



3 Bedrooms



2 Bath/Shower Rooms



3 Reception Rooms



Off Street Parking



100ft



EPC Band D

Council Tax
Band: F £3,240.66
April 24/March 25
Local Authority
St Albans District Council



Gustard Wood, Wheathampstead, AL4 8UR
Guide Price £775,000 Freehold



Gustard Wood, Wheathampstead

This attractive three bedroom semi-detached character cottage boasts a glorious rural location next to open countryside and Mid Herts golf club.

Description

This charming cottage is situated Northeast of St Albans, close to both Wheathampstead and Harpenden.

Gustard Wood is a rural Hamlet featuring the Common, local golf course and magnificent countryside.

This spacious accommodation is arranged over two floors and comprises three good sized bedrooms and family bathroom on the first floor, whilst downstairs is a generous entrance vestibule, cosy frontal aspect living room, dining and breakfast room with exposed terracotta tiled flooring throughout.

The fully fitted cottage style kitchen has attractive ceramic tiled flooring and built in appliances and leads to the utility room and downstairs shower room.

Outside, the magnificent sunny aspect gardens measure approximately 100ft in depth and span a large area of lawn with inset flower, shrub and vegetable gardens and paved patio entertaining area. In addition, is a detached timber-built barn/workshop, ideal for conversion for those who work from home or require a gym or studio etc.

To the front is another area of lawn and driveway parking for a number of vehicles.

Location

Gustard Wood provides a delightful 'Hamlet-setting' on the rural fringes of the Roman village of Wheathampstead.

