



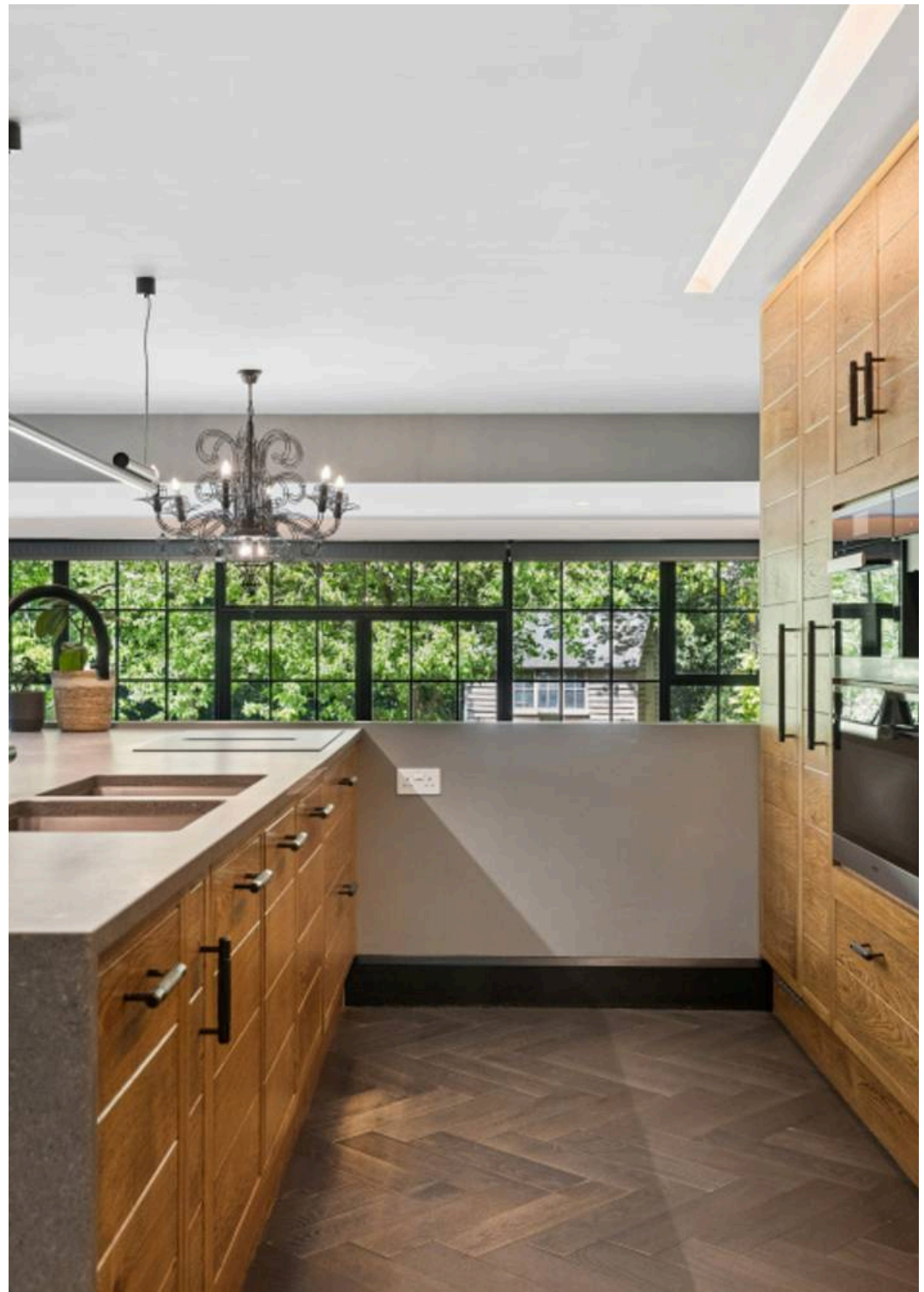
71 Sandpit Lane, St. Albans, AL1 4EY

# 71 Sandpit Lane

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## **The Spinney – A Distinctive Family Residence of Exceptional Design.**

