

St Albans Office  
10 High Street, St Albans  
Herts AL3 4EL  
01727 228428  
stalbans@cassidyandtate.co.uk

Marshalswick Office  
59 The Quadrant, St Albans,  
Herts AL4 9RD  
01727 832383  
marshalswick@cassidyandtate.co.uk

Wheathampstead Office  
39 High Street, Wheathampstead,  
Herts AL4 8BB  
01582 831200  
wheathampstead@cassidyandtate.co.uk

Knightsbridge Office  
45 Pont Street, Knightsbridge  
London SW1X 0BD  
020 7629 9966  
26@theknightsbridgeoffice.co.uk

Cassidy  
& Tate  
Your Local Experts



Award Winning Agency

HAMMONDS LANE

ST. ALBANS

AL4 9BG

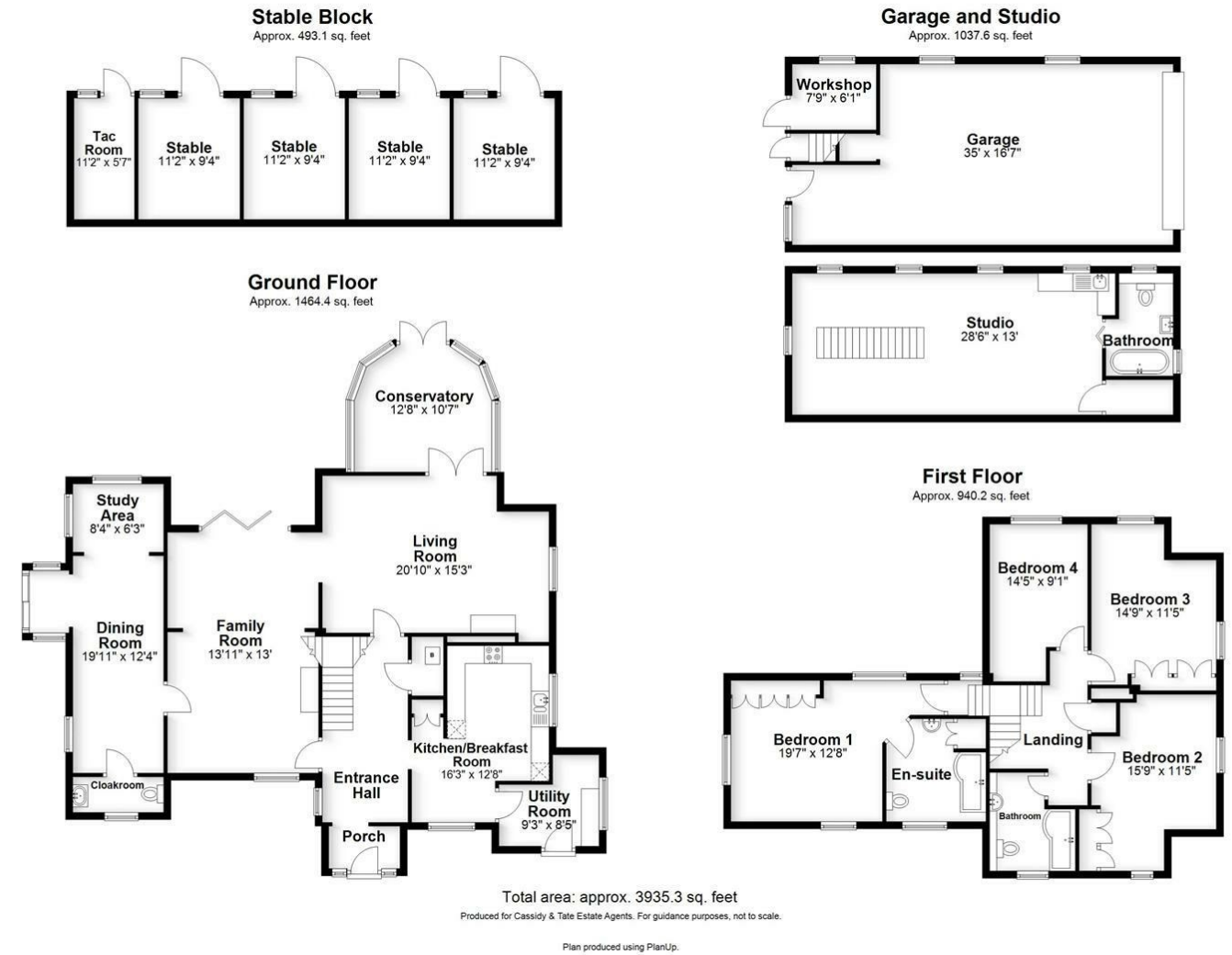




# All The Ingredients Needed For A Fabulous Lifestyle

Hollybush is a spacious detached period property located in a rural area, just outside the charming village of Sandridge and only four miles to the north of popular St. Albans. The whole is around 7 acres including a portion of ancient woodland of around 3.75 acres. The property has four double bedrooms and four generously sized reception rooms. To access the property, you must take a country lane from the centre of the village and then proceed along a restricted byway. The property is enclosed by an electronic gated driveway that leads to a circular parking and turning area. A detached garage/barn also offers covered parking for several vehicles, and on its first floor, you'll find a large self-contained studio apartment with an open-plan living and sleeping area, a small kitchen, and a separate bathroom. Additionally, the property has a spacious 4 box stable block and tack room. Hollybush is conveniently located near excellent rail links and the motorway network, including the M1, M25, and A1 (M). Sandridge Village, with its convenience store, tea shop, three lively pubs, and St. Leonard's Church, provides immediate local amenities. Moreover, St. Albans City Centre, Harpenden, Welwyn Garden City, Wheathampstead, and Hatfield are all within easy reach. The airports of Heathrow, Luton, and Stansted are also easily accessible. Hollybush is well-located for both private and state schools.

AGENTS NOTE: Private Drainage. Private Water Supply. Oil Fired Central Heating.



Cassidy & Tate have taken all reasonable steps to ensure the accuracy of the details supplied in our marketing material however, details are provided as a guide only and we advise prospective purchasers to confirm details upon inspection of the property. Cassidy & Tate will not be held liable for any costs which are incurred as a result of discrepancies.



