



4 Bedrooms



2 Bath/Shower Room + WC



3 Reception Rooms



Driveway



Landscaped Garden



EPC Band TBC

Council Tax

Band G: £3,875.11 2025/26

Local Authority  
Dacorum Council



**Trowley Bottom, Flamstead, St. Albans, AL3**  
**Guide Price £1,395,000**



## Trowley Bottom, Flamstead, St. Albans

This wonderful, comfortable family home has been beautifully maintained and improved by the current owners to provide delightful family living in a convenient yet rural location in the heart of the Hertfordshire countryside

- 🏡 Delightful family home
- 🏡 Charming characterful detached house
- 🏡 Three comfortable reception rooms
- 🏡 Four bedrooms and two bathrooms
- 🏡 Gorgeous rear gardens with entertaining space
- 🏡 Idyllic rural location
- 🏡 Close to Harpenden, Berkhamsted and St Albans

### Description

The property is approached by a gravel driveway with parking for several cars leading through a pretty front garden to the covered porch and entrance hall with flag stone floor with stairs to first floor and guest cloakroom. The well-proportioned living room is double aspect and has a built in wood burner for cosy winter evenings. From the hallway, cottage style doors lead to the corner study and a bespoke fitted kitchen/dining room. The kitchen was designed and fitted by Hertfordshire designer John Ladbury, with a stylish range of units and integrated appliances. The adjoining garden room has a delightful outlook via French doors onto the rear garden and large patio area, frequently used for alfresco entertaining. Off the garden room there is a generous utility room with further fitted units in the same style as the kitchen.

Upstairs the principal bedroom has a dual aspect overlooking the rear garden and a stylish ensuite shower room. There are three further good size bedrooms and a family bathroom.

Outside the landscaped gardens with large entertaining space add a further dimension to this home, designed by Hertfordshire designer James Scott. The raised flower borders, lawn, well stocked planters and integral seating area with outdoor kitchen will certainly draw the keen outdoor enthusiast to this sunny haven. The large garden store could also be used as a covered exercise area.

This delightful house and garden is a must see in this great rural location close to transport links and within easy reach of Harpenden, Berkhamsted and St Albans.



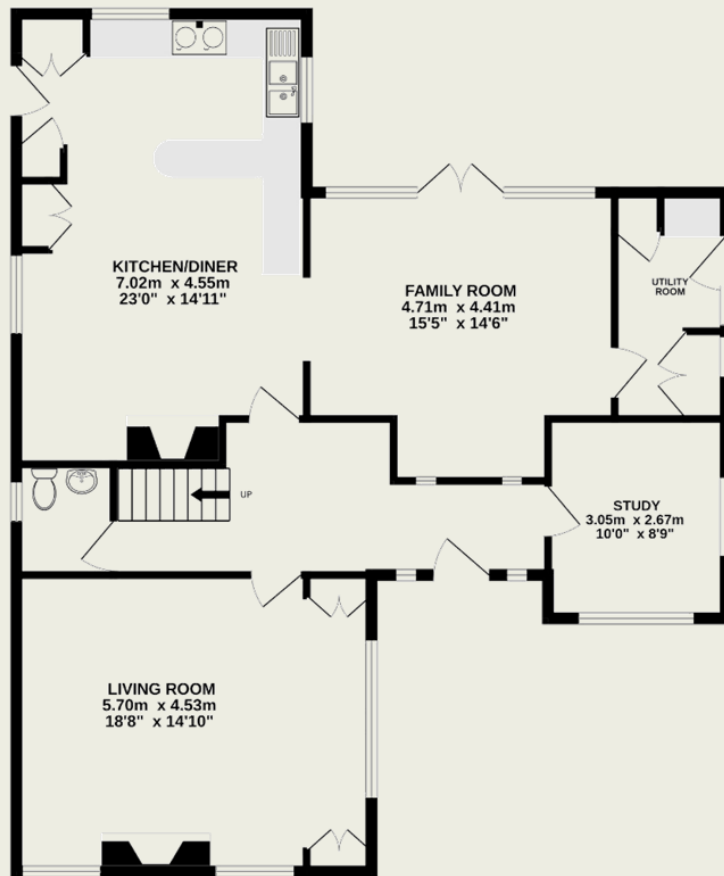




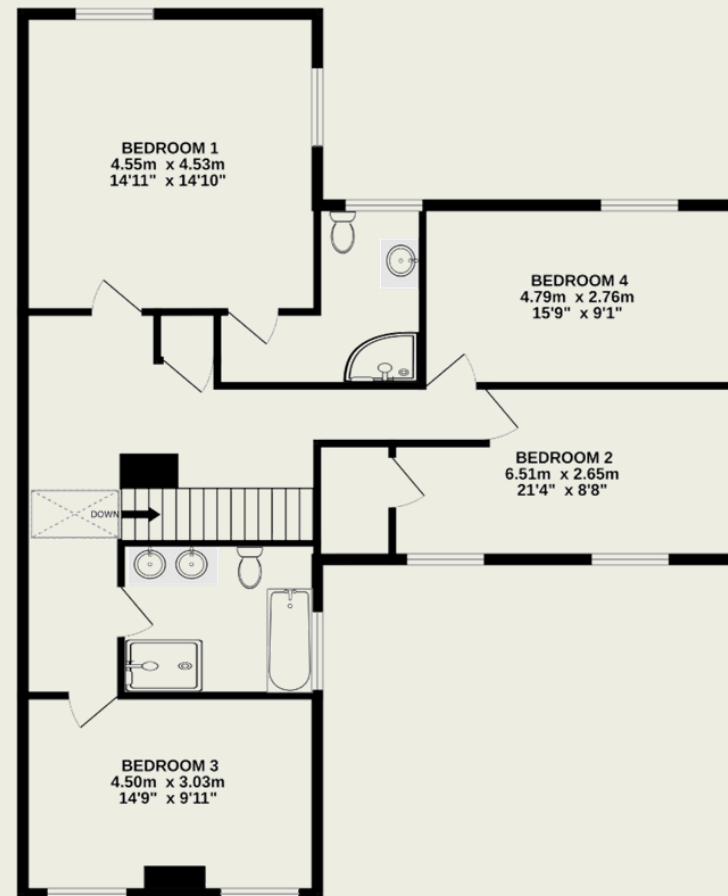
#### Important Information

These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2021 equated to £48.36 per referral.

GROUND FLOOR  
100.1 sq.m. (1078 sq.ft.) approx.



1ST FLOOR  
94.3 sq.m. (1015 sq.ft.) approx.



TOTAL FLOOR AREA : 194.4 sq.m. (2093 sq.ft.) approx.

This floorplan is for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such.