



Springfield Farm, Old Parkbury Lane, Colney Street, AL2 2DY | Guide Price £2,500,000 Freehold

4 Bedrooms 3 Bath/Shower Rooms 3 Reception Rooms Double Garage & Off-Street Parking 1.9 Acre Plot
EPC Band D Council Tax: Band: G £3,725.16 (2024/2025) St Albans City & District Council

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Springfield Farm, Old Parkbury Lane, Colney Street

A secluded detached character home in a rural setting approximately a mile from Radlett set in nearly two acres of land, situated on a private road.

Description

A detached four-bedroom farmhouse style modern family home surrounded by 1.9 acres of garden and paddocks. Set behind security gates around a brick paved courtyard, the property has attractive natural brick and half-timbered facades.

The entrance hallway leads to a generous living room with double aspect, principally overlooking the extensive gardens. A dining room and study are also accessed from the hallway along with the kitchen/breakfast room with utility room which also has a pedestrian door to the double garage. A cloakroom completes the ground floor accommodation in the main house. Upstairs the master suite with dressing room and ensuite bathroom also has a double aspect and delightful views over the garden and light woodland beyond. There are three further bedrooms and a family bathroom.

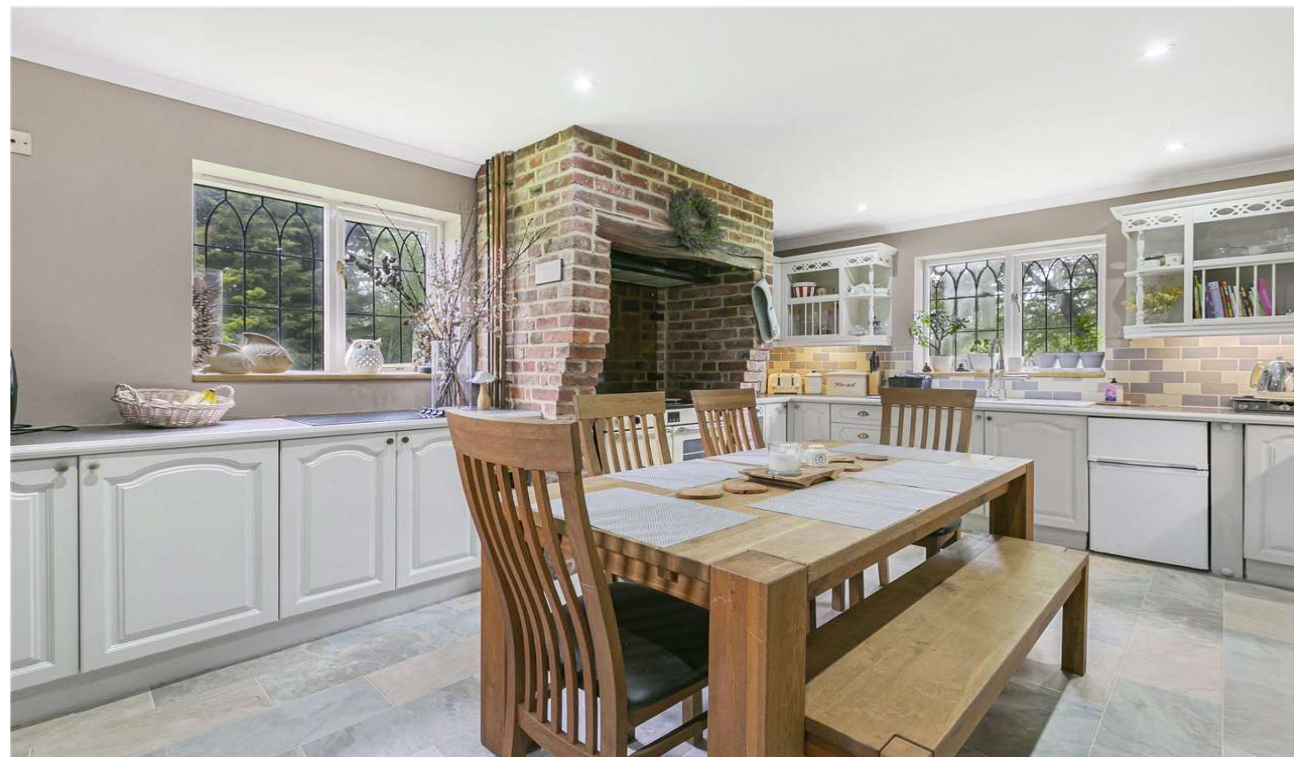
The stable yard gives access to the existing stable block which has three loose boxes and a semi-converted annexe with a small kitchenette and shower room which could be used for offices or as part of a wider conversion of the barns to create additional on-site accommodation. The gardens are extensive and surround the house on the southerly side.

