



HEARTWOOD
HOMES

High Street, Sandridge, St. Albans, AL4 9BY

£525,000

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Step inside this enchanting two-bedroom period cottage, dating back to circa 1680, beautifully blending historic character with modern comfort. Brimming with charm and timeless features, this unique home offers generous living space and a wonderfully warm, inviting atmosphere throughout.

Perfectly positioned in the heart of Sandridge village, you'll enjoy a wonderful balance of peaceful village living with easy access to St Albans City Centre and nearby Marshalswick, both offering a great selection of shops, cafés, and amenities.

Inside, a cosy lounge welcomes you with a feature fireplace, creating the perfect spot to relax. The kitchen diner offers a breakfast bar, ample storage, and plenty of room for entertaining. This floor also benefits from a cloakroom and downstairs bathroom, adding to its convenience and functionality.

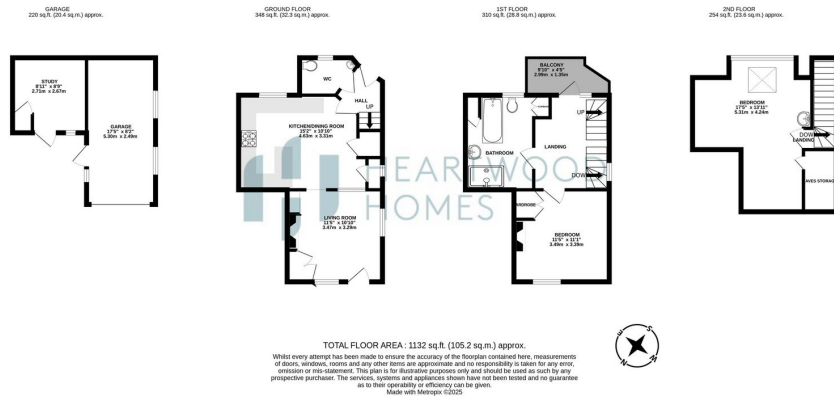
Upstairs, the character continues with a large landing with exposed beams, leading to a spacious double bedroom complete with built-in storage. This floor also features a family bathroom and access to a balcony overlooking the courtyard, annexe, and garage — a truly unique feature. The top floor boasts a bright and airy master bedroom, filled with natural light.

To the rear, you'll find an annexe study overlooking the pretty courtyard garden — ideal for home working or a peaceful retreat. The property also benefits from its own garage and parking, a rare advantage for a cottage of this charm and style.

The village of Sandridge offers three friendly country pubs, a local convenience store, and stunning countryside walks, including the much-loved Heartwood Forest. For commuters, both St Albans and Harpenden are close by, offering excellent shopping, leisure facilities, and mainline train links to London St Pancras.

This delightful home perfectly blends village charm and city convenience — a rare opportunity not to be missed.





- Beautiful two-bedroom cottage bursting with period character and charm
- Large first-floor landing with exposed beams, adding to the property's period charm.
- Top-floor master bedroom filled with natural light and character.
- Garage and parking — a rare advantage for a property of this style and location
- Village amenities include three country pubs, a convenience store, and stunning walks through Heartwood Forest.
- Cosy lounge featuring a period fireplace
- First-floor double bedroom with built-in storage and a family bathroom
- Annexe study and courtyard garden, ideal for home working or quiet retreat
- Located in the heart of Sandridge village
- EPC Grade E

