

 4 Bedrooms

 2 Bathrooms

 1 Reception

 South West

 On-Street



Freehold

Council Tax Band:  
E £3,027.32 (2026-2027)

Local Authority:  
North Hertfordshire District Council

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St Albans Road, Codicote, SG4 8UT  
Guide price of £825,000

Charming Grade II listed Queen Anne-style home, combining two cottages, with period details, elegant interiors, landscaped gardens, and versatile living areas.

### Description

This exceptional Queen Anne style Grade II listed building is a masterful combination of two former cottages, creating a unique home. The property boasts charming period features, enhanced by modern refurbishment. The principal reception room features two striking fireplaces, an inglenook, aged oak floor, and an original display cabinet. The stylish kitchen offers bespoke storage, a chequerboard tiled floor, a vaulted ceiling, and an integrated dishwasher. A separate utility room provides practical space for laundry. The rear hall leads to a shower room and coat cupboard. The first floor has two double bedrooms with exposed beams, built-in wardrobes, and a well-appointed bathroom with slipper bath. The second floor has two more bedrooms with dormer windows. Externally, the front garden is richly planted, while the rear garden is spacious with a terrace, lawn, and flowerbeds. Additional benefits include a brick outbuilding, a timber summerhouse, and gated access.

### Location

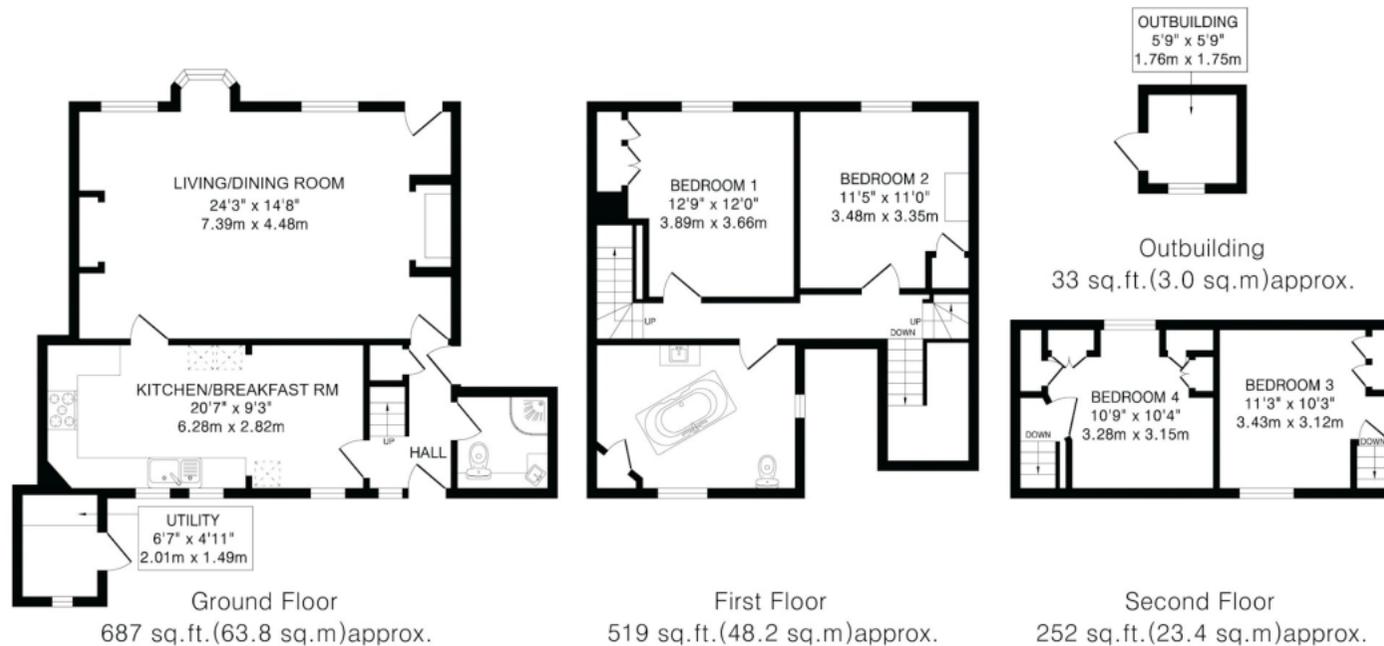
The property is conveniently positioned for travel and amenities. Commuting into London is easy (just 20 minutes by train to Kings Cross from Knebworth) and St Albans.

Buyers Information: - In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person) including VAT for this service. For more information, please refer to the terms and conditions section of our website.









TOTAL FLOOR AREA: 1491 sq.ft.(138.4 sq.m)approx.

This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.

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