



Stunning detached home set behind gates in an exclusive cul de sac position.

Pondwicks Close, St. Albans, Hertfordshire, AL1 1DG

Freehold

savills



Recently re-modelled and refurbished to an extremely high standard • Flexible and spacious accommodation • Wonderful views over the rear gardens • Seven double bedrooms • Gated cul de sac location • Around 1 acre of grounds • Abundance of off street parking

About this property

Having just undergone a major renovation project this stunning seven double detached home offers approximately 5,500 sq ft of contemporary, spacious accommodation and is set in one of St. Albans most private and exclusive locations.

The ground floor offers impressive and flexible living, as you enter through the bright and spacious entrance hall you arrive into the open plan kitchen/breakfast area, this space has created a truly hub of the home feel and has been fitted with an impressive bespoke kitchen with high end appliances and is semi-open plan to the dining area and TV room. Further accommodation includes a large formal living room, a snug room to the front, large playroom, a gym which was formally the garage and could be converted back if required, a beautifully bright sitting room, which has full services including water which offers the benefit of converting this room along with the gym into a separate annexe, a boot room and utility room.

The first floor comprises of six double bedrooms, with two family bathrooms, there is an impressive principle bedroom suite which consists of a large dressing room area which has been beautifully fitted and a stunning en suite

bathroom suite which includes a large steam/shower. The top floor offers one further double bedroom with a walk through wardrobe which leads into an en suite shower room.

Set behind electric gates and sited on approximately 1 acre of land with glorious established grounds to the front and rear of the property, off street parking for four to five cars, plus an outside kitchen and office room, all makes for the perfect setting for outdoor entertainment all year round.



Local Information

Pondwicks Close is a highly regarded and exclusive cul de sac within St Albans, steeped in history and boasting a high concentration of historic listed buildings and locally listed buildings which is a key feature to the character and appearance of this conservation area of the city.

Just over a mile from the mainline station, 0.3 mile from St Albans Abbey station and only half a mile from the city centre, the house is located in a prime position. The proximity to the Roman Verulamium Park, The Cathedral and River Ver, make this the perfect setting.

St Albans offers an array of excellent schools, both private and state, and communication links by road and rail to London and the north and some of the best in the country.

St Albans mainline station – 1.1 miles (St Pancras International from 18 minutes)

St Albans City centre – 0.5 miles
Harpenden town centre - 5.2 miles

M1 (J6A) - 5 miles

M25 (J21A) - 4 miles

London Luton Airport - 11.4 miles

London Heathrow Airport – 27.5 miles

Tenure

Freehold

Local Authority

St. Albans City & District Council

Energy Performance

EPC Rating = C

Viewing

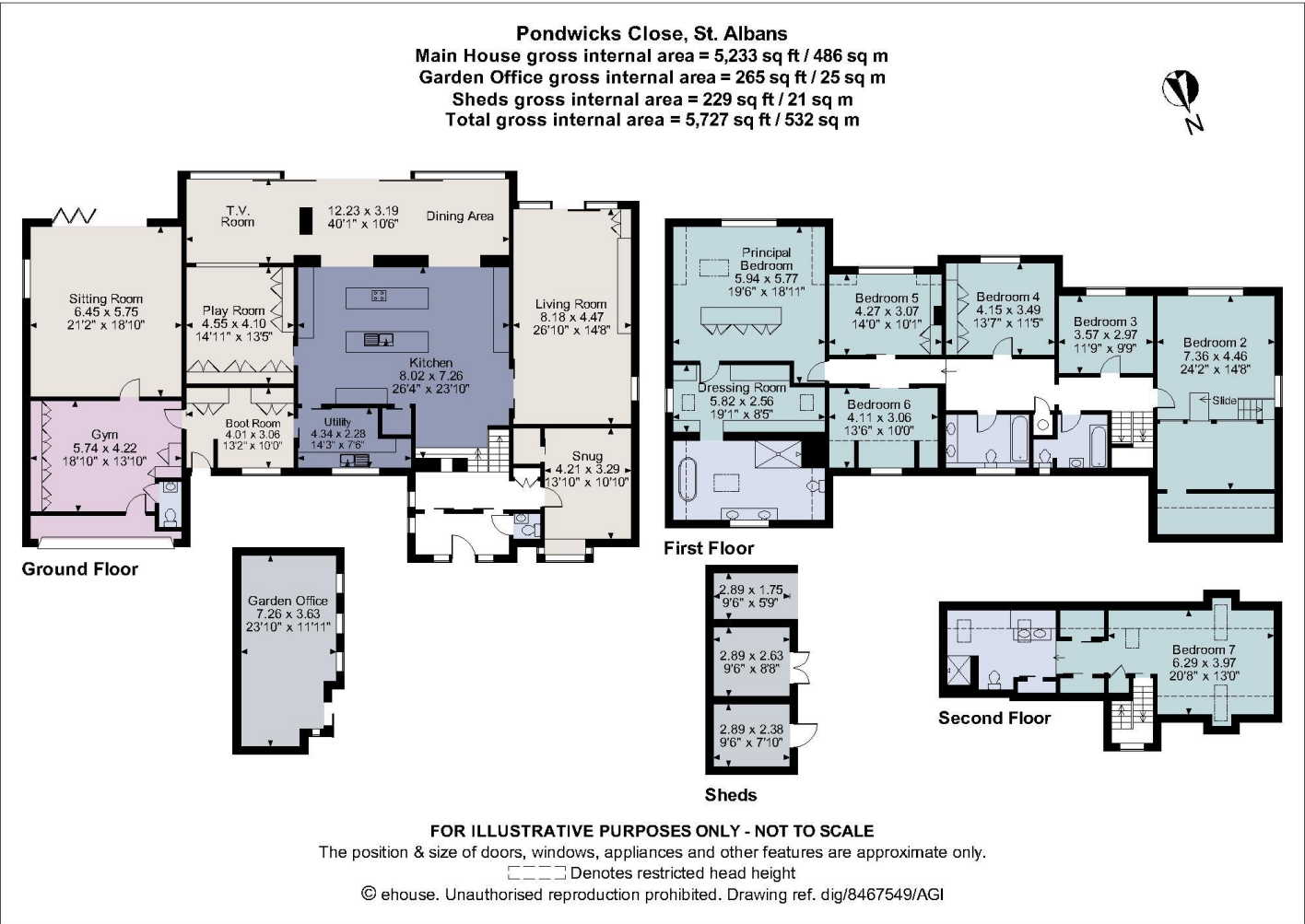
All viewings will be accompanied and are strictly by prior arrangement through Savills Harpenden Office.


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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