St Albans Office
10 High Street, St Albans
Herts AL3 4EL
01727 228428
stalbans@cassidyandtate.co.uk

Marshalswick Office
59 The Quadrant, St Albans,
Herts AL4 9RD
01727 832383
marshalswick@cassidyandtate.co.uk

Wheathampstead Office
39 High Street, Wheathampstead,
Herts AL4 8BB
01582 831200
wheathampstead@cassidyandtate.co.uk

Cassidy & Tate
Your Local Experts






Award Winning Agency

www.cassidyandtate.co.uk

# SLEAPSHYDE
# AL4 0SE

Price Guide £1,675,000

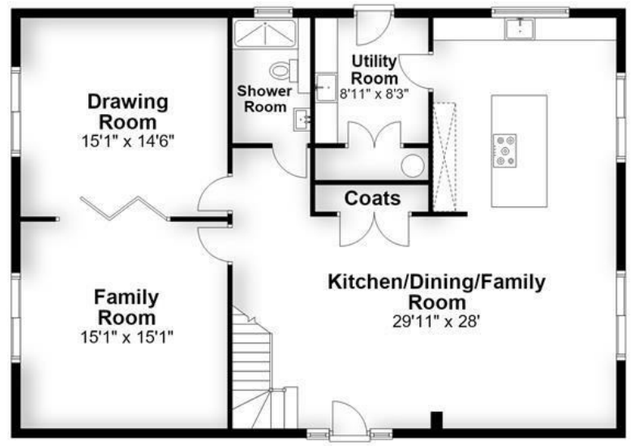
EPC Rating: B  Council Tax Band: New Build





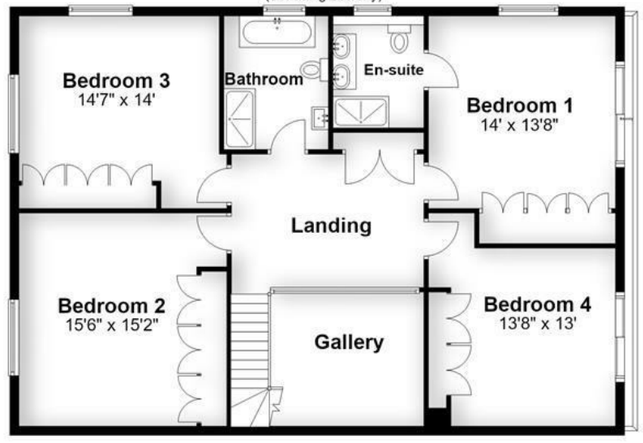
## Ground Floor

Approx. 1299.5 sq. feet




## First Floor

Approx. 1299.5 sq. feet
(excluding Balcony)




Total area: approx. 2599.0 sq. feet

Produced for Cassidy & Tate Estate Agents. For guidance purposes, not to scale.
Gallery is included in Square Footage
Plan produced using PlanUp.

Cassidy & Tate have taken all reasonable steps to ensure the accuracy of the details supplied in our marketing material however, details are provided as a guide only and we advise prospective purchasers to confirm details upon inspection of the property. Cassidy & Tate will not be held liable for any costs which are incurred as a result of discrepancies.



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# All The Ingredients Needed For A Fabulous Lifestyle

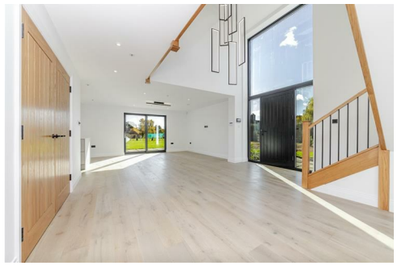
A rare opportunity to acquire this distinctive country residence - a newly completed four bedroom detached barn conversion set amid open countryside in the popular hamlet of Sleapshyde. This lovely home combines striking contemporary architecture with light filled, flexible living space and extensive rural views. Upon entering, you will be greeted by a striking open plan reception area flowing into the open plan kitchen and dining area. This is further complemented by the living room and family room linked by almost full width three panel bifold doors. These versatile reception rooms can be enjoyed separately or opened together to create one expansive reception and entertaining space. A shower room and separate utility room complete the ground floor accommodation. On the first floor, there are four double bedrooms with built in wardrobes, en suite facilities to the principal bedroom and luxury bathroom. Two of the bedrooms boast side balconies, allowing you to step outside and soak in the stunning vistas,

The generous gardens surrounding the home create a tranquil outdoor oasis, perfect for enjoying the far reaching views. There is ample parking available for up to three cars, ensuring ease of access for residents and guests alike with private gated access and video entry. For the equine community, there is approximately 13.66 acres of adjoining pasture with direct access which may be available for private grazing by separate agreement with the neighbouring landowner.

