



A beautiful and rarely available country estate

Lamer Lane, Wheathampstead, St. Albans, Hertfordshire, AL4

£7,500 pcm plus fees apply, Unfurnished
Available from 06.01.2020



6 bedrooms • 4 reception rooms • 5 bathrooms (4 en suites) • games room • 17 acres of maintained gardens

Local Information

The property is located just outside the village of Wheathampstead. Only 4 miles from Harpenden it is within a 40 minute commute of London and is also close to other towns such as St Albans, Welwyn Garden City and Hatfield. The M1 and A1 motorways are close by. The local village of Wheathampstead has superb local amenities and excellent schools.

Furnishing

Unfurnished

Local Authority

Energy Performance

EPC Rating = E

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Harpenden Lettings Office. Telephone: +44 (0) 1582 465 020.

About this property

A stunning and unique period family home set amongst 17 acres of outstanding gardens. The property is approached via a gated entrance with CCTV and an impressive treelined driveway leading to the front of the house. Great care and attention has been taken to ensure that the requirements of modern day living have been thought of. This includes data points in every room, sky and sky plus have been installed and a music system is wired through the majority of the house so it can be enjoyed in many of the family living areas, the master suite and also on the terraces.

Internally offering; Entrance hall with original tiled flooring, master suite with dressing room and en suite, 5 further bedrooms, 4 further bathrooms (3 en suite), drawing room/library, hand built bespoke kitchen/family room, utility room, study, orangery with limestone flooring and underfloor heating, games room, wine cellar, 2 guest cloakrooms, boot/gun room.

Externally offering; double garage and parking for many cars. The property is surrounded by 17 acres of mature gardens maintained by the landlord as part of the rent.





Approximate Area = 549.8 sq m / 5918 sq ft (Excluding Void)
 Garage = 49.3 sq m / 531 sq ft
 Basement = 29.9 sq m / 322 sq ft
 Playroom = 59.5 sq m / 640 sq ft
 Total = 688.5 sq m / 7411 sq ft
 Including Limited Use Area (51 sq m / 549 sq ft)
 For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	54	67
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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*There are different rules and fees for different tenancy types. For details of our fees and charges to go to Savills.co.uk/tenant-fees. For more detailed information read our applicant guide at savills.co.uk/applicant-guide. Hard copy available on request. . 20191015RBHI

