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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

TOLLGATE ROAD
ST. ALBANS
AL4 0PY

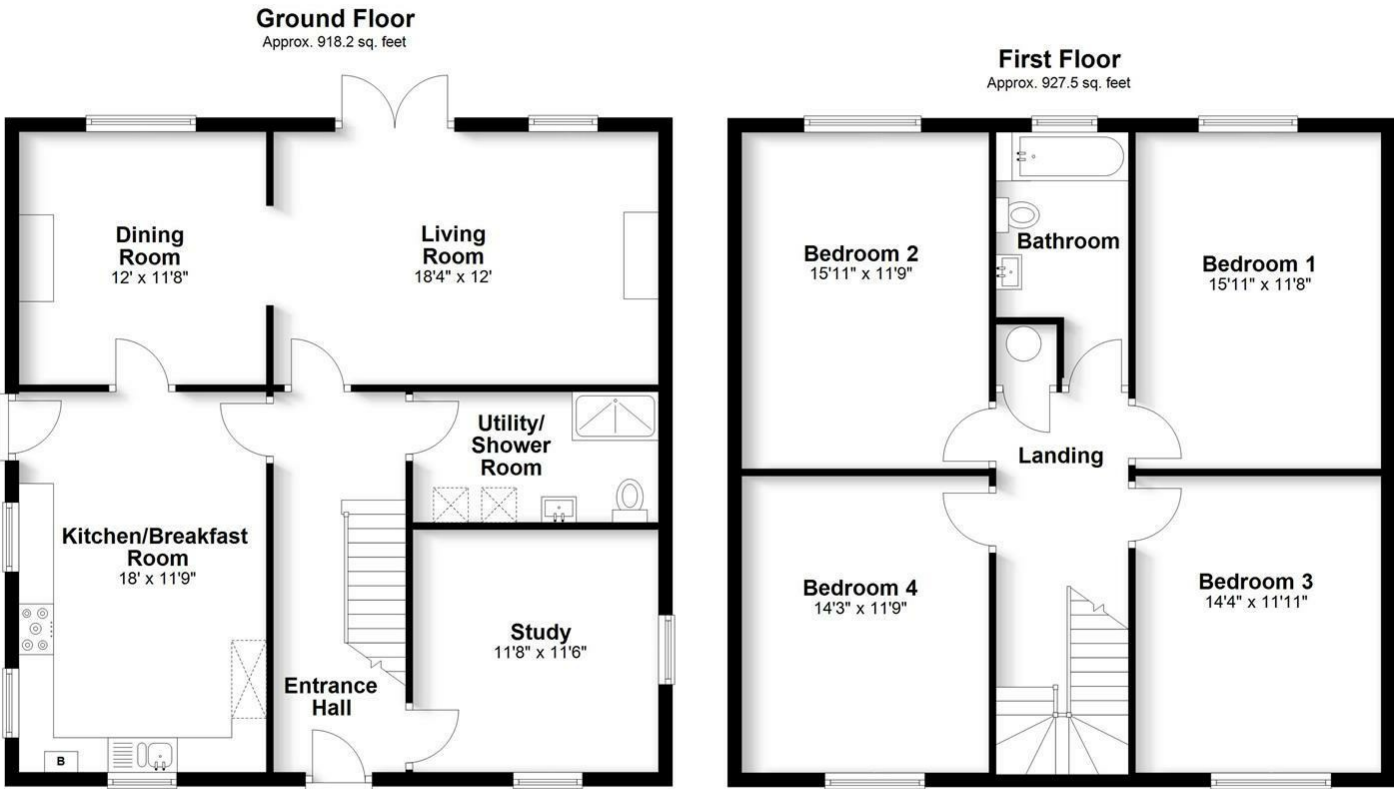
Price Guide £1,100,000

EPC Rating: C Council Tax Band: F



All The Ingredients Needed For A Fabulous Lifestyle

Set within the exclusive surroundings of Tollgate Farm in the picturesque village of Colney Heath, this exceptional detached residence offers the perfect balance of luxury modern living and idyllic countryside charm, all within a short drive of St. Albans city centre, Brookmans Park and excellent transport connections into London. Constructed in 2003 as the principal residence for the longstanding owners of Tollgate Farm, this beautifully appointed family home enjoys a privileged position overlooking open farmland and rolling countryside, creating a peaceful semi-rural setting rarely found so conveniently close to the city. Approached via electric gated access, the property immediately offers a sense of privacy and exclusivity. Internally, the home extends to approximately 1,845 sq ft and has been thoughtfully designed to suit modern family living. Large windows throughout perfectly frame the stunning countryside outlook, allowing natural light to flood the accommodation while enhancing the tranquil setting. Upstairs, there are four well-proportioned double bedrooms, including an impressive principal suite enjoying far-reaching views across the surrounding farmland. The layout has been carefully arranged to provide comfortable and practical family living whilst maintaining a luxurious and welcoming atmosphere throughout. Importantly, the wider Tollgate Farm setting is currently undergoing an exciting transformation, with the former farm buildings and surrounding land now being sympathetically redeveloped into an exclusive mews-style collection of luxury homes. Once completed, this high-quality redevelopment is expected to significantly enhance the overall environment and desirability of the area, creating a boutique countryside-style community centred around the original farmstead. Colney Heath continues to be one of Hertfordshire's most desirable semi-rural locations, offering a wonderful village atmosphere.



Total area: approx. 1845.7 sq. feet
Produced for Cassidy & Tate Estate Agents. For guidance purposes, not to scale.

Plan produced using PlanUp.

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

- Classic Farm Style Living
- Detached House
- Three Reception Rooms
- Semi Rural Location
- Gated Entrance
- Built in 2003
- Four Double Bedrooms
- Two Bathrooms
- Countryside Views
- Double Garage & Parking

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	70	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



