



## Praewood Farmhouse

Gorhambury | Hemel Hempstead Road | St Albans | Hertfordshire | AL3 6AA

**STRUTT  
& PARKER**

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A rarely available Victorian Farmhouse in a tranquil countryside setting on the edge of St Albans and forming part of the sought after Gorhambury Estate.

Entrance Hall | Kitchen | Utility Room | Sitting Room | Dining Room | Study | Cloakroom | Five Bedrooms with two en-suite | Family Bathroom | Shower Room | Mature Garden | Parking | Cellar

## Situation

This stunning Victorian Farmhouse is situated on the edge of the historic city of St Albans in a tranquil countryside setting. Forming part of the Gorhambury Estate and located approximately 2 miles from the city centre of St Albans, the property offers convenient access to the M25, M1 and A1(M). St Albans mainline station offers a service to St Pancras in approximately 19 minutes.

## The Property

Praewood Farmhouse is of brick construction, under a slate roof. The house is beautifully presented throughout offering light and spacious accommodation over three floors.



## Ground Floor:

### Entrance Hall

Doors to cloakroom, sitting room, dining room, study and cellar. Stairs to first floor.

### Kitchen 4.95m x 6.60m

With a range of shaker style wall and base units as well as a breakfast island, electric oven and ceramic hob with stainless steel extractor hood over, dishwasher, stainless steel sink, fridge and freezer. Traditional tiled floor. Windows overlooking garden and front. French doors leading onto patio and garden.

### Utility Room 3.68m x 1.30m

With fitted wall and base units, stainless steel sink and window to garden.

### Sitting Room 5.05m x 3.94m

With wood burning stove and fitted corner cupboard. Window to rear overlooking garden.

### Dining Room 4.5m x 3.68m

With wood burning stove and French doors out onto patio and garden.

### Study 4.5m x 3.68m

With bay window to front and a range of fitted cupboards.

### Cloakroom 1.6m x 2.16m

Useful storage area housing airing cupboard.

### WC 1.88m x 2.79m

With white modern suite with WC and hand basin. Window to front.

## First Floor:

### Master Bedroom 5.23m x 4.90m

With windows to rear and side overlooking the garden. Decorative cast iron fireplace with wooden mantelpiece.

### En suite 2.74m x 1.49m

White suite comprising WC, hand basin, bath with power shower over. Ceramic floor tiles.

### Bedroom Two 3.94m x 3.81m

With window to rear overlooking garden. Leading into en suite.

### En suite 2.77m x 2.82m

Window to side. Modern suite comprising WC, hand basin, bidet, bath, separate power shower. Ceramic floor tiles.

### Bedroom Three 3.61m x 3.48m

With windows to front and side. Decorative cast iron fireplace with wooden mantelpiece.

### Family Bathroom 2.72m x 1.85m

Suite comprising WC, hand basin, bath with power show over. Ceramic



floor tiles.

### Second Floor:

**Bedroom Four** 4.09m x 2.87m

Windows to side overlooking courtyard. Walk in closet. Access to loft space.

**Bedroom Five** 4.62m x 4.11m

Windows to side overlooking open countryside. Walk in closet. Access to loft space.

**Shower Room** 2.39m x 1.0m

White suite comprising WC, fitted cubicle power shower and hand basin. Ceramic tiles.

### Outside

To the front of the property is a gravelled courtyard with parking for a number of cars. To the rear there is a mature garden of approximately 0.2 acres, which is laid mainly to lawn and established shrubs. There is also a large patio area with ample room for garden furniture.

### General

**Services** Mains water and electricity. Oil fired central heating system and private drainage.

**Energy Performance** Band E

**Local Authority** St Albans City and District Council

**Council Tax** Band H

**Rent** £2,775 per calendar month plus charges

**Term Length** 12 months initially

**Commencement Date** Available within 6 weeks

**Deposit** The ingoing tenant will be required to pay the equivalent of two months' rent to be held as a deposit for the duration of the tenancy.

### Charges

The following Tenant Charges will apply prior to tenancy

commencement:

Credit References per applicant £50 plus VAT

Tenancy Agreement £250 plus VAT

Inventory recharged at cost of £225 plus VAT

All advertised prices are exclusive of utility and other associated services.

### Directions

Available directly from Strutt & Parker.



**STRUTT  
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