



**Connells**

Whippetrees Lower Gustard Wood  
Wheathampstead St. Albans

# Whippletrees Lower Gustard Wood Wheathampstead St. Albans AL4 8RS

for sale  
£1,400,000



## Property Description

Rarely available and rich in history, this stunning Grade II listed detached Georgian home set beside Mid Herts Golf Club is being offered with no onward chain. The property is located around five miles from Harpenden and St Albans. Both offer excellent amenities, highly regarded schools, and fast links to London St Pancras.

This home blends modern living with some original period features including: sash windows, exposed beams, and feature fireplaces. The ground floor boasts a spacious 24ft kitchen/breakfast room and offers a bright dual-aspect living room with bifold doors to the garden. There is also a separate sitting room, study and utility room. Upstairs there are four double bedrooms. The principal bedroom benefits from a modern ensuite whilst a four-piece family bathroom serves the remaining rooms.

Outside, the private walled garden is expertly landscaped with distinct patio and terrace areas. The substantial detached garage offers excellent scope for conversion (SSTP).

## Entrance Hall

Stairs leading to first floor with understairs cupboard, ceramic tiled flooring

## Living Room

Comprising; Inglenook fireplace with cast iron wood burning stove, reclaimed parquet flooring and bi fold doors leading to garden.

## Sitting Room

With feature cast iron fireplace.

## Kitchen/ Breakfast Room

This room also includes a quiet snug area with French doors leading to dining room and has a luxury fitted cottage- style kitchen with a central breakfast bar, granite work surfaces, induction hob, Neff oven, microwave and built in dishwasher. Doorways leading to utility room and lobby area.

## Utility Room

Comprising of space for fridge, washing machine and work surfaces

## Lobby

Quarry tile flooring. Worcester boiler, door to garden

## Study

Neo-Georgian window to rear aspect, radiator

## WC

White suite comprising of towel level WC and wash hand basin.

## Cellar

Accessible via a hatch from the snug area with fixed ladder power and light.

## First Floor Landing

Spacious galleried landing with period exposed beams and built in linen cupboard.

## Bedroom One

Solid Oak flooring throughout.

## Ensuite

Modern white suite with mosaic tile flooring and comprising of; shower cubicle, wash hand basin with vanity units, low level WC, heated towel rail and extractor fan.

## Bedroom Two

Original 14" solid Oak flooring, exposed period beams and walk in dressing room.

## Bedroom Three

## Bedroom Four

## Bathroom

Four-piece white suite with Solid Oak flooring and part tiled walls comprising of: bath with mixer taps and shower attachment, shower cubicle, radiator with heated towel rail, extractor fan and loft hatch.

## Courtyard Front Garden

With period wrought iron railings surrounding laid to York stone and shingle with outside tap and lighting and a feature potting shed.

## Walled Courtyard Garden

Private and secluded and built over two tiers with steps leading to roof terrace with far reaching views over Mid Herts Golf Club. Low maintenance with selection of shrubs surrounding and outside lighting and gated rear access to double garage.

## Driveway

Resin driveway for two cars in front of double garage, accessible via Mid Herts Golf Club.

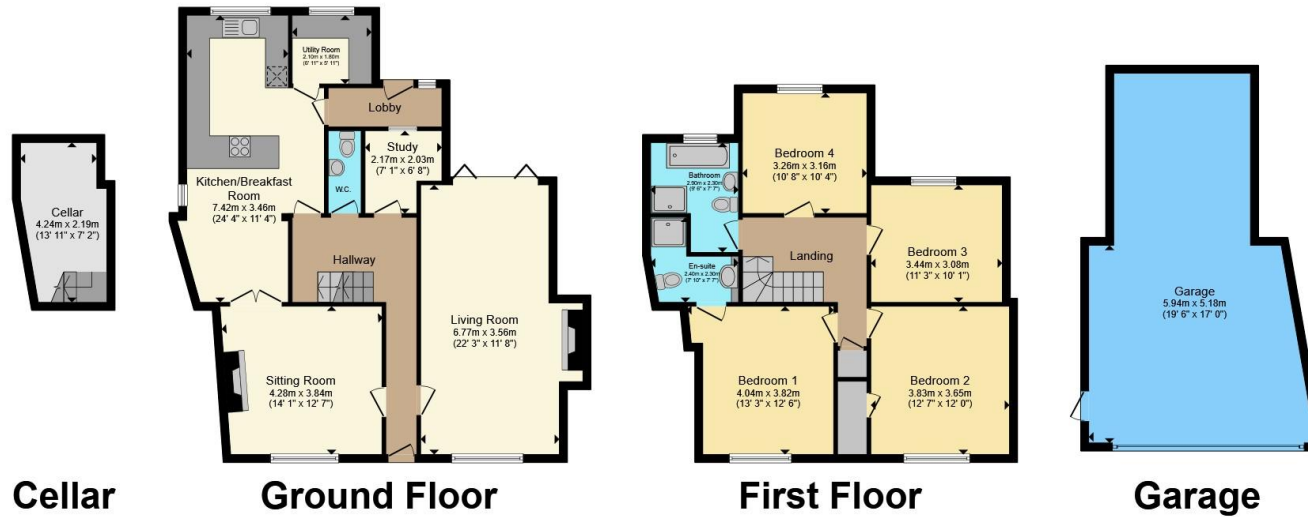
## Detached Double Garage

With workshop to the rear with remote electric roller door, power and light.









Total floor area 215.6 m<sup>2</sup> (2,320 sq.ft.) approx

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EPC Rating: Exempt  
 Council Tax Band: G

Tenure: Freehold

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