



25-27 High Street, London Colney, AL2 1RE

25-27 High Street

Believed to date back to the 17th Century, this remarkable Grade II Listed residence forms part of the historic heart of London Colney. Originally a timber-framed house with a traditional village shop, the property has evolved over more than three centuries, carefully preserving a wealth of original features including exposed beams, historic timber framing and period detailing. Offering over 2,370 sq ft of accommodation, it combines centuries of history with generous living space, making it one of the village's most distinctive and historically significant homes.

The current owner has meticulously and sympathetically refurbished this remarkable residence, creating a wonderful blend of contemporary comfort and historic character. Every improvement has been carefully considered, enhancing the home's functionality while preserving the charm and individuality that make this property so special. The recently installed kitchen is a stunning addition, perfectly complementing the character of the building while providing a beautifully appointed space for both everyday living and entertaining. Bathed in natural light from the dual-aspect windows, it creates a wonderful connection with the surroundings and offers a delightful place to enjoy the outlook throughout the seasons. The first-floor bathroom has also been thoughtfully updated, featuring a stylish modern suite and walk-in shower, combining luxury with practicality.

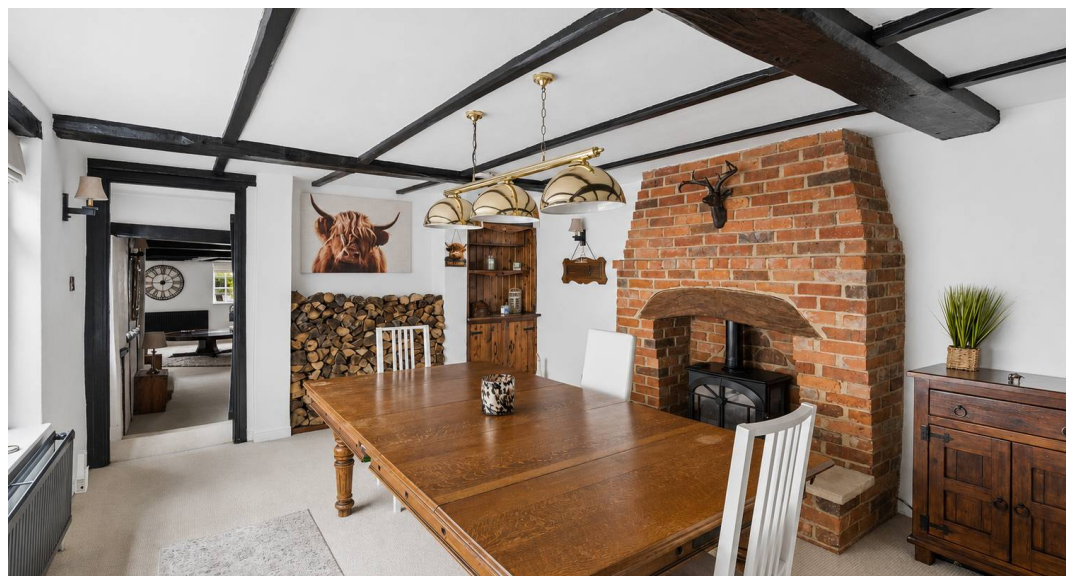
Externally, the property continues to impress, with private off-street parking for two vehicles and the potential to create additional parking if desired. The beautifully proportioned garden provides a tranquil retreat, with an expansive lawn and generous patio area designed for entertaining, relaxing and enjoying the unique atmosphere of this historic home. Whether hosting friends on a summer's evening or simply unwinding in the peaceful surroundings, this enchanting outdoor space provides the perfect setting to appreciate the beauty, character and timeless appeal of this exceptional property.





25-27 High Street

- A remarkable Grade II Listed residence dating back to the 17th Century
- A rare blend of historic character and contemporary luxury
- Beautifully refurbished with care, style and attention to detail
- Original period features including exposed timber beams and historic detailing
- Stunning modern kitchen with dual-aspect windows and charming outlook
- Over 2,370 sq ft of versatile accommodation across three floors
- Historic former village shop, reflecting London Colney's rich heritage
- Private parking with potential for additional off-street parking
- Generous garden with patio terrace and peaceful entertaining space
- Prime village location with excellent links to St Albans, London and beyond



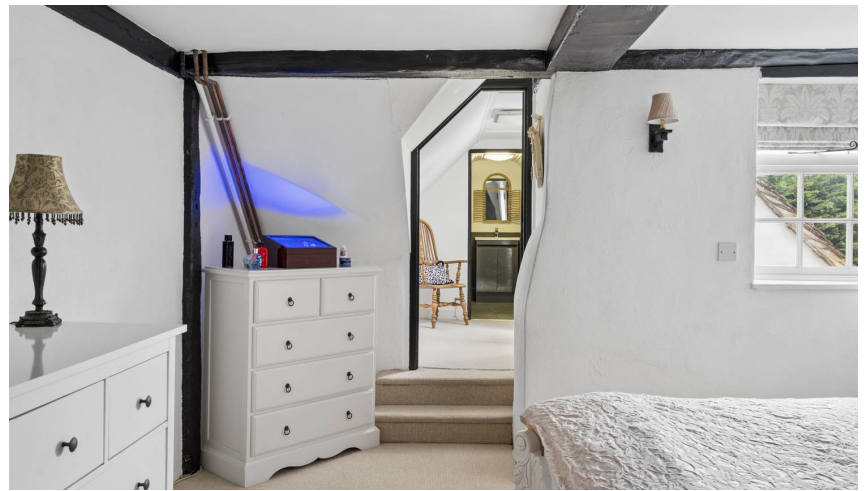




Situated in the heart of London Colney's historic High Street, the property enjoys a wonderful balance of village charm and everyday convenience. A wide range of amenities are all within easy walking distance, including independent shops, cafés, restaurants, supermarkets, medical facilities and well-regarded local schools. The nearby Colney Fields Shopping Park offers an excellent selection of retail stores and leisure facilities, while the picturesque banks of the River Colne and the surrounding countryside provide beautiful walks and open green spaces, creating an ideal setting for families, professionals and those who enjoy an active outdoor lifestyle.

Despite its peaceful village atmosphere, London Colney is exceptionally well connected. The property offers excellent access to the M25, M1 and A1(M), making travel across Hertfordshire, London and beyond straightforward. St Albans City Centre is just a short drive away, with its vibrant mix of boutique shopping, restaurants, historic landmarks and the mainline station providing fast services to London St Pancras in as little as 20 minutes. Frequent bus routes also serve the village, ensuring convenient public transport links, making this an ideal location for commuters while still enjoying the character and community feel of a traditional Hertfordshire village.





Approximate Gross Internal Area
 Ground Floor = 136.2 sq m / 1,466 sq ft
 First Floor = 73.9 sq m / 795 sq ft
 First Floor = 10.1 sq m / 109 sq ft
 Total = 220.2 sq m / 2,370 sq ft



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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