The Spinney is a truly remarkable detached home, extending to approximately 5,000 sq ft and set within an impressive 0.70-acre plot, enveloped by mature trees and established planting to create a wonderfully private setting. Beautifully refurbished in 2018, the property has been finished to an exacting standard, thoughtfully preserving its original character while introducing a striking, one-of-a-kind layout and contemporary interior design. From the moment you step inside, the tone is set by a dramatic double-height entrance vestibule, where expansive Crittall-style windows flood the space with natural light and a statement chandelier provides an immediate sense of elegance. This meticulous attention to detail and cohesive design continue throughout the entire home. The Spinney offers an exceptional level of versatility, with four well-proportioned reception rooms catering to both formal and informal living. In addition, a lower ground floor hobby room, with direct access to a private external courtyard, provides further flexibility, ideal for a studio, gym, or creative space. A separate entrance leads to a well-appointed utility area, conveniently positioned close to the ground floor shower room, enhancing the home's practicality for modern family life. At the heart of the home lies the centrepiece of the 2018 refurbishment: a spectacular split-level kitchen, breakfast, and family room. Bathed in natural light from dual-aspect, double-height Crittall-style windows and doors, this space is both visually stunning and highly functional. The bespoke kitchen is fitted with a comprehensive range of Miele appliances, including two ovens, a combination steam oven, a combination microwave, a coffee machine, an induction hob with integrated extraction, and separate full-height fridge and freezers, a double wine fridge, and a Quooker tap, alongside a whole-house water softening system. Designed with both style and functionality in mind, the kitchen features floor-to-ceiling cabinetry offering extensive storage, complemented by a striking waterfall island incorporating a double sunken sink and hob. Underfloor heating runs throughout the kitchen and adjoining family area, which also benefits from a modern feature fireplace. Here, the impressive glazing frames beautiful views across the gardens, enhancing the sense of space and light. A thoughtfully positioned study completes this part of the home, set behind Crittall-style glazing to provide privacy while maintaining a visual connection to the main living space and its surroundings. The first floor offers six generously sized bedrooms, each with built-in storage and individual character. First floor accommodation is served by two family bathrooms and two en-suite, all finished to a high specification with a contemporary industrial style. One of the bedrooms enjoys access to the original balcony, adding a further charming architectural feature. The principal suite is a standout, perfectly justifying its status. Entered via a spacious dressing room with ample fitted storage, it leads through to a beautifully designed en-suite bathroom. Consistent with the home's refined aesthetic, this space features polished concrete walls, industrial-style fittings, and a striking, cleverly positioned rooflight that fills the room with natural light. The comprehensive refurbishment and extension programme undertaken in 2018 included a substantial double-storey wraparound extension, complete replacement of all electrics, installation of a new heating system throughout, and the addition of a CCTV security system, ensuring the property meets the highest modern standards. Externally, the property continues to impress. To the front, ample off-street parking is discreetly set behind mature trees and planting, reinforcing the sense of privacy. A timber-framed double garage with a pitched tiled roof provides further practicality. To the rear, a generous patio spans the width of the property, offering an ideal space for entertaining, outdoor dining, or simply enjoying the peaceful and secluded surroundings of this exceptional home. The Spinney is a rare offering, combining scale, privacy, and design-led living in a way that is both timeless and truly unique.

