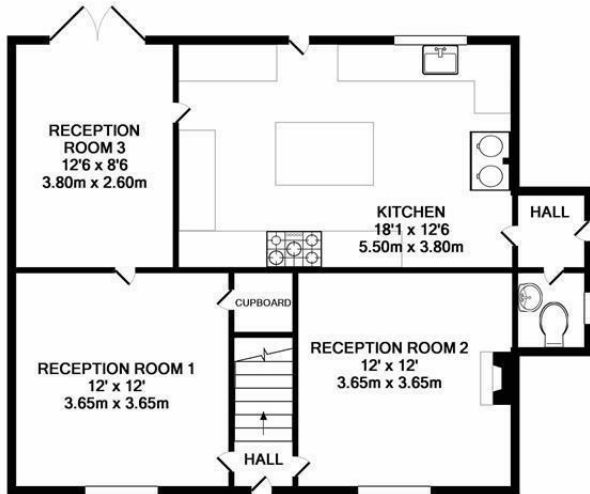
Comprising panel enclosed bath, wash hand basin and low level WC.

TOTAL APPROX. FLOOR AREA 2088 SQ.FT. (194.0 SQ.M.)

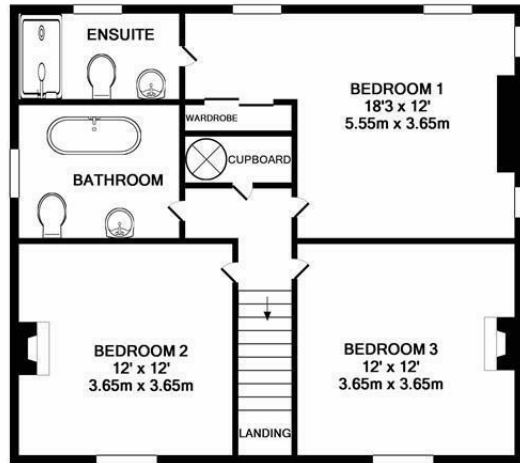
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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THE LODGE



GROUND FLOOR



1ST FLOOR

