



Flat 4, Highfield Hall Highfield Lane, Tyttenhanger - AL4 0LE

A Distinctive Residence Within Historic Highfield Hall

Occupying a particularly peaceful position within approximately six acres of mature, landscaped grounds, this beautifully appointed two-bedroom apartment forms part of the distinguished Highfield Hall, a characterful former country residence dating back to the 19th century. The property also benefits from two allocated parking bays, providing excellent convenience for residents and their guests.

Steeped in local heritage and once associated with prominent local landowner and philanthropist Charles Morris, Highfield Hall has since been sympathetically transformed into an exclusive collection of individual residences. Much of the character and presence of the original building remains, creating an unusually atmospheric setting in which period architecture and contemporary living sit effortlessly together.

The apartment itself enjoys a rare combination of space, light and tranquillity. Set amongst established countryside to the east of St Albans, it feels wonderfully removed from the everyday, while the city centre and its extensive range of amenities remain within easy reach.

At the heart of the home is the truly impressive former billiard room, now an exceptional lounge and dining space. Its generous proportions are enhanced by a striking atrium ceiling, creating a wonderful sense of volume and an abundance of natural light. The scale and character of this remarkable room make it an ideal setting for both relaxed everyday living and entertaining. French doors open onto a private west-facing sun terrace, providing a delightful extension of the living space and an ideal setting for outdoor dining or simply enjoying the afternoon and evening sunshine.

The fully fitted kitchen is thoughtfully arranged and well equipped for modern life, complementing the elegant proportions and character of the adjoining reception space.

The principal bedroom is generously proportioned and benefits from a private en suite shower room, while the large second bedroom provides excellent flexibility for guests, family or home working. A stylish refitted bathroom completes the accommodation.

Residents also benefit from the use of a communal tennis court, providing a wonderful recreational amenity within the grounds and further enhancing the lifestyle on offer at Highfield Hall.

It is, however, the combination of the apartment and its exceptional setting that makes this such a compelling home. The mature grounds, historic character and sense of privacy create an atmosphere rarely found so close to St Albans, offering a wonderful balance between country living and city convenience.

A home of genuine character and distinction, Highfield Hall offers the opportunity to enjoy contemporary living within a property with an established sense of history, surrounded by beautifully maintained grounds and open countryside.

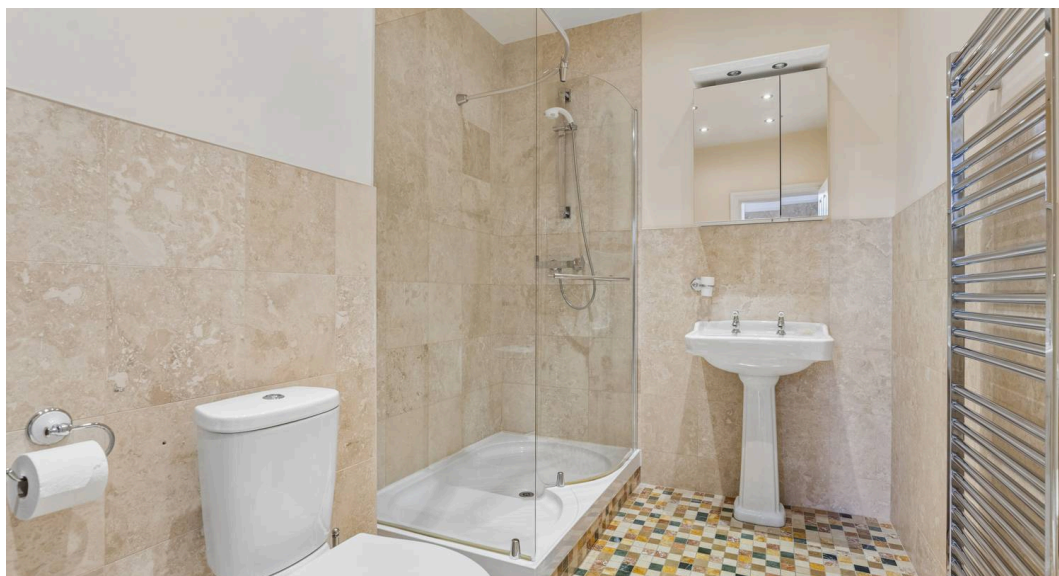






Highfield Hall, Highfield Lane, St. Albans

- Distinguished two-bedroom apartment within historic Highfield Hall
- Beautifully converted former 19th-century country residence
- Set within approximately six acres of mature landscaped grounds
- Magnificent former billiard room creating an impressive lounge/dining space
- Private west-facing sun terrace, ideal for al fresco dining
- Generously proportioned principal bedroom with en suite shower room
- Large second bedroom and stylish refitted bathroom
- Fully fitted kitchen designed for modern living
- Two allocated parking bays
- Chain Free







Highfield Hall, Highfield Lane, St. Albans

Highfield Hall enjoys a distinctive setting within approximately six acres of mature grounds, offering residents a rare sense of space, privacy and tranquillity. The former 19th-century country residence retains much of its original character and presence, while its sympathetic conversion has created a collection of individual homes with an appealing blend of period architecture and contemporary comfort. The surrounding grounds and established countryside provide a wonderfully peaceful backdrop, yet the property remains conveniently positioned for St Albans and the surrounding Hertfordshire countryside.