This idyllic location on the fringes of St Albans is just a short walk to the popular Plough pub/restaurant and it is unusual to find a scenic location which is in such close proximity to amenities and transport links. The nearest railway stations are at St. Albans, Hatfield and Welham Green. For the vehicle users, the A1 (M) and the M25 are all easily accessible.









# Perfect Fusion of Location And Way of Living







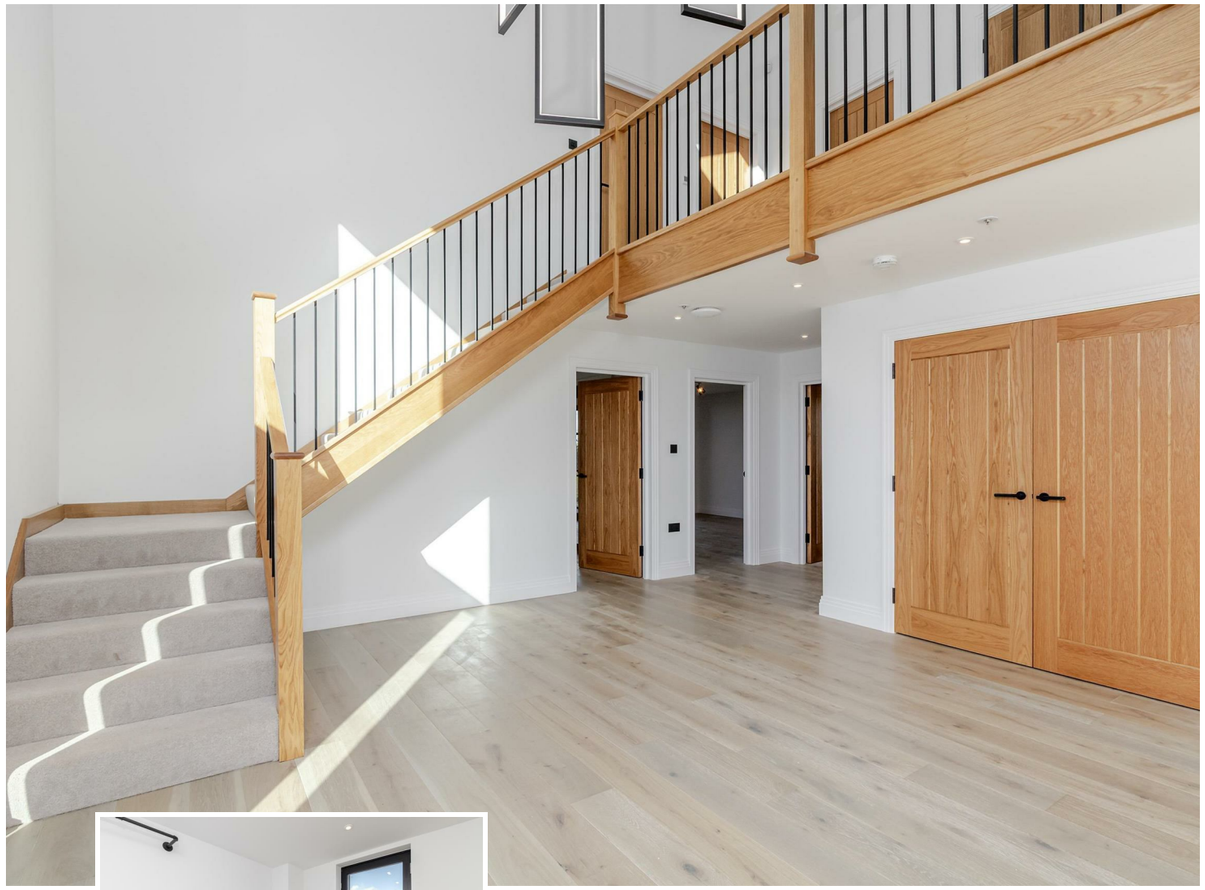
## Why Cassidy & Tate

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



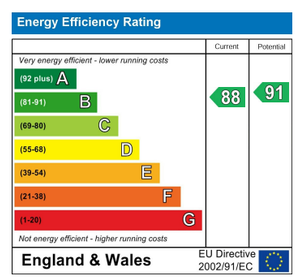






## *Specialists in Bespoke Properties*

- Individual Barn Conversion
- Approx 0.6 Acre Plot
- Underfloor Heating Throughout
- Video Entry System
- Four Double Bedrooms
- MVHR system
- Private Gated Entrance
- Triple Glazed Windows
- EV Charger Point
- 10 Year Build Zone Warranty




The Property Ombudsman

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