



HEARTWOOD[®]

SANDRIDGE



— 2

*Enjoy village life knowing
you're never far from the
bright lights of a city*

Sandridge, nestled in the lush countryside of Hertfordshire, offers a serene and picturesque setting. This charming village is not just a location; it's a lifestyle, offering a harmonious blend of history, community, and natural beauty making it an ideal choice for families, professionals, and retirees alike.



City & country living

Sandridge is steeped in history, with its roots stretching back to the early medieval period. The village is proud of its heritage, most notably Heartwood Forest, and the historic local church which dates back several centuries.

The heart of Sandridge lies in its vibrant community spirit. With an array of local clubs, societies, and groups, new residents will find it easy to integrate and form lasting friendships.

For a small village, Sandridge is surprisingly well-equipped with essential amenities. It boasts a selection of local shops, including a convenience store for daily needs, and a few specialty shops that add to the village's charm. The local school is highly regarded, offering excellent education and fostering a supportive environment for young families. Pubs and eateries, with their cozy and friendly atmosphere, serve as the community's meeting points, offering delicious local fare.

Sandridge is a haven for nature lovers and outdoor enthusiasts offering extensive trails for walking, cycling and nature watching at Heartwood Forest. The village's proximity to St. Albans means that residents also benefit from the amenities and transport links of a bigger city while living in a tranquil, countryside setting. Sandridge, represents an ideal blend of peaceful countryside living, community spirit, and accessibility making it a perfect place for those looking to enjoy the best of both worlds.



PLOT A
HORNBEAM HOUSE

PLOT B
WILLOW HOUSE

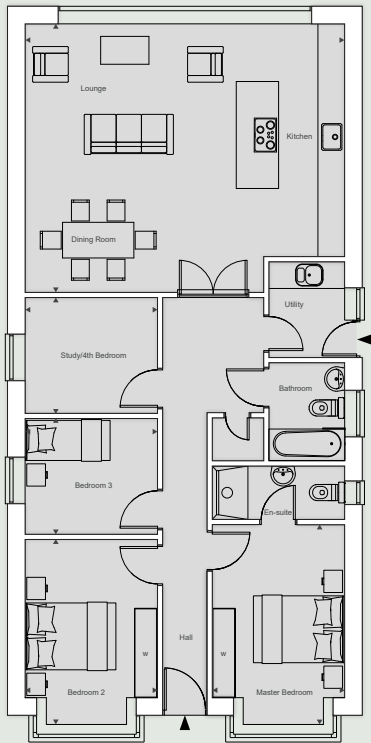
4 bedroom detached family homes.

Plot A shown, B is handed



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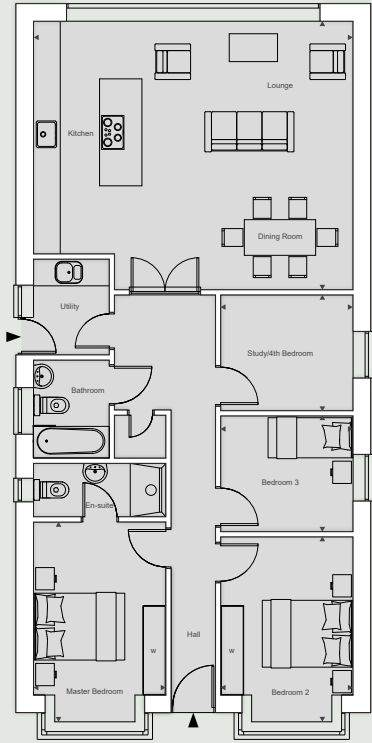
PLOT A: HORNBEAM HOUSE



Ground Floor

Kitchen/Dining/Living	6.03m x 7.17m	19'9" x 23'6"
Study	2.60m x 2.97m	8'6" x 9'9"
Master Bedroom	4.48m x 2.97m	14'8" x 9'9"
Bedroom 2	4.15m x 2.97m	13'7" x 9'9"
Bedroom 3	2.6m x 2.97m	8'6" x 9'9"