The location offers an attractive balance between rural living and everyday convenience. St Albans city centre is readily accessible, with its excellent selection of independent shops, restaurants, cafés, cultural attractions and leisure facilities, while the surrounding area provides extensive opportunities for walking, cycling and enjoying the countryside. For commuters, St Albans City station provides fast rail services into London St Pancras, while the nearby M25, M1 and A1(M) provide excellent road connections. The result is a highly desirable lifestyle combining the tranquillity and space of a country setting with the connectivity and amenities of one of Hertfordshire's most sought-after cities.





Approximate Gross Internal Area = 137.5 sq m / 1,480 sq ft

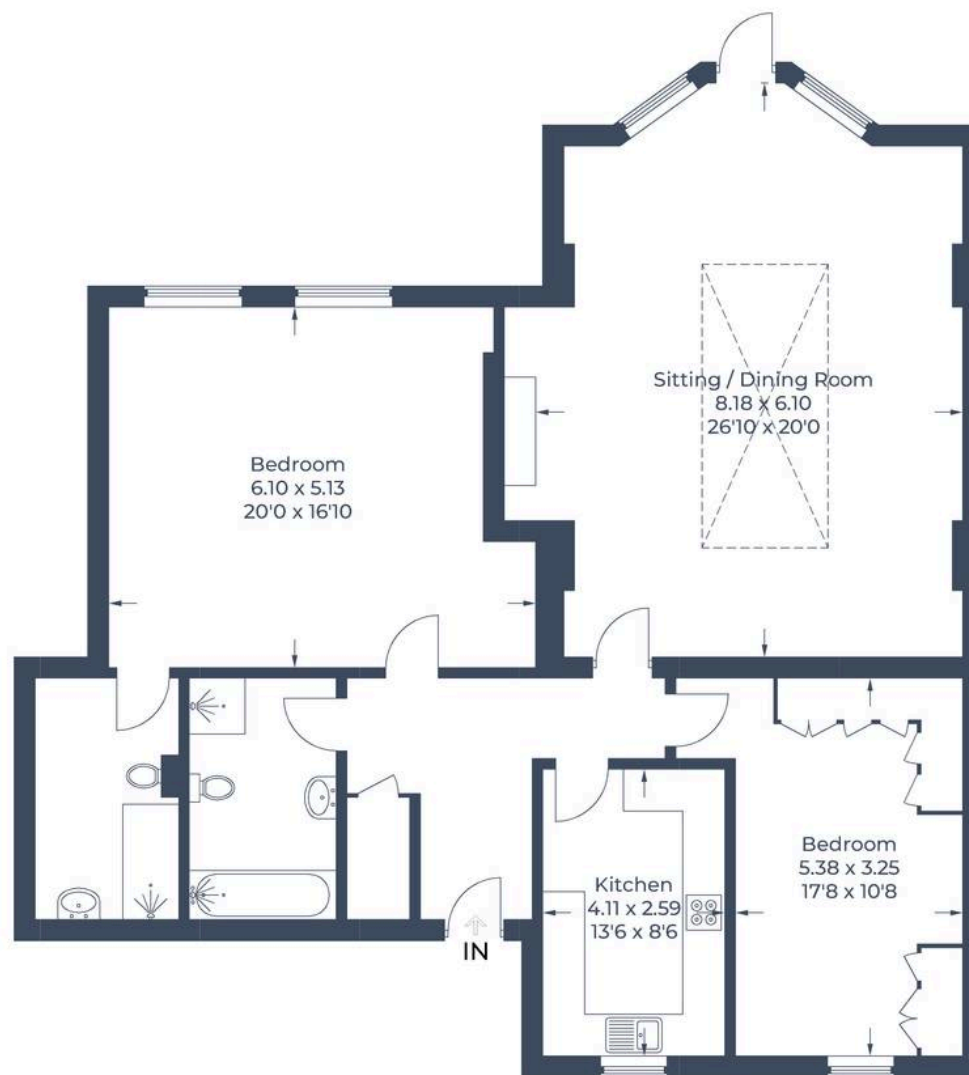


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