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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



[www.cassidyandtate.co.uk](http://www.cassidyandtate.co.uk)

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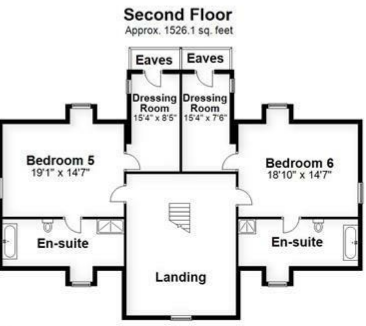
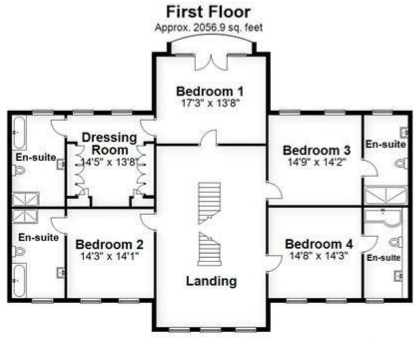
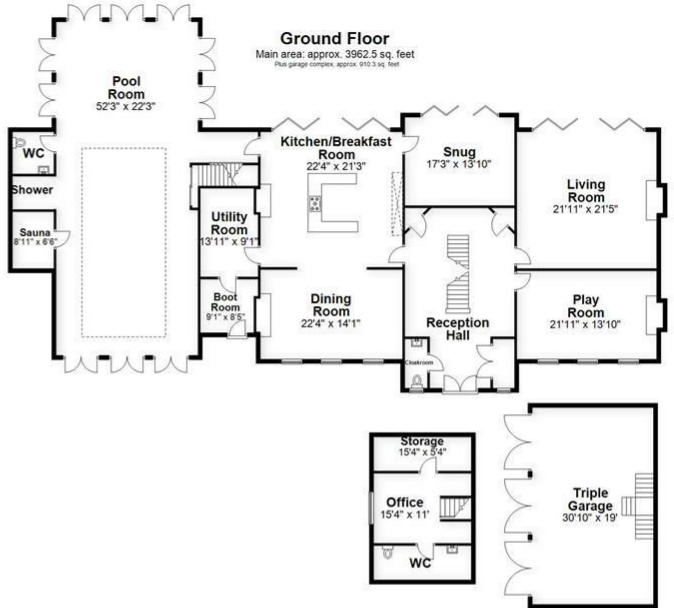
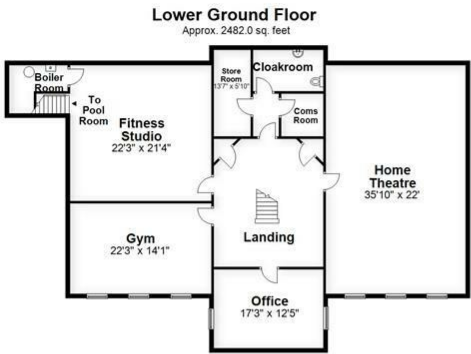
Offers In Excess Of £5,500,000





# All The Ingredients Needed For A Fabulous Lifestyle

Welcome to this simply unique and stunning detached Georgian-style home of 10,000 sq ft. It is located in a highly desirable location, at arguably St Alban's premier address, hidden behind white gates and at the end of a long drive. This property has eight impressive reception rooms, offering ample space for entertaining guests or simply relaxing with your family. With six spacious bedrooms and six accompanying en-suites, there is plenty of room for everyone to enjoy their own private space. Designed and constructed in 2015 by the current owner, this property exudes contemporary elegance and style, arranged over four floors, perfect for those who appreciate modern living and privacy. It is approached via a discreet drive and surrounded by beautifully landscaped gardens, the whole is around an acre. With a detached triple garage and potential office over, together with a separate outdoor entertaining complex. Adjoining the main dwelling is a fabulous Orangery, which houses an indoor swimming pool. Whether you have a large family or simply love to host gatherings, this feature is sure to impress. Located in the historic town of St. Albans, you'll have access to a range of amenities, including quaint shops, cosy cafes, and beautiful parks. With its rich history and vibrant community, St. Albans offers the perfect blend of modern convenience and traditional charm. Don't miss out on the opportunity to own this stunning property that combines luxury, comfort, and convenience in one perfect package. Contact us today to arrange a viewing and take the first step towards making this house your dream home. Agents Note: Some finishing works are required and we believe that the property's finished value could be in the region of £8,000,000.



Main area: Approx. 931.6 sq. metres (10027.5 sq. feet)  
Plus garage complex, approx. 849 sq. metres (983.3 sq. feet)  
Produced for Cassidy & Tate Estate Agents. For guidance purposes, not to scale.  
Plan produced using PlanItUp.

Cassidy & Tate have taken all reasonable steps to ensure the accuracy of the details supplied in our marketing material however, details are provided as a guide only and we advise prospective purchasers to confirm details upon inspection of the property. Cassidy & Tate will not be held liable for any costs which are incurred as a result of discrepancies.



# Perfect Fusion of Location And Way of Living

## Why Cassidy & Tate

Cassidy & Tate are a fully independent estate agent who have developed unparalleled understanding on how people want to buy, sell and rent property within the residential property market in Hertfordshire and its surrounding areas. We are able to accommodate your individual requirements and deliver to you a more personalised service, tailored to your home buying, selling and letting needs.

We also have many years of experience in land and new homes and the pleasure of working alongside many reputable house builders and developers in Home Counties and Greater London. Whether you are looking to acquire or sell development opportunities and land, wish to purchase or sell a newly built or refurbished property, or require a site valuation and marketing advice we can help.

## Your Local Property Experts

As one of St. Albans leading estate agents we work relentlessly to ensure our valued customers receive the exceptional service they deserve at all times. We epitomise not only professional estate agency knowledge, but a dedication to integrity and responsiveness to every client. The Cassidy & Tate team will be available to you when in need to help overcome any stressful situations that may arise. We are here to offer you valuable and honest advice when needed so that you can navigate the best path through the process. We know the marketplace, the buyers, the sellers and neighbourhoods, but most importantly we know how to put our clients' needs first. Our state of the art sales tools, modern technology and our own in-house fully independent Mortgage Broker is here to make your journey easier and more direct to your final goal. At Cassidy & Tate you will be in control of your sale or purchase and we will help you get the best result possible



## Specialists in Bespoke Properties

- Georgian Style Home
- Six Beds & Six En-Suites
- Orangery/Indoor Pool
- Eight Receptions
- Discrete Private Location
- On an Acre Plot
- Triple Detached Garage
- Around 10,000 Sq Ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		86	90
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
		EU Directive 2002/91/EC	