PLOT B: WILLOW HOUSE



Ground Floor

Kitchen/Dining/Living	6.03m x 7.17m	19'9" x 23'6"
Study	2.60m x 2.97m	8'6" x 9'9"
Master Bedroom	4.48m x 2.97m	14'8" x 9'9"
Bedroom 2	4.15m x 2.97m	13'7" x 9'9"
Bedroom 3	2.6m x 2.97m	8'6" x 9'9"

PLOT C BIRCH HOUSE

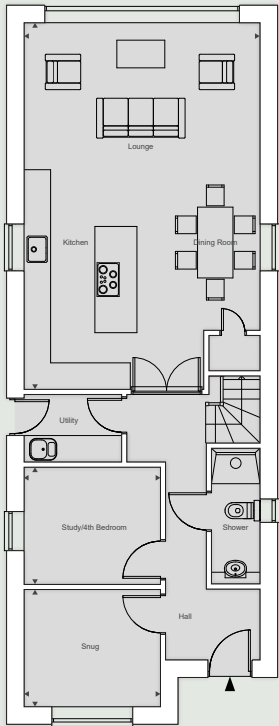
4 bedroom detached family home.

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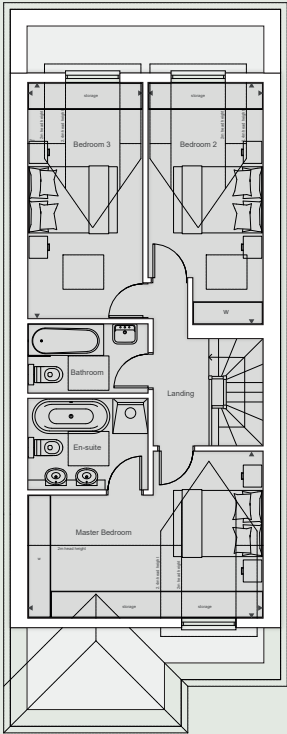
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PLOT C: BIRCH HOUSE



Ground Floor

Kitchen/Dining/Dining	5.33m x 8.29m	17'6" x 27'2"
Study	3.08m x 2.65m	10'1" x 8'8"
Snug	3.08m x 2.65m	10'1" x 8'8"



First Floor

Master Bedroom	5.33m x 3.79m	17'6" x 12'5"
Bedroom 2	2.61m x 5.35m	8'7" x 17'7"
Bedroom 3	2.61m x 5.49m	8'7" x 18'0"

Thoughtful design both inside & out

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General

- High performance aluminium double glazed bi-folding doors leading onto a secluded patio
- Oak tudor beams and oak porches
- Luxury herringbone tiles to the entrance and living areas
- Luxury deep pile carpets to bedrooms
- Walls painted in romney wool deluxe heritage
- Skylights
- Air source heat pumps
- Agate grey windows and front door
- EV chargers
- 10 Year Structural Warranty

Joinery

- Bespoke shaker style fitted wardrobes to all master bedrooms and second bedrooms
- Traditional skirting and architrave
- Woodwork painted in Satinwood
- Bespoke oak frame and glass staircase (Plot C: Birch House)

