



HEARTWOOD
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House Lane, Sandridge, St. Albans, AL4 9ET

Offers Over £575,000

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A charming Victorian cottage set within the heart of the village, beautifully updated to suit modern living while still holding onto its character and warmth.

Life here feels nicely balanced. You've got countryside walks quite literally on your doorstep, with Heartwood Forest just a short stroll away, and the convenience of village life close by too. Sandridge itself has a real community feel, with a local shop and three welcoming pubs, while both St Albans and Harpenden are within easy reach for a wider choice of restaurants, shopping and fast links into London.

Step inside and the front living room instantly feels cosy and inviting, with a feature fireplace and sash window adding to that classic cottage feel. It's the sort of room you can imagine settling into at the end of the day.

Moving through, the ground floor opens up into something quite special. The kitchen, dining and family space has been designed very much with day-to-day living in mind. Vaulted ceilings and skylights draw in natural light throughout the day, while the bifold doors open right up onto the garden, making it a brilliant space for hosting friends, family time or simply enjoying a quiet morning coffee with the doors open in the warmer months. The kitchen itself blends contemporary units with warm wooden work surfaces, giving it a practical yet relaxed feel.

There's also a stylish ground floor bathroom with both a bath and separate shower, making the layout flexible for busy households.

Upstairs, you'll find two generous double bedrooms, both continuing that period charm with feature fireplaces and sash windows. The main bedroom also benefits from its own WC, which is always a welcome addition.

Outside, the garden really comes into its own. Facing south-west, it catches the best of the afternoon and evening sun, with a patio area that's perfect for dining outside and a well-kept lawn beyond. At the