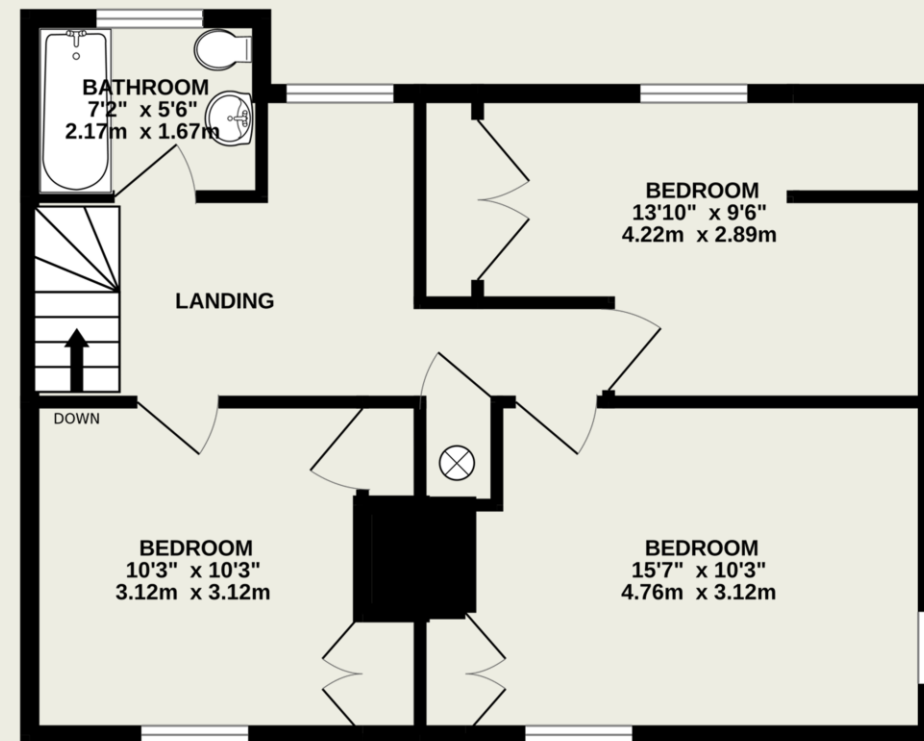
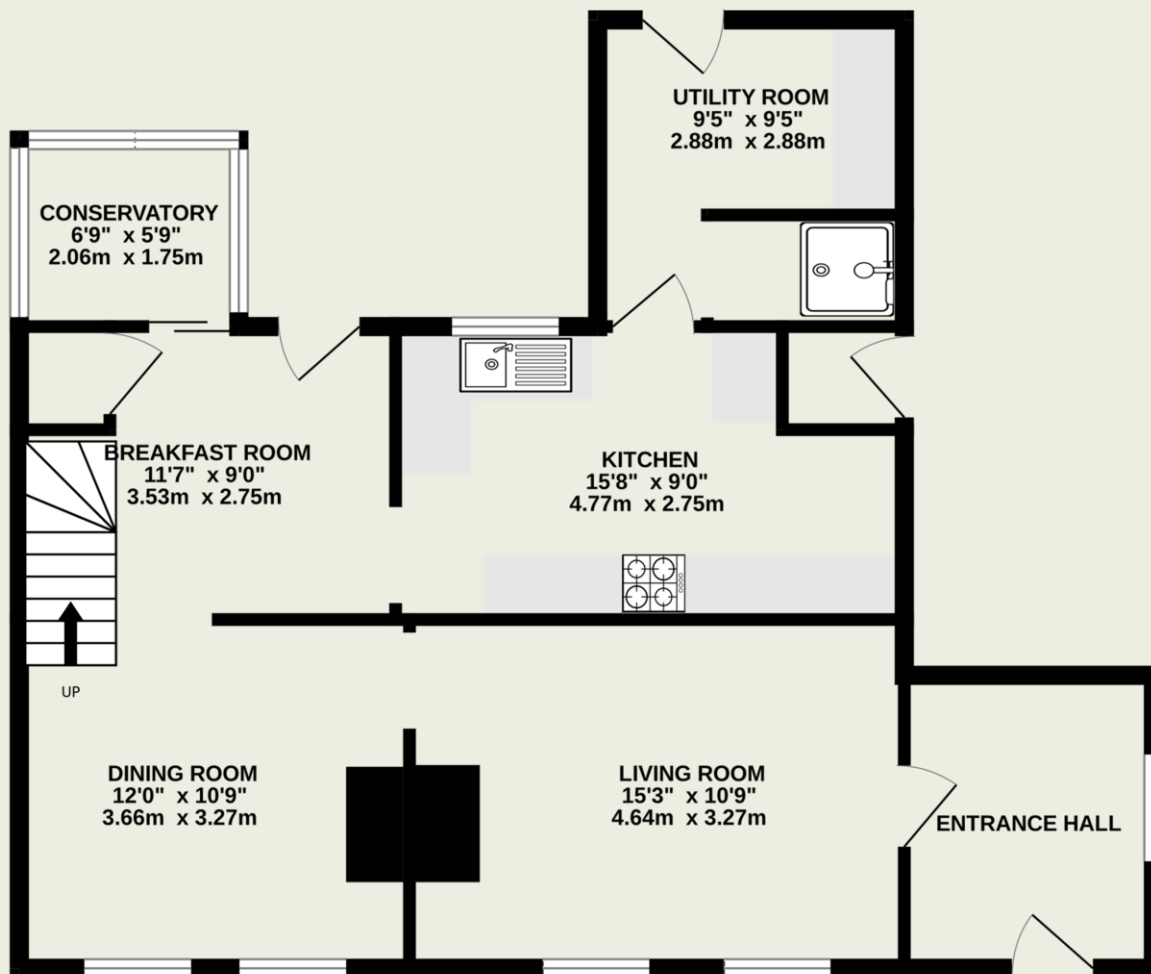
Approximately a mile down the Kimpton Road from Wheathampstead Village, the leafy approach adjusts with the seasons to create a rare ambience. Mid-Herts golf course is close by and Harpenden and St Albans both offering access to central London are within a few minutes' drive.





Important Information

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TOTAL FLOOR AREA : 1270 sq.ft. (118.0 sq.m.) approx.

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