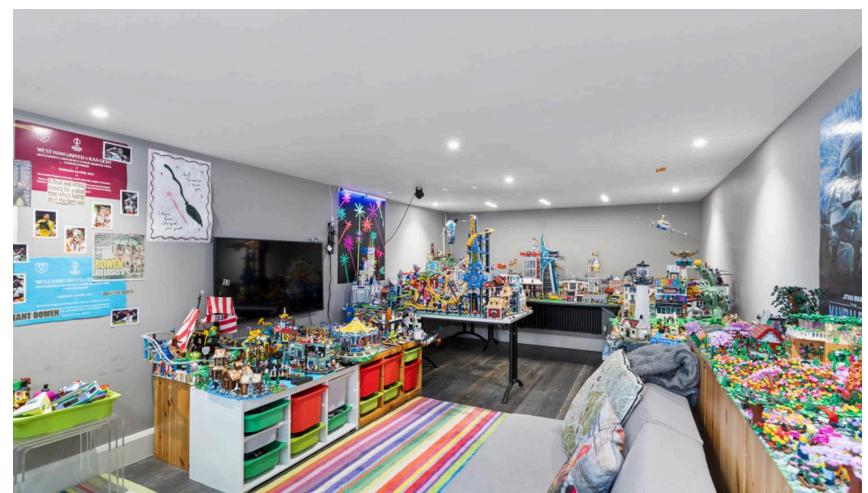
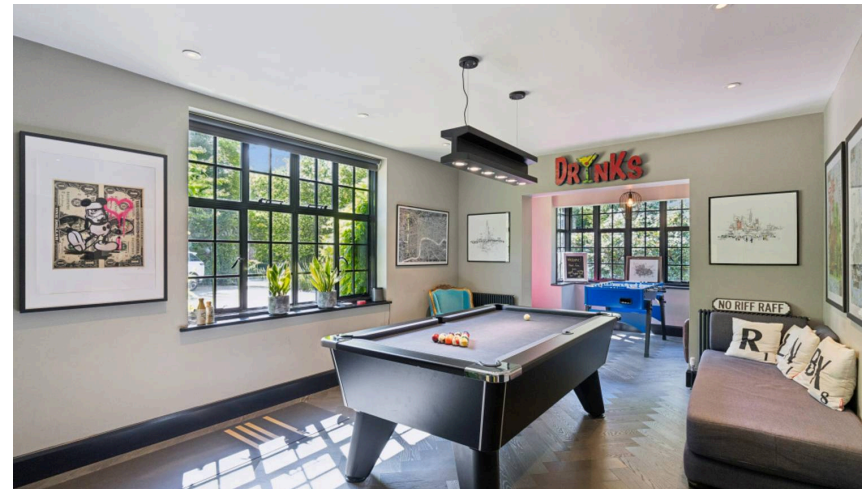




