

# Hamptons

INTERNATIONAL



**Coopers Green Lane, St. Albans, AL4**

5  3  4 

GUIDE PRICE

**£2,700,000**

**(£2,695,000)**

## Property details

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### Key features

- **Substantial Family Home**
- **Dining Room**
- **Family Room**
- **Drawing Room**
- **Playroom**
- **Kitchen/Breakfast Room**
- **Utility Room**
- **Entrance Hall**
- **Three Cloakrooms**
- **Five Bedrooms**

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## Description

A substantial and beautifully presented family home situated in an idyllic semi-rural location on the edge of St Albans, with a swimming pool and landscaped gardens. Situated among open countryside on the favourable eastern edge of St Albans, Oak House is a magnificent Edwardian property which has been extensively improved and extended to create a fabulously spacious and well appointed home. The property is ideal for the London commuter wanting a country setting, being a short distance from the A1(M) and with a mainline station within three miles yet enjoying a distinctly rural feel with views over surrounding farmland and excellent country walks on the doorstep and nearby at Heartwood Forest and Ellenbrook Fields. In recent years the house has received a full programme of renovations including full cosmetic redecoration, the construction of new pool house, a new water filtration system, boiler, kitchen with bespoke Green Heart cabinetry and an AGA and updated flooring. Outside Oak House is set within wonderfully well-established gardens of 1.1 acres, which are well enclosed by mature trees and hedging. An imposing gated driveway opens to a long drive, which leads up to the house and a carriageway driveway. The gravel parking area extends along the side of the house where there is further parking and access to a detached triple garage with two stores. The majority of the garden is situated to the rear, comprising mostly level lawns, a large paved terrace and an outdoor swimming pool with its adjoining pool house/garden office. The garden also features a vegetable plot with raised beds and a greenhouse. Situation Coopers Green Lane links the city of St Albans with Hatfield and Welwyn Garden City and has excellent access to the amenities of all three commercial centres. The historical city of St Albans provides for a comprehensive range of shopping, restaurants and leisure facilities. For the commuter, there is a train link to London St Pancras International and Kings Cross with interconnecting Eurostar service direct to Brussels, Paris and Amsterdam. The M25 is available at junction 21a. The surrounding countryside provides for an abundance of leisure activities including walking, riding, numerous golf courses and many areas of historical interest, in particular within Heartwood Forest (2.5 miles). There is a primary school in the neighbouring village of Sandridge and many excellent independent and state schools locally. The Prime team would be delighted to show you around this property. Property Ref Number: HAM-14866 Additional Information Local Authority: St Albans District Council 01727 866100







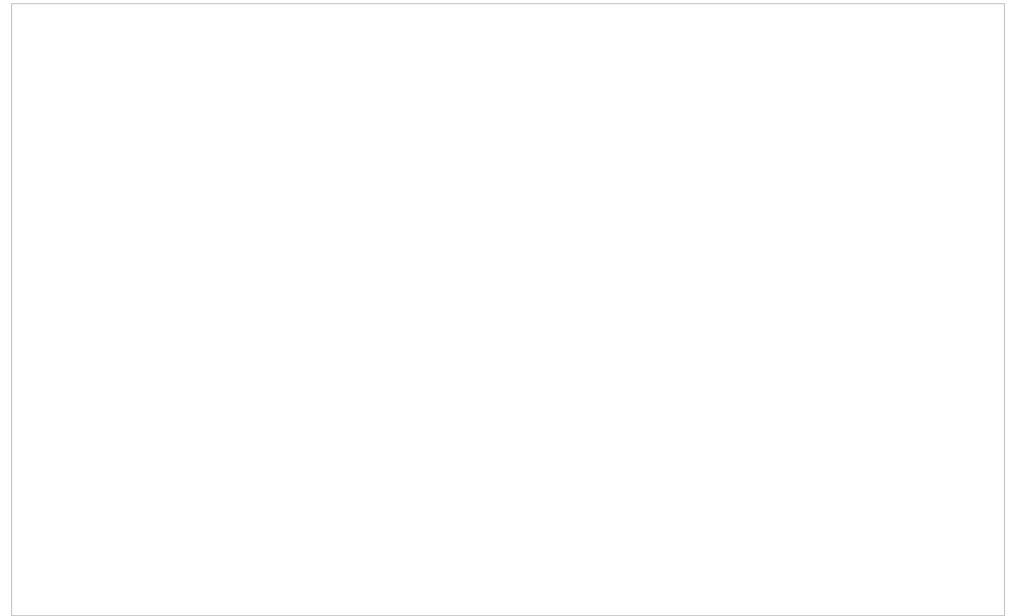












# Floor plan

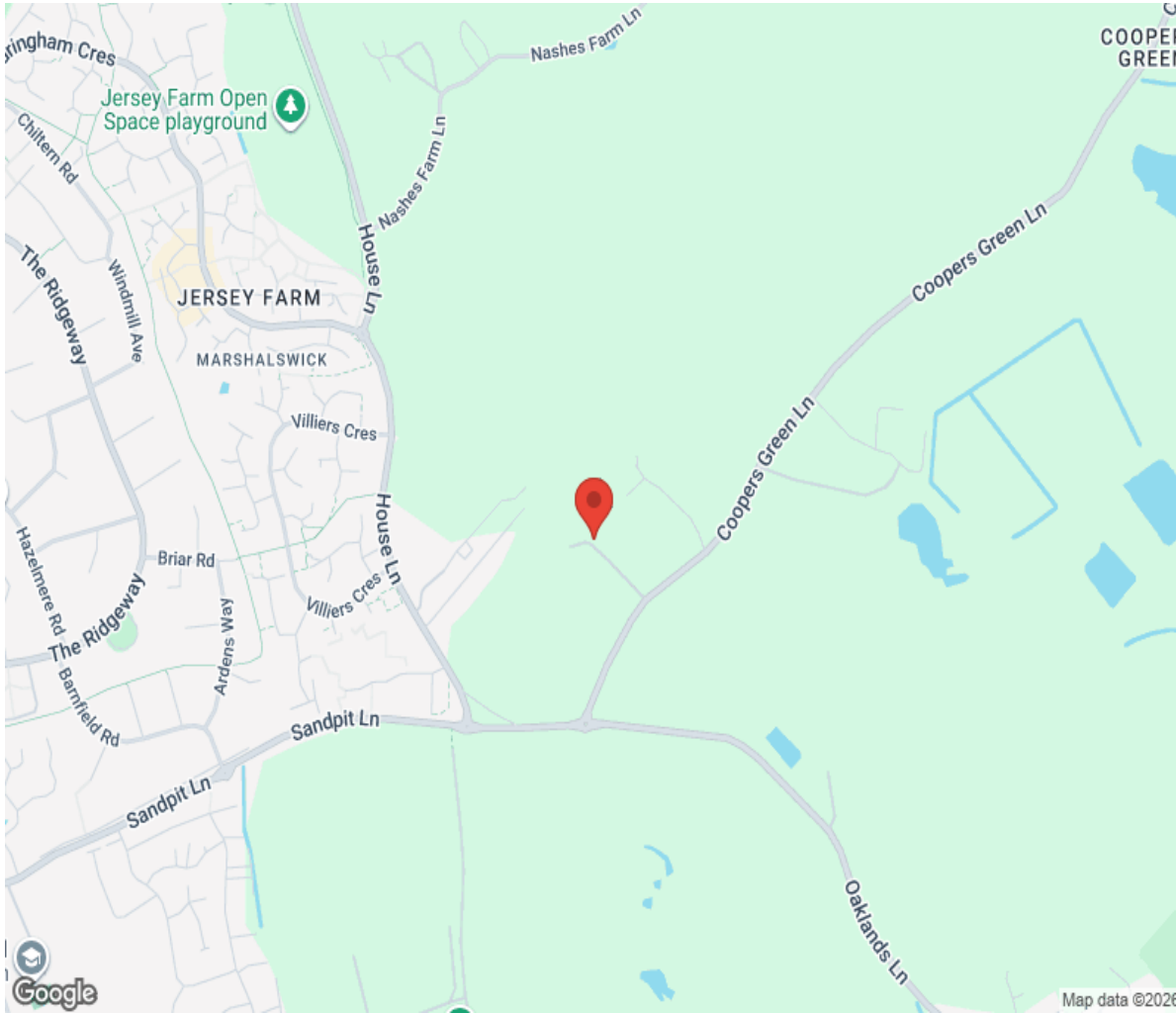
Outbuilding = 120.6 sq m / 1298 sq ft (Including Garage)  
 Total = 483.1 sq m / 5200 sq ft  
 Including Limited Use Area (4.6 sq m / 49 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2 - Residential)

# Location

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