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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



[www.cassidyandtate.co.uk](http://www.cassidyandtate.co.uk)

COOPERS GREEN LANE  
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AL4 9HR

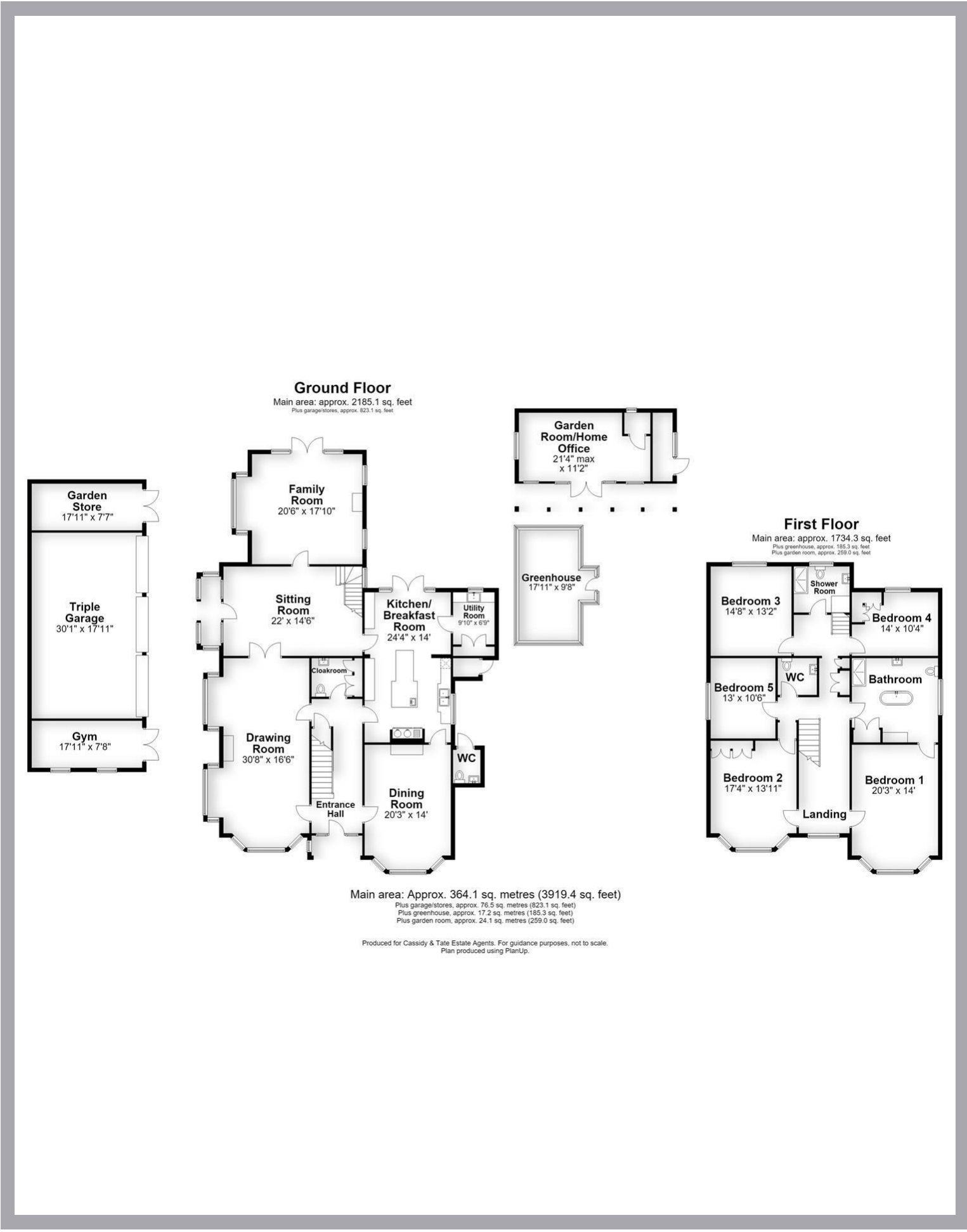
Offers Over £2,500,000

EPC Rating: E Council Tax Band: H



# All The Ingredients Needed For A Fabulous Lifestyle

Occupying a stunning position within some of the most beautiful countryside surrounding St Albans, Oak House is a truly exceptional Edwardian residence offering the perfect balance between rural tranquillity and modern convenience. Set within over an acre of mature gardens and grounds, the property enjoys an enviable position surrounded by open farmland, creating a wonderful sense of privacy and seclusion. Despite its idyllic setting, St Albans city centre, excellent schooling and mainline railway station remain just a short drive away, making it an ideal choice for those seeking a country lifestyle without compromising on connectivity. The house has been extensively improved and beautifully maintained, blending period charm with contemporary family living. Extending to over 5,000 sq. ft. including the detached outbuildings, the property offers substantial and versatile accommodation, whilst still providing excellent scope for further enlargement should additional space be required, subject to the necessary planning permissions. A particular highlight is the superb detached home office overlooking the swimming pool and gardens, providing an inspiring workspace for those working from home. Equally impressive is the substantial detached triple garage with adjoining stores, offering excellent space for multiple vehicles, workshops or storage, making it particularly appealing to car enthusiasts and classic car collectors. Outside, the grounds have been designed for both relaxation and entertaining, featuring expansive lawns, mature planting, a large terrace and swimming pool, all set against a breathtaking backdrop of rolling Hertfordshire countryside. Oak House offers a rare opportunity to enjoy a lifestyle that feels a world away from the hustle and bustle of everyday life. Surrounded by nature, with wonderful walks on the doorstep and uninterrupted countryside views in every direction, this is a home that delivers the very best of country living.



# Perfect Fusion of Location And Way of Living



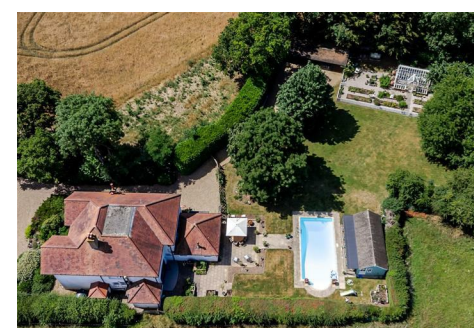
## Why Cassidy & Tate

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

- Set In Over An Acre Of Grounds
- Countryside Views At Its Finest
- Heated Swimming Pool
- Gym & Log/Store Room
- Hartley Botanic Luxury Victorian Glasshouse
- Over 5,000 Square Feet Of Buildings
- Triple Detached Car Garage
- Professional Detached Home Office
- Sweeping Drive With Gated Entrance
- Potential To Extend Further STPP

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         | 81        |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   | 49      |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |



