



Timber Cottage Lower Gustard Wood St. Albans, AL4 8RU

Full of charm, but in need of some modernisation, Timber Cottage sits attractively in a dell, with views over adjacent countryside. Just a short stroll away is the historic Mid Herts Golf Club, whilst the bustling village of Wheathampstead is just 1 mile away.

Guide price £750,000

Timber Cottage Lower Gustard Wood

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- A characterful, but NOT LISTED, detached residence with an attractive timber and brick facade
- On the first floor there are 4 bedrooms, the main bedroom has a large en suite bathroom and there is a separate family bathroom
- The nearby village of Wheathampstead provides a range of shops, restaurants, pubs and associated amenities
- Both sitting room and dining room have exposed beam ceilings and there is a study
- The spinney at the front is on common land and sits within the freehold title. Garage space for motorbike/small car and ample off street parking for multiple vehicles
- Wheathampstead High Street (1 mile), Harpenden Station (4.3 miles), St Albans City Centre (6 miles)
- The kitchen has an electric Aga range, adjoining utility room and WC
- The rear garden is private and has a water well, log/bin store and brick gazebo
- CHAIN FREE

GROUND FLOOR

Entrance Lobby

Sitting Room

18'8 x 11'8 (5.69m x 3.56m)

Dining Room

11'11 x 11'9 (3.63m x 3.58m)

Study

7'7 x 6'1 (2.31m x 1.85m)

Kitchen

14'11 x 6'8 (4.55m x 2.03m)

Utility Room

7'10 x 6'10 (2.39m x 2.08m)

FIRST FLOOR

Landing

Main Bedroom

En Suite Bathroom

Bedroom Two

8'11 x 8'4 (2.72m x 2.54m)

Bedroom Three

11'7 x 6'11 (3.53m x 2.11m)

Bedroom Four

8' x 7'4 (2.44m x 2.24m)

Family Bathroom

Externally

Integral Garage

Additional Multi Vehicle Parking

Spinney to Front

Rear Garden



Directions



Floor Plan

Lower Gustard Wood

Approximate Gross Internal Area = 141.7 sq m / 1525 sq ft
(Including Garage)

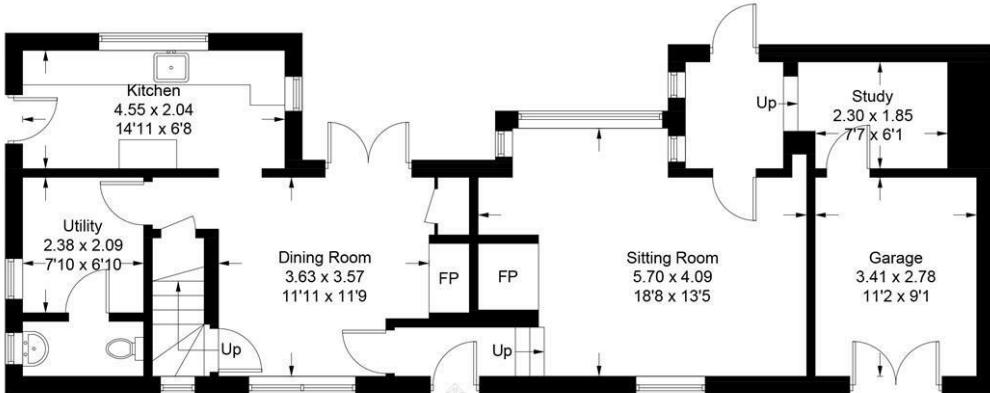
Reduced Headroom = 1.1 sq m / 12 sq ft
Total = 142.8 sq m / 1537 sq ft



= Reduced headroom below 1.5m / 5ft



First Floor



Ground Floor

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. (ID1028820)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-81)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		64	80
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-81)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			