






River Hill, Flamstead, St. Albans, AL3 | Guide Price £2,200,000 Freehold

 4 Bedrooms  3 Bath/Shower Rooms  4 Reception Rooms  Garage & Driveway  0.4 Acre plot

 EPC Band N/A  Council Band: G – £3,875.11 2025/26  Dacorum Council

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## River Hill, Flamstead, St. Albans, AL3

A stunning Georgian home c.1815, sympathetically modernised and improved by the current owners, situated in a fabulous village centre location with lovely gardens.

- ➦ Imposing Grade II Listed Georgian home
- ➦ Superb central village location
- ➦ Set in 