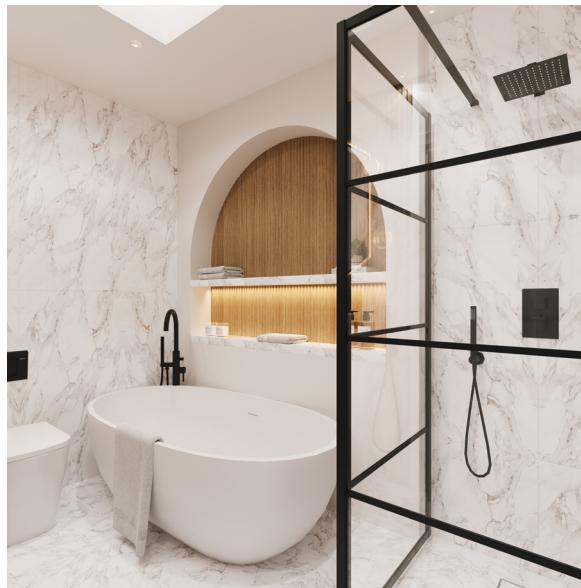
Stylish Kitchens

- Fully fitted shaker style designer kitchens with antique brass handles
- Kitchen island with open plan concept
- Larder cabinet (Plot C: Birch House)
- Siemens built-in oven
- Siemens built-in fridge freezer
- Siemens fully integrated dishwasher
- Siemens wine cooler
- Utility rooms are provided with space only for washing machine and tumble dryer
- Calacatta Gold Quartz work tops
- Siemens induction hob with integrated ventilation system

Bathroom and Ensuite

- A mix of white, black and gold sanitary ware and fittings
- Sliding shower doors for the walk-in showers
- L-shaped shower over bath for the bathrooms
- Senza wall hung rimless WC with soft close seat
- A mix of oak wall hung vanity units and blue wall hung drawers with marble top
- Freestanding bathtub with a his and hers sink (Plot C: Birch House)
- Contemporary porcelain wall and floor tiling with full height throughout
- Slatwall waterproof panels in natural oak as a feature wall
- Bespoke LED mirror
- Shaver socket
- Contemporary towel rails





Electrical Installation

- Antique Brass Knightsbridge electrical switches, sockets and plugs
- Mains fed smoke/heat detectors with back-up facility
- Low energy downlights throughout with the addition of a few pendant fixtures
- External up and down light fittings adjacent to front door, patio door and utility door
- Electrical vehicle charging points by parking bay
- Camera doorbell
- Thermostats (zonal)

Heating and plumbing

- Air source heat pumps
- Fully automated and programmable heating and hot water system
- Underfloor heating throughout

Garden and External Space

- Stone grey composite decking with privacy screens
- Beautifully landscaped gardens
- External cold and hot water tap
- Block paved parking bays



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Surroundings

1 HEARTWOOD

2 ST ALBANS CITY CENTER & STATION

2.5 miles

3 VERULAM GOLF CLUB

3 miles

4 OAKLANDS COLLAGE

3.2 miles

5 SOPWELL GYM, SPA HOTEL

3.8 miles

6 HARPENDEN GOLF CLUB

4.8 miles

7 HARPENDEN

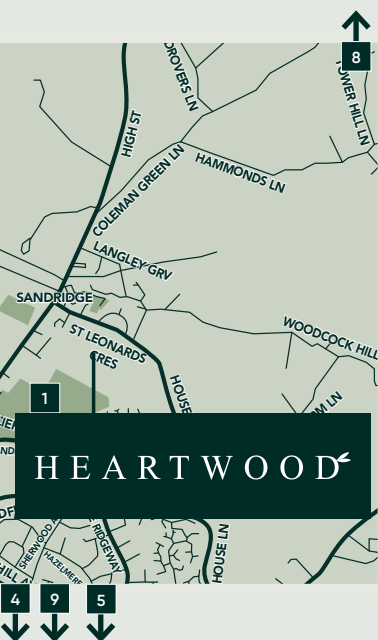
5.7 miles

8 WELWYN

5.9 miles

9 RADLETT

8.8 miles



Address

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Sandridge
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AL4 9BU

About **BH**

BALAN HOMES

Balan Homes is an innovative property development company that focuses on providing exciting new homes which cater to the needs and wants of a growing population. Its core value is founded on delivering design-driven spaces which capture the imagination.

From acquisitions all the way to resales, we have this aim to continuously excel and perform to an exceptional standard to ensure we can be proud of the homes we build.

Our Focus

As a sustainability driven property development company, we take great care in incorporating as many environmentally friendly solutions to our developments. We are determined to not only creating exceptional homes in the UK but also focusing on minimising environmental impacts through green building design practices, and long term benefits for our clients and local environment.

“Our vision is to expand to a level to which our business partners and homebuyers can associate us with the most exceptional delivery of sustainable and high-quality homes across the UK.”

— Elise and Rajiv Balan



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