# Perfect Fusion of Location And Way of Living



## Why Cassidy & Tate

Cassidy & Tate are a fully independent estate agent who have developed unparalleled understanding on how people want to buy, sell and rent property within the residential property market in Hertfordshire and its surrounding areas. We are able to accommodate your individual requirements and deliver to you a more personalised service, tailored to your home buying, selling and letting needs.

We also have many years of experience in land and new homes and the pleasure of working alongside many reputable house builders and developers in Home Counties and Greater London. Whether you are looking to acquire or sell development opportunities and land, wish to purchase or sell a newly built or refurbished property, or require a site valuation and marketing advice we can help.

## Your Local Property Experts

As one of St. Albans leading estate agents we work relentlessly to ensure our valued customers receive the exceptional service they deserve at all times. We epitomise not only professional estate agency knowledge, but a dedication to integrity and responsiveness to every client. The Cassidy & Tate team will be available to you when in need to help overcome any stressful situations that may arise. We are here to offer you valuable and honest advice when needed so that you can navigate the best path through the process. We know the marketplace, the buyers, the sellers and neighbourhoods, but most importantly we know how to put our clients' needs first. Our state of the art sales tools, modern technology and our own in-house fully independent Mortgage Broker is here to make your journey easier and more direct to your final goal. At Cassidy & Tate you will be in control of your sale or purchase and we will help you get the best result possible



## Specialists in Bespoke Properties

- Outstanding Country Home
- 4 Box Stables
- Potential To Extend stpp
- Located In Sandridge
- Gardens 0.73 acre
- The whole around 7 acres
- Further Potential to main Dwelling (stp)
- Detached Residence
- Separate Private Woodland of 3.75 acres
- Paddocks 1.22 and 1.19 acres

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



