





# Church End, Sandridge, St. Albans, AL4 9DL

Offers Over £600,000

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Nestled in the heart of the charming village of Sandridge, this pretty three-bedroom Grade II Listed period cottage is full of character and warmth. The village itself has a lovely community feel, with traditional country pubs, Heartwood Tea Rooms, and handy local shops. For more extensive amenities, you're just a short trip from the Quadrant and Jersey Farm – and St Albans city centre is only a quick drive away for when you want a bit more buzz.

You're also in a brilliant spot for enjoying the great outdoors, with Heartwood Forest practically on your doorstep – perfect for countryside walks and weekend adventures.

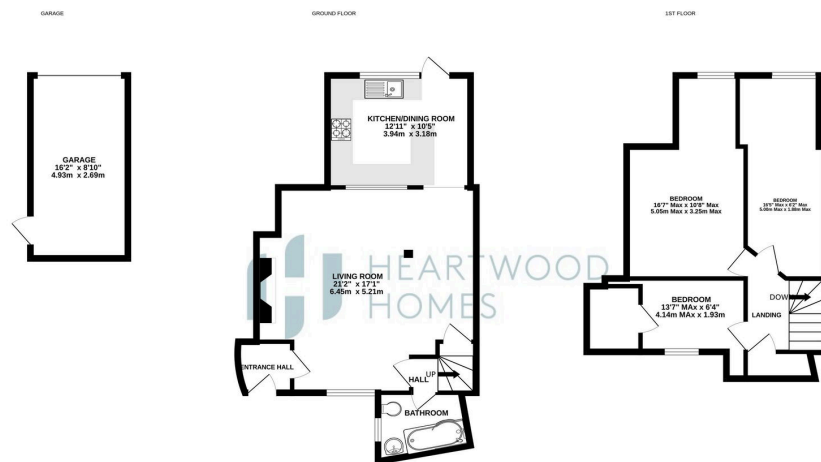
Inside, this delightful home feels cosy and full of charm. It's clearly been thoughtfully crafted, with hand-made touches and beautiful original features like exposed brickwork and oak timbers. Step through the front door and you're welcomed into an open-plan living and dining space, complete with a striking inglenook fireplace – ideal for relaxing evenings. To the rear, there's a spacious kitchen/ breakfast room that opens out onto the garden, making it a great spot for entertaining or simply enjoying time with family. There's also a separate entrance hall and a ground floor bathroom.

Upstairs you'll find three bedrooms, each brimming with character.

Outside, the private garden offers a sunny patio area, a peaceful place to unwind, with access to a garage and parking at the rear.

If you're looking for something truly special and full of personality, give us a call to arrange your viewing – we'd love to show you around.





Whilst every attempt has been made to ensure the accuracy of the floorplan 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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- Beautiful Grade II Listed 3-bedroom period cottage
- Full of charm with exposed beams and brickwork
- Cosy inglenook fireplace
- Spacious kitchen/breakfast room opening onto the garden
- Open-plan living and dining area
- Three character-filled bedrooms upstairs
- Lovely private garden with sunny patio
- Garage and parking accessed from the rear
- Set in Sandridge village, close to pubs, shops & Heartwood Forest
- EPC Grade D

