



HEARTWOOD
HOMES

Gardeners Cottage, Batchwood Hall, St. Albans, AL3 5XA

Offers Over £975,000

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Set within the expansive grounds of Batchwood Hall, with stunning views over the golf course and surrounding woodland, this charming detached Victorian home is a rare opportunity. Ideally located, it offers beautiful countryside and woodland walks right on your doorstep, while St Albans' vibrant city centre, with its excellent selection of shops, pubs and restaurants, is just 1.5 miles away, with the mainline station a little further.

This lovely family home has been cherished by the same family for around 70 years and retains plenty of period charm. Set on a generous plot of approximately 0.7 of an acre, it offers huge potential to create your dream home, subject to the relevant planning permissions.

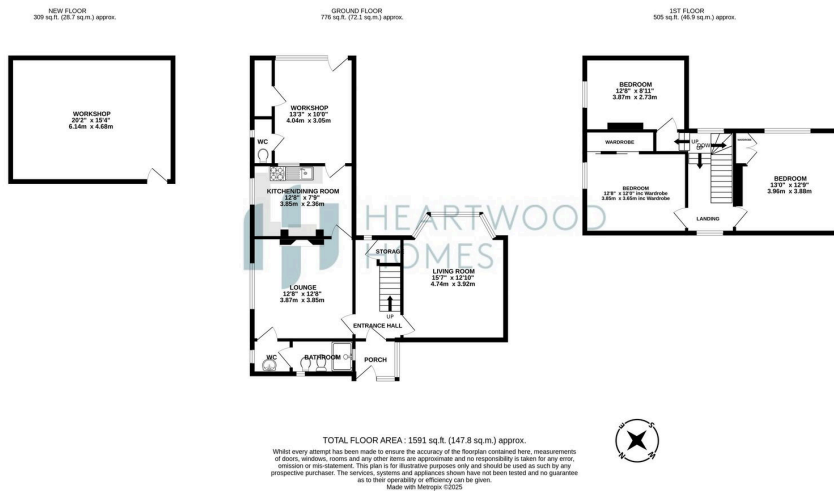
While the property could benefit from some updating, it already offers well-proportioned accommodation. You are welcomed through a storm porch into a spacious entrance hall with ample storage. The bright and airy living room features a large bay window overlooking the part-walled garden, and there is a second cosy lounge with stunning views across the front garden and golf course. The fitted kitchen opens onto a large workshop and the well-kept gardens beyond. A separate bathroom and W.C. complete the ground floor.

Upstairs, there are three generous double bedrooms, all with charming, characterful vaulted ceilings.

Outside, the front and rear gardens are generous and well maintained, including a large workshop and a delightful part-walled, enclosed garden.

This is a home that really must be seen to be appreciated. Don't miss the chance to realise its potential. Call us today to arrange your viewing.





- Charming detached Victorian home set in the grounds of Batchwood Hall
- Generous front and rear gardens, part-walled and well maintained
- Three spacious double bedrooms with characterful vaulted ceilings
- Second cosy lounge overlooking the front garden and golf course
- Excellent location, 1.5 miles from St Albans city centre with shops, pubs, restaurants, and mainline station nearby
- Stunning views over the golf course and surrounding woodland
- Large workshop and additional outdoor space
- Bright and airy living room with a large bay window
- Fitted kitchen with access to the garden and workshop
- EPC Grade Awaited



Energy Efficiency Rating

Very energy efficient - lower running costs



Not very energy efficient - higher running costs

Current Potential

Current: 20 Potential: 59

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