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

Cassidy & Tate
Your Local Experts





Award Winning Agency

www.cassidyandtate.co.uk

ST. ALBANS ROAD

SANDRIDGE

AL4 9LB

Guide Price £1,769,500

EPC Rating: A Council Tax Band: H



All The Ingredients Needed For A Fabulous Lifestyle

Some homes are simply places to live. Silverwood Barns is something altogether different - Set within an exclusive gated enclave on St Albans Road in the beloved village of Sandridge, this remarkable five-bedroom residence has been designed around the way people truly want to live beautifully, sustainably, and without compromise. A grand vaulted hallway welcomes you in, where natural light and considered materials set the tone for every room that follows. Three versatile reception rooms offer space for family life in all its forms, while the stunning open-plan kitchen, dining and living area is the kind of space that draws people together whether that's a lazy Sunday morning or an evening with friends. Bi-fold doors open onto landscaped gardens that feel like a natural extension of the home itself. Upstairs, five generous bedrooms and four beautifully finished bathrooms provide genuine comfort and privacy for every member of the family. The top-floor principal suite is a retreat within a retreat, serene, spacious, and quietly luxurious. Designed with the future in mind, Silverwood Barns holds an EPC A rating, powered by solar panels and an air-source heat pump that keeps running costs impressively low. Agent Note: AI Images Used to Illustrate Garden Potential



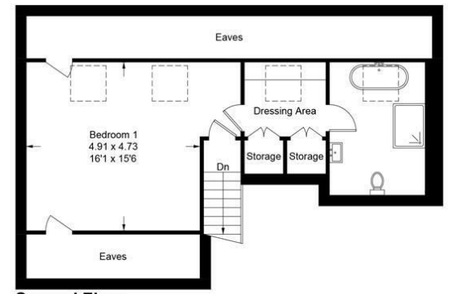


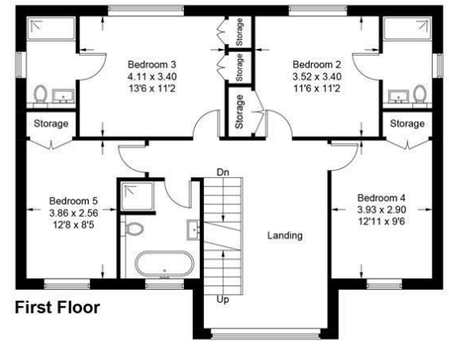


Silverwood Barns

Approximate Gross Internal Area = 282.0 sq m / 3035 sq ft







This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1200746)

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



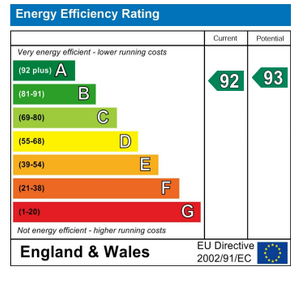






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- Top-Floor Principal Suite With Dressing Area & En-Suite
- Beautifully Landscaped Private Garden
- Air-Source Heat Pump & Solar PV Panels
- Exclusive Gated Development Of Just Five Detached Homes
- Stunning Open-Plan Kitchen, Dining & Living Space With Bi-Fold Garden Doors
- Approximately 3,035 SQFT Of Thoughtfully Designed Space
- EPC A Rated / Ultra-Low Running Costs
- 10-Year New Home Warranty For Complete Peace Of Mind
- Outstanding School Catchment Area



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