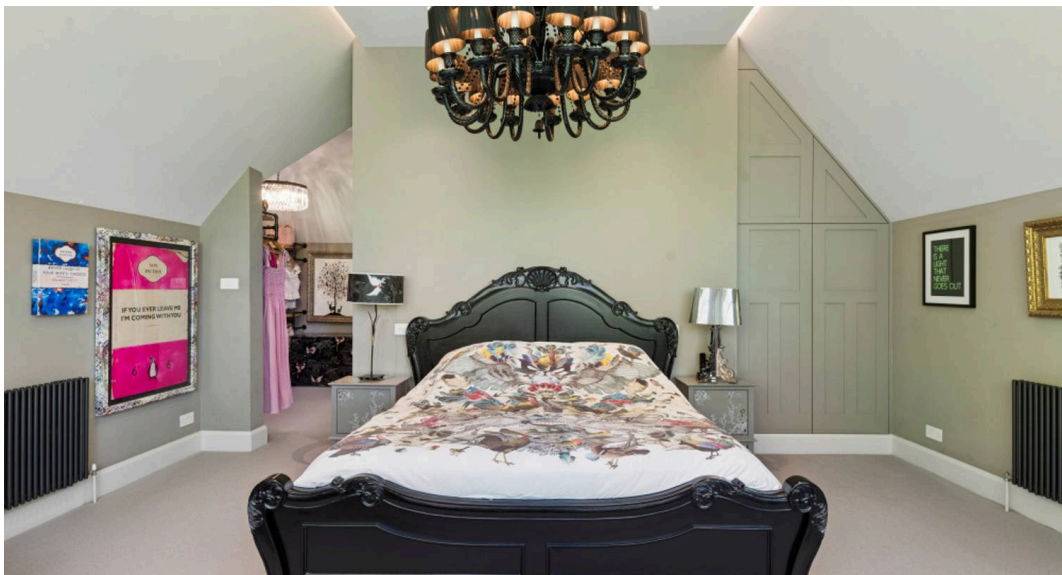
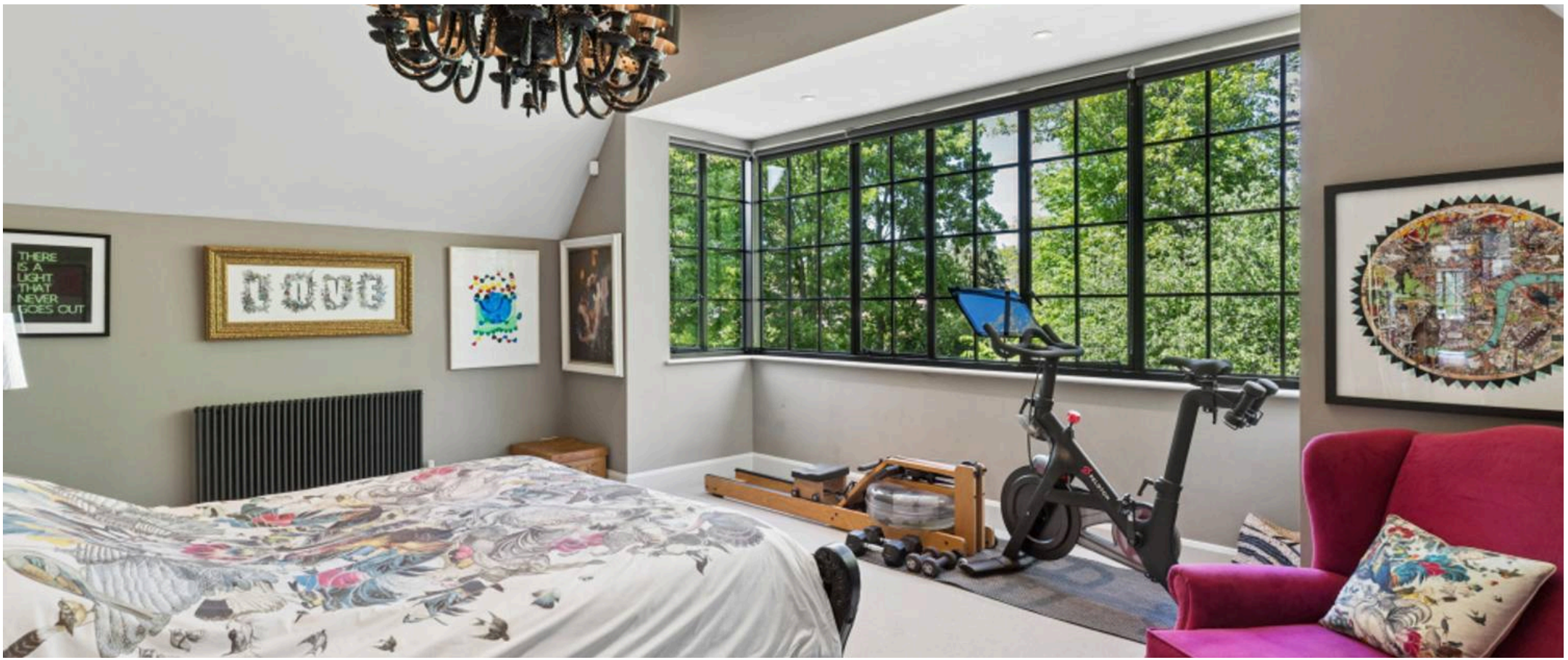


## 71 Sandpit Lane

- Approximately 5,000 sq ft of beautifully refurbished accommodation, blending original character with striking contemporary design
- Set within an impressive 0.70-acre plot, surrounded by mature trees and planting for exceptional privacy
- Four versatile reception rooms, ideal for both formal entertaining and relaxed family living
- Stunning split-level kitchen, breakfast, and family room, fully redesigned in 2018 as the heart of the home
- Bespoke kitchen with premium Miele appliances, waterfall island, Quooker tap, and whole-house water softening system
- Exceptional levels of natural light throughout, enhanced by double-height spaces, dual-aspect glazing, and thoughtfully designed sightlines connecting the home to its private grounds
- Six generously sized bedrooms, including a luxurious principal suite with dressing room and designer en-suite
- High-specification bathrooms and en-suites featuring contemporary industrial finishes and bespoke detailing
- Extensive 2018 refurbishment including double-storey wraparound extension, new electrics, heating system, and CCTV
- Private landscaped gardens with a large patio, ample off-street parking, and a timber-framed double garage











- Bedrooms - 6
- Bathrooms - 6
- Reception Rooms - 5
- Kitchen / Breakfast Room / Family Room
- Study
- Dressing Room
- Downstairs Cloakroom
- Utility Room
- Double Garage
- Property Size - 4,896 sq ft
- Plot Size - 0.70 Acres



Approximate Gross Internal Area  
 Lower Ground Floor = 24.8 sq m / 267 sq ft  
 Ground Floor = 220.8 sq m / 2,377 sq ft  
 First Floor = 178.0 sq m / 1,916 sq ft  
 Double Garage = 31.2 sq m / 336 sq ft  
 Total = 454.8 sq m / 4,896 sq ft

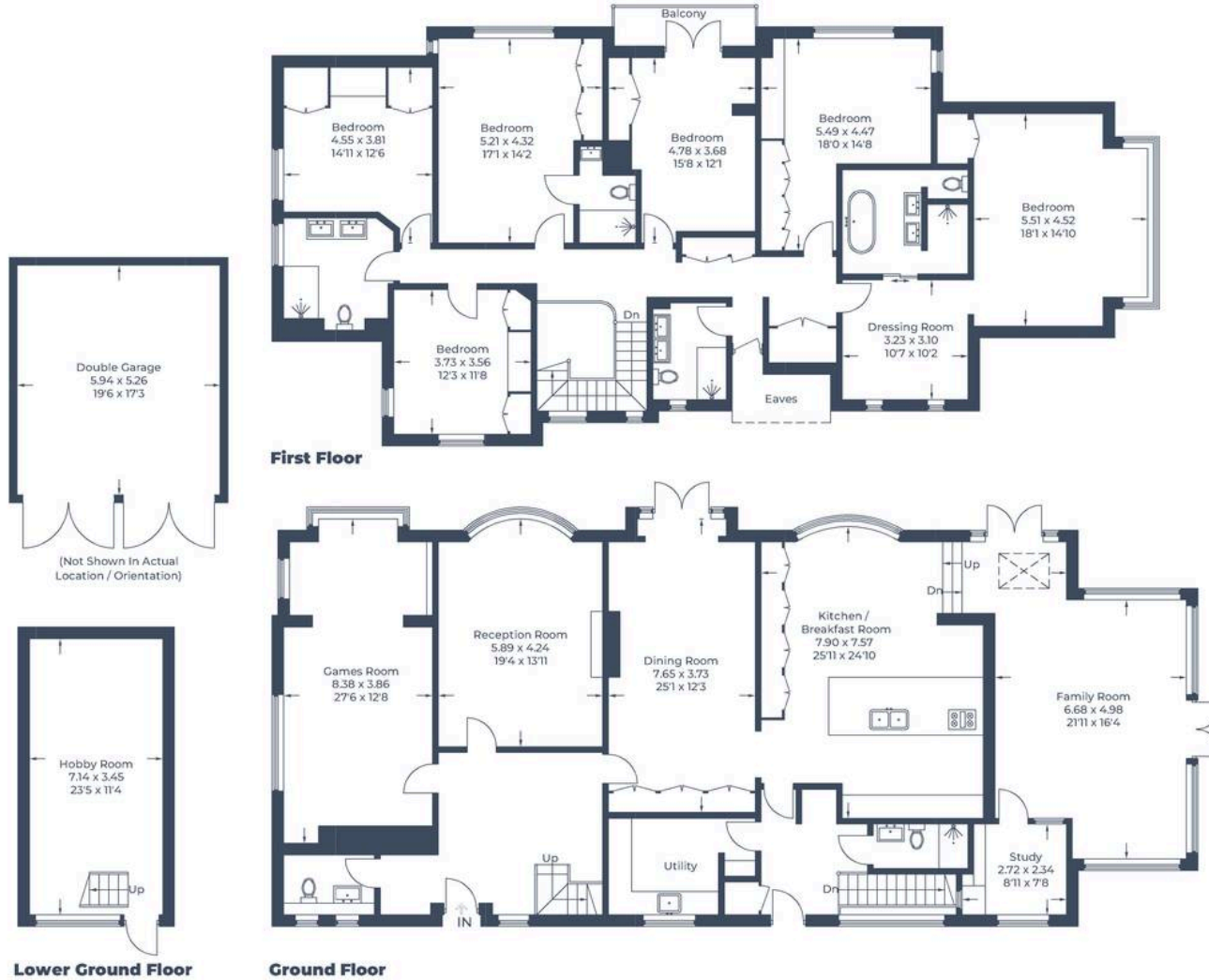


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