



Woodcote, 6 Dale Avenue

Gustard Wood, AL4 8LT

Approached via a private carriage drive, Woodcote is an exceptionally attractive detached residence offering stunning interiors throughout, with five bedrooms, four bathrooms and four elegant reception rooms. The property sits within a substantial plot approaching half an acre, complemented by a remarkable, well-stocked rear garden. Gustard Wood is renowned for the glorious open countryside surrounding it, and this property enjoys a wonderfully peaceful setting while remaining within easy reach of excellent schools and the mainline station at Harpenden.

Guide price £2,250,000

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- Reception hall with cloakroom and feature glass wall to dining room
- The principal bedroom is dual aspect and has a dressing room and en suite bathroom
- The gardens are magnificent with an extensive lawn and beautifully stocked beds and borders
- Fine triple aspect sitting room with log burner, family room, study and conservatory
- There are four further bedrooms and 3 further beautifully fitted bathrooms
- Gustard Wood is located just 3.7 miles from the centre of Harpenden and 1.7 miles from Wheathampstead High Street
- Bespoke fitted kitchen/breakfast room with integrated appliances, island unit, quartz work surfaces and adjoining utility room
- The second floor has a playroom and doors into extensive eaves storage
- Mid-Herts Golf Club nearby

GROUND FLOOR

Porch

Lobby

Reception Hall

12' x 9'3 (3.66m x 2.82m)

Cloakroom

Sitting Room

21'4 x 15'10 (6.50m x 4.83m)

Dining Room

12' x 11'7 (3.66m x 3.53m)

Family Room

12'10 x 12'10 (3.91m x 3.91m)

Study

8'8 x 8'1 (2.64m x 2.46m)

Conservatory

16'7 x 10'2 (5.05m x 3.10m)

Kitchen/Breakfast Room

17'8 x 13'1 (5.38m x 3.99m)

Utility Room

10'9 x 7'5 (3.28m x 2.26m)

FIRST FLOOR

Galleried Landing

Principal Bedroom

15'10 x 13'1 (4.83m x 3.99m)

Dressing Room

En-Suite Bathroom

Bedroom Two

13' x 12'10 (3.96m x 3.91m)

En Suite Bathroom

Bedroom Three

13' x 13' (3.96m x 3.96m)

En Suite Bathroom

Bedroom Four

11'10 x 11'5 (3.61m x 3.48m)

Bedroom Five

8'8 x 8'2 (2.64m x 2.49m)

Family Bathroom

SECOND FLOOR

Studio/Office

30'5 x 6'11 (9.27m x 2.11m)

EXTERNALLY

Carriage Drive

Garage One

17'6 x 10'6 (5.33m x 3.20m)

Garage Two

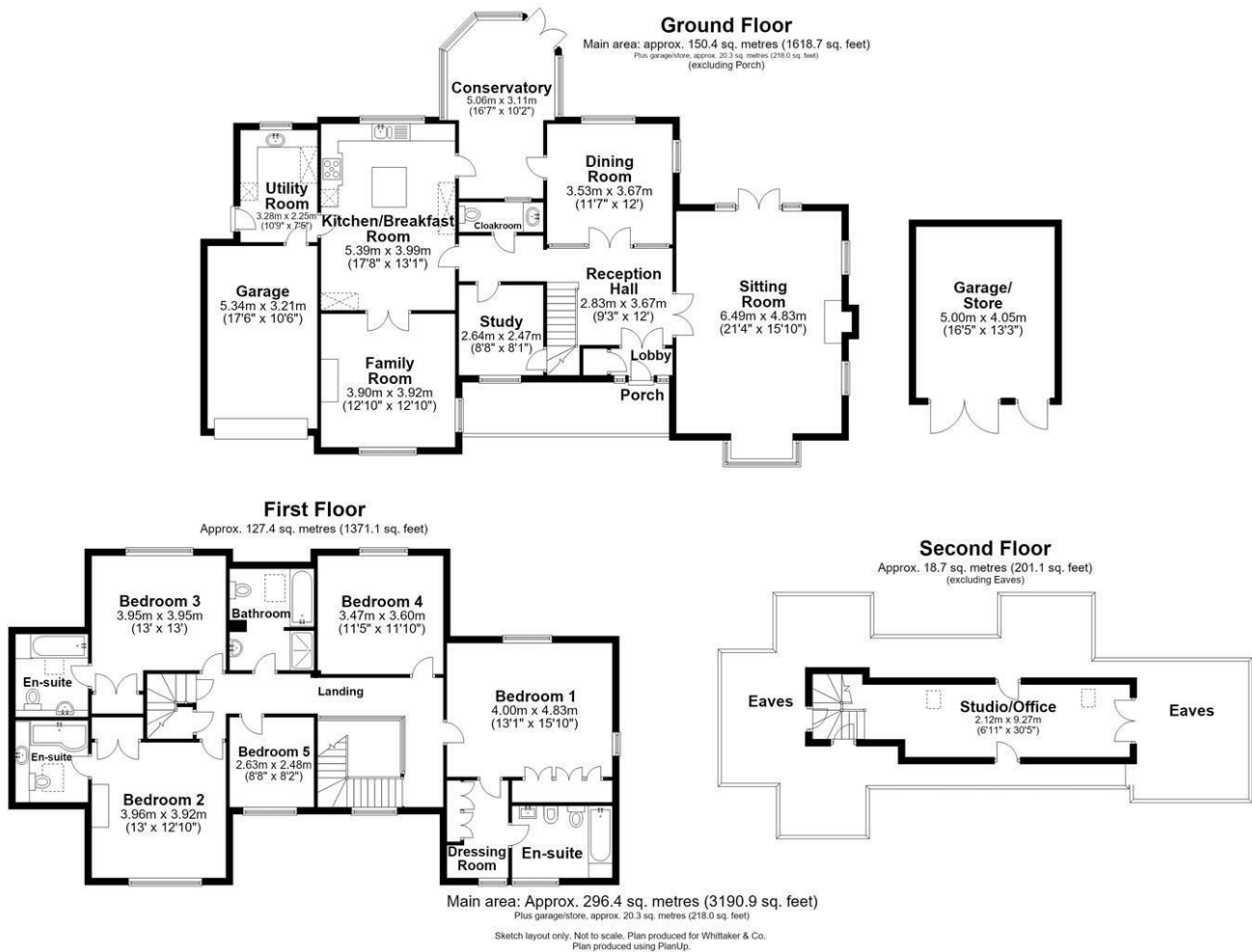
16'5 x 13'3 (5.00m x 4.04m)



Directions



Floor Plan



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