



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

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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](#)



