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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

ST. ALBANS ROAD
SANDRIDGE
AL4 9LB

Guide Price £1,895,000

EPC Rating: A Council Tax Band:



All The Ingredients Needed For A Fabulous Lifestyle

Sustainability focused - Modern countryside luxury with an eco-edge — EPC A, solar power, and air-source heating. Five bedrooms, landscaped gardens, and secure gated parking. Future-ready home offering style, comfort, and long-term value. Silverwood Barns offers the rare combination of modern elegance, countryside calm, and future-proof design. Set within an exclusive gated enclave on St Albans Road in the desirable village of Sandridge, this striking five-bedroom detached residence showcases sustainable living at its finest. A grand vaulted hallway leads to light-filled interiors and three versatile reception rooms – perfect for family life, home working, and entertaining. At its heart lies a spectacular open-plan kitchen, dining and living area, framed by bi-fold doors that open to landscaped gardens and tranquil outdoor space. Upstairs, five generous bedrooms and four beautifully appointed bathrooms include a luxurious top-floor principal suite. Every element of Silverwood Barns has been crafted for comfort, security, and efficiency – from advanced insulation and solar power to an air-source heat pump providing year-round climate control. With energy efficiency and sustainability firmly in focus, this A-rated home stands out as a smart long-term investment amid speculation over future property-tax and energy reforms. Flexible completion terms before the November Budget or Christmas 2025 make this an ideal opportunity for buyers seeking clarity and confidence. A contemporary countryside retreat offering a lifestyle of comfort, elegance, and environmental intelligence.



Silverwood Barns

Approximate Gross Internal Area = 282.0 sq m / 3035 sq ft

Ground Floor

First Floor

Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1200746)

Cassidy & Tate have taken all reasonable steps to ensure the accuracy of the details supplied in our marketing material however, details are provided as a guide only and we advise prospective purchasers to confirm details upon inspection of the property. Cassidy & Tate will not be held liable for any costs which are incurred as a result of discrepancies.

Perfect Fusion of Location And Way of Living

Why Cassidy & Tate

Cassidy & Tate are a fully independent estate agent who have developed unparalleled understanding on how people want to buy, sell and rent property within the residential property market in Hertfordshire and its surrounding areas. We are able to accommodate your individual requirements and deliver to you a more personalised service, tailored to your home buying, selling and letting needs.

We also have many years of experience in land and new homes and the pleasure of working alongside many reputable house builders and developers in Home Counties and Greater London. Whether you are looking to acquire or sell development opportunities and land, wish to purchase or sell a newly built or refurbished property, or require a site valuation and marketing advice we can help.

Your Local Property Experts

As one of St. Albans leading estate agents we work relentlessly to ensure our valued customers receive the exceptional service they deserve at all times. We epitomise not only professional estate agency knowledge, but a dedication to integrity and responsiveness to every client. The Cassidy & Tate team will be available to you when in need to help overcome any stressful situations that may arise. We are here to offer you valuable and honest advice when needed so that you can navigate the best path through the process. We know the marketplace, the buyers, the sellers and neighbourhoods, but most importantly we know how to put our clients' needs first. Our state of the art sales tools, modern technology and our own in-house fully independent Mortgage Broker is here to make your journey easier and more direct to your final goal. At Cassidy & Tate you will be in control of your sale or purchase and we will help you get the best result possible



Specialists in Bespoke Properties

- 10-Year New Home Warranty For Peace Of Mind
- EPC A rating – Ultra-Low Running Costs
- Exclusive Gated Development Of 5 Detached Homes
- Outstanding School Catchment Area
- Part Exchange Considered
- Energy-Efficient Technologies: Air-Source Heat Pump & Solar PV Panels
- Beautifully Landscaped Private Gardens
- Five bedrooms | Four bathrooms | Three reception rooms
- Flexible Vendors – Completion Before Christmas 2025 Available

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	92	92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