Principally laid to lawns they offer a verdant backdrop to this secluded home. In the gardens there are further outbuildings, one operating as a barn office and another as an outside entertainment space, which we understand is currently located on the position of the swimming pool ((currently not used).

The whole property extends to around 1.9 acres and is bordered by light woodland and streams. The formal gardens are mature and laid largely to lawn with paddock areas which could be used for equestrian, or livestock use or for purely recreational purposes such as the construction of a tennis court.

Location

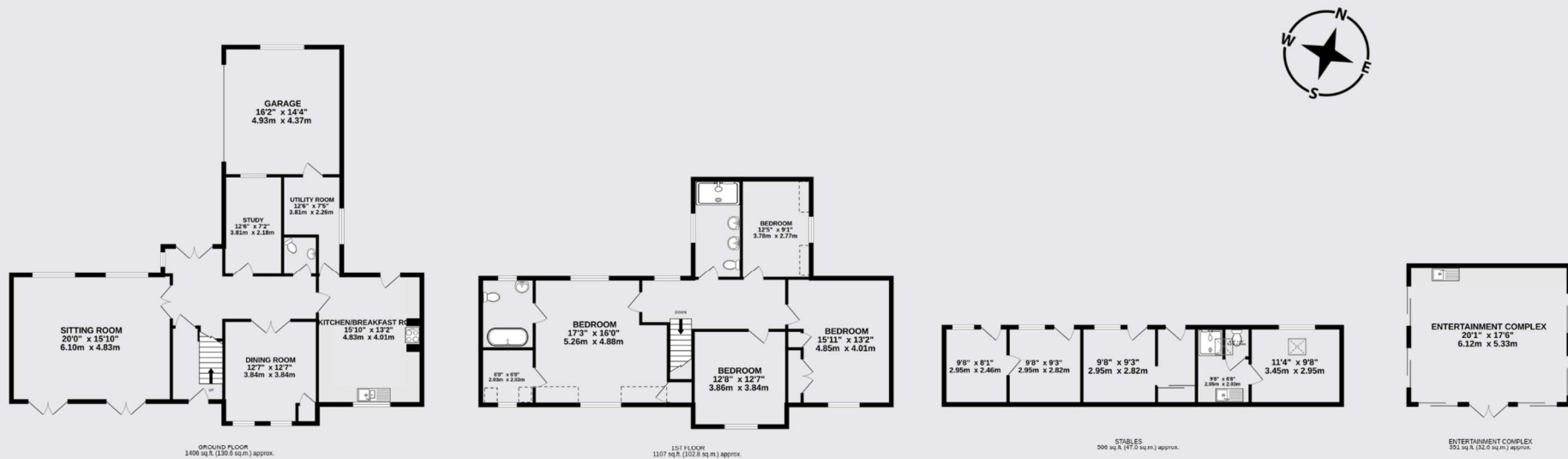
Situated in a secluded plot at the end of a private driveway approximately 1/3 mile from Watling Street. Radlett is approximately 2.1 miles distant with main line rail links to London (Kings Cross St Pancras). St Albans is 4 miles away and both M25 and M1 are a short drive away.











TOTAL FLOOR AREA : 3369sq.ft. (313.0 sq.m.) approx.

This floor plan is for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such

IMPORTANT INFORMATION:

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