



## Maynes Lodge

Maynes Farm | Gorhambury | St Albans | Hertfordshire | AL3 6AF

**STRUTT  
& PARKER**

# Maynes Lodge

Gorhambury | St Albans | Hertfordshire | AL3 6AF

A rarely available three bedroom cottage situated within the Gorhambury Estate and offering beautiful views over parkland.

Entrance Hall | Kitchen with Dining Area | Sitting Room | Master bedroom with En-Suite bathroom | Two Further Bedrooms | Family Bathroom | Utility Room | Office | Large Mature Garden | Ample Off Road Parking

## Situation

Set on a private gated road, Maynes Lodge is set at the heart of historic Parkland. The property forms part of the highly sought after Gorhambury Estate and is approximately 3 miles from the centre of St Albans. It has the benefit of excellent accessibility, including easy road links to the M25, M1 and A1(M). In addition, the mainline station is located approximately 4 miles from the property and offers a direct link to London Kings Cross in 19 minutes.

## The Property

Maynes Lodge is a delightful bungalow full of character and is set back from the main drive within its own large garden. The house benefits from extensive views over open parkland. Maynes Lodge offers a rare opportunity to rent a detached country property in a stunning and unique position.



## **Ground Floor:**

### **Entrance Hall**

Accessed through a characterful wooden porch from the ample parking area with internal access to the kitchen, utility room and office

### **Kitchen and dining area** 6.65m x 4.95m

A special and spacious family kitchen with extensive space for dining offered by a unique dining area and breakfast bar. The kitchen comprises of a full range of painted wooden shaker style floor and wall units, modern black work surfaces, a stainless sink and drainer, a premium black 4 oven AGA, quarry tile flooring and radiator.

### **Utility Room** 2.47m x 2.06m

With fitted painted wooden base units, a stainless steel sink and drainer, radiator, plumbing for a washing machine and space for additional appliances.

### **Office** 2.74m x 2.38m

A light and useful room with floor to ceiling cupboards and associated shelving.

### **Secondary Hallway**

L-shaped corridor linking the kitchen areas with the rest of the house with doors to:

### **Sitting Room** 8.74m x 5.01m

This impressive dual aspect room is a highlight of the property with large patio doors offering extensive views over the Gorhambury Estate. This large room is an excellent family room with huge opportunities for entertaining. With an open brick fireplace and potential area for dining. With a new carpet, TV aerial socket and radiators.

### **Master Bedroom** 4.28m x 3.58m

A beautiful dual aspect master bedroom positioned to the rear of the property. With extensive space for storage, carpet, radiator and access to:

### **Master Bedroom En-suite** 2.80m x 1.81m

A good sized room with a suite comprising of a bath,



low level W.C., wash hand basin and radiator.

**Bedroom Two** 4.59m x 2.97m

A spacious and light room with views over the garden. With carpet and radiator.

**Bedroom Three** 4.23m x 2.48m

A cosy room with views over the garden. With carpet and radiator.

**Family Bathroom** 2.08m x 1.80m

Recently refurbished to a high standard, this modern bathroom contains a bath with overhead shower unit, sink, W.C. and radiator.

## Outside

The property is accessed by a driveway leading from the Gorhambury drive, with space for the parking of multiple cars. There is a mature garden surrounding the property, extending to approximately half an acre and bordered by parkland. The garden also contains a garden shed and large patio accessed from the living room.

## General

**Services** Oil-fired central heating, mains electricity and water, private drainage system.

**Energy Performance Certificate** Awaiting

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

**Council Tax** Band E

**Rent** £2,400 per calendar month plus charges

**Term Length** 12 months initially

**Commencement Date** Available mid-November 2017

**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.

**Pets** May be permitted, subject to negotiation

## Charges

The following Tenant Charges may apply prior to tenancy commencement:

Credit References per applicant £60 inc VAT

Tenancy Agreement £300 inc VAT

Inventory recharged at cost of £162 inc VAT

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

## Directions

Available directly from Strutt & Parker.

## Contact

For more information or to arrange a viewing please contact:

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