



Birch House, Highfield Road, Sandridge, AL4

Guide Price £1,100,000

Birch House, Highfield Road

Set within the sought-after village of Sandridge, this newly built and impressive residence offers generous accommodation and beautifully considered interiors.

At the heart of the home is an impressive open-plan kitchen, dining and living space, extending to over 27 feet in length and creating a superb setting for both everyday family life and entertaining. The bespoke shaker-style kitchen features a generous island, Calacatta Gold Quartz worktops, antique brass detailing, a Quooker tap and a comprehensive range of Siemens appliances, complemented by a separate utility room. Bi-folding doors open directly onto the landscaped garden, creating a seamless connection between the interior and outside space.

A dedicated study and separate snug provide valuable flexibility, whether required for home working, relaxation or family use. Upstairs, the principal bedroom is particularly impressive, with an en-suite, while two further well-proportioned bedrooms are complemented by a stylish family bathroom. Bespoke fitted wardrobes feature in both the principal and second bedrooms, while the oak-framed and glazed staircase provides a distinctive architectural centrepiece.

Throughout Birch House, the specification has been carefully selected to deliver a refined and contemporary finish. Luxury herringbone flooring, deep-pile bedroom carpets, full-height porcelain tiling, bespoke LED mirrors and a sophisticated combination of white, black and gold sanitary ware create an elegant aesthetic. The principal bathroom is further enhanced by a freestanding bath and his-and-hers vanity.

Modern technology and sustainability are equally well considered, with air source heat pumps, fully automated zonal heating, underfloor heating throughout, EV charging and energy-efficient fittings. Externally, beautifully landscaped gardens, a stylish grey tiled patio with privacy screening and block-paved parking complete the home.

Set within a peaceful village environment, yet close to the amenities and transport links of St Albans, Birch House offers a rare opportunity to acquire a substantial new-build home where architectural character, luxury specification and modern efficiency have been brought together with exceptional attention to detail.

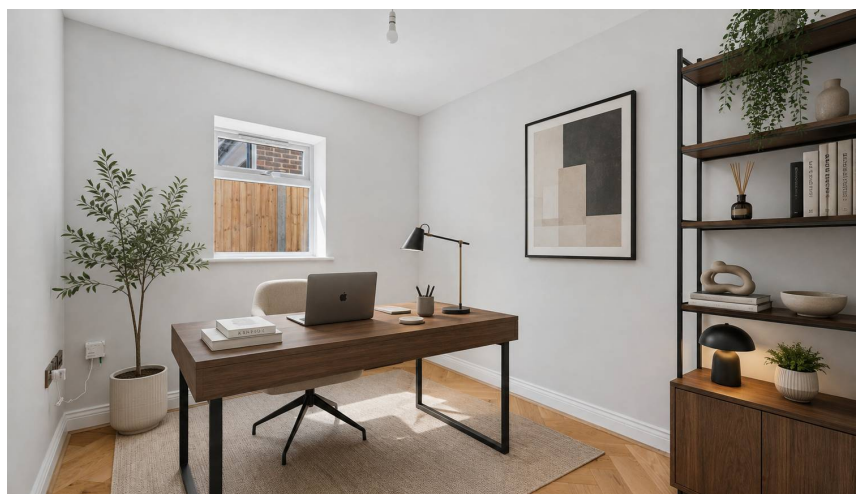
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Birch House, Highfield Road

- Four-bedroom detached home within the exclusive Heartwood development.
- Impressive open-plan kitchen, dining and living space extending to over 27ft.
- Bespoke shaker-style kitchen with island, Calacatta Gold Quartz worktops and Siemens appliances.
- Separate study and snug, offering flexible space for working, relaxing or family use.
- Principal bedroom with en-suite, alongside two further well-proportioned bedrooms upstairs.
- Luxury specification throughout, including herringbone flooring and deep-pile bedroom carpets.
- Freestanding bath and his-and-hers vanity feature in the stylish principal bathroom.
- Oak-framed and glazed staircase provides a striking architectural feature.
- Air source heat pump and underfloor heating throughout, with zonal temperature control.
- Landscaped garden with a stylish grey tiled patio, complemented by front parking with an EV charging point.







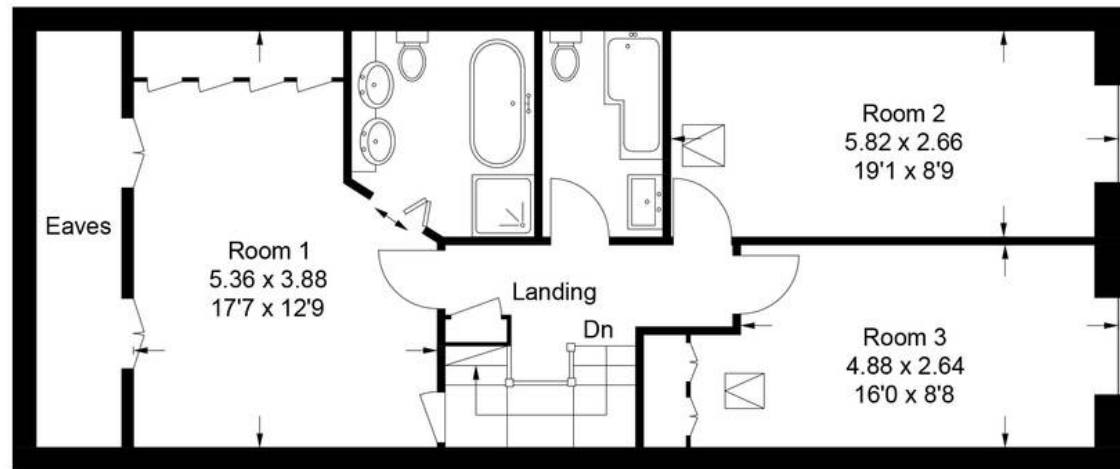


Birch House, Highfield Road

Life at Birch House, Highfield Road offers the rare combination of peaceful village living and exceptional convenience. Sandridge is a charming Hertfordshire village surrounded by beautiful countryside, with a strong sense of community, local shops, a highly regarded school, welcoming pubs and eateries all close at hand. For those who enjoy the outdoors, the renowned Heartwood Forest is nearby, providing an extensive network of walking and cycling trails and an ever-changing natural landscape to enjoy throughout the seasons.

Despite its tranquil setting, the location is exceptionally well placed for access to St Albans, with the city centre and mainline station approximately 2.5 miles away. This provides easy access to a broader selection of shopping, dining, leisure and cultural amenities, as well as convenient connections into London. The wider area also offers excellent opportunities for leisure, including Verulam Golf Club, Sopwell House and Harpenden Golf Club, making 6 Highfield Road an appealing choice for those seeking the best of both worlds — a relaxed countryside lifestyle with the amenities and connectivity of St Albans and London within easy reach.

Approximate Gross Internal Area
Ground Floor = 81.1 sq m / 873 sq ft
First Floor = 66.8 sq m / 719 sq ft
Total = 147.9 sq m / 1,592 sq ft (Excluding Eaves)



First Floor



Ground Floor

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.

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