

Ardens Marsh Sandpit Lane, St. Albans, AL4 0JE

Guide price £925,000 Freehold

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Paul Barker ESTATE AGENTS

Ardens Marsh Sandpit Lane

St. Albans, AL4 0JE

Tucked away at the end of a private lane and surrounded by open countryside, Ardens Marsh Cottage is a beautifully presented four-bedroom home offering an exceptional sense of peace, privacy and space.

The property has been thoughtfully finished throughout, with warm, natural materials creating a welcoming and timeless feel. At the heart of the home is a beautiful bespoke kitchen, complemented by a relaxing sunroom that has been insulated to enjoy all year round.

Outside, a generous wraparound garden offers plenty of space for entertaining, relaxing and family life. A particularly useful addition is the versatile outbuilding, complete with water, electricity and its own W.C, and shower, making it ideal for use as a home office, studio, gym or guest accommodation.

The property is approached through an electric entrance gate, with ample private parking. Planning permission has also been granted for an extension, with the associated building regulations paid, providing an exciting opportunity to further enhance the home.

Despite its wonderfully secluded setting, Ardens Marsh Cottage is conveniently positioned approximately 2.4 miles (3.8 km) from St Albans city centre, with excellent access to the Quadrant shopping area and the wider amenities of the city.

Set within a quiet and friendly community with just two neighbouring homes, this is a rare opportunity to enjoy the tranquillity and privacy of a countryside setting while remaining within easy reach of St Albans and its excellent amenities.

























GROUND FLOOR

Hallway

Lounge
22'5" x 10'7" (6.85 x 3.25)

Kitchen/Dining Room
25'9" x 22'4" (7.87 x 6.83)

Conservatory
14'3" x 10'1" (4.36 x 3.09)

FIRST FLOOR

Bedroom 1
10'5" x 9'11" (3.20 x 3.04)

Bedroom 2
10'9" x 8'8" (3.30 x 2.66)

Bedroom 3
10'5" x 8'7" (3.20 x 2.64)

Bedroom 4
9'11" x 7'11" (3.04 x 2.43)

EXTERNAL

Studio
13'10" x 13'8" (4.22 x 4.18)

Storage
13'8" x 5'6" (4.18 x 1.68)

Floor Plan

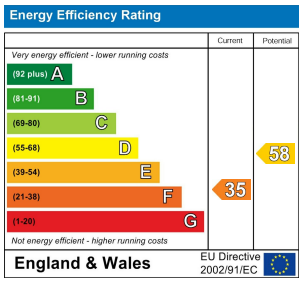
Approximate Gross Internal Area 1599 sq ft - 148 sq m
(Excluding Outbuilding)
Ground Floor Area 1047 sq ft – 97 sq m
First Floor Area 551 sq ft – 51 sq m
Outbuilding Area 340 sq ft – 32 sq m

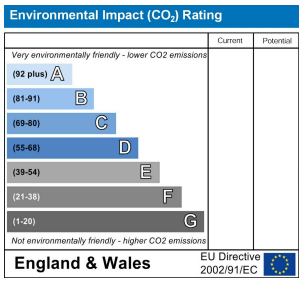


Area Map



Energy Efficiency Graph





Viewing

Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

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