



The Well House, Tollgate Road, Colney Heath, St. Albans, AL4 0PY

£1,000,000

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A stunning, chain-free early 1900s family home, beautifully extended and set on a gated carriage driveway, offering breath-taking views over open farmland. Nestled in the charming village of Colney Heath, on the outskirts of St Albans, this home enjoys a peaceful setting while being close to local shops, a welcoming village pub, and a popular primary school. There are also picturesque riverside walks and access to the beautiful Colney Heath Common.

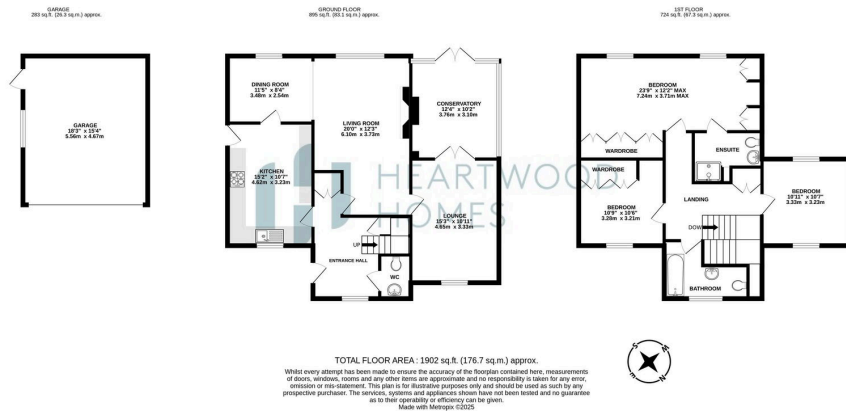
For more extensive shopping and leisure options, St Albans is just a short drive away, offering everything from high street favourites to independent boutiques. Commuters will appreciate the excellent transport links, with Junction 22 of the M25 nearby, providing quick access to the motorway network. St Albans also offers a fast, one-stop train service to London St Pancras International and your closest station is at Welham Green also providing Direct access to London.

The property has been thoughtfully modernised while retaining its original charm—please ask for further details. Upon entering, you are welcomed by a grand yet inviting entrance hall, leading to the main living areas and a convenient ground-floor W.C. The spacious kitchen flows seamlessly into the dining area, which opens up to a bright and airy living room, complete with a cosy fireplace and views over the garden. There is also a generous lounge area, which connects beautifully to a light-filled conservatory, making it a perfect space for relaxing and entertaining.

Upstairs, the main bedroom stretches across the rear of the house, offering stunning countryside views and a stylish en-suite shower room. There are two further spacious bedrooms one of which is double aspect, along with a contemporary family bathroom.

The gated driveway provides ample parking and leads to a detached double garage. The landscaped rear garden is a true highlight, featuring mature trees, well-kept borders, and a large lawn. A spacious summer house sits at the rear, perfect for a home office, gym, or additional entertaining space. Beyond the garden, open fields





- Stunning chain-free early 1900s home with farmland views
- Bright conservatory with garden views
- Two further generous bedrooms & modern bathroom
- Landscaped garden with mature trees & summer house
- Easy access to St Albans, M25 & fast London trains
- Spacious kitchen flowing into dining & living areas
- Main bedroom with en-suite & countryside views
- Gated carriage driveway with ample parking and a double garage
- Peaceful Colney Heath location near local shops & pub
- EPC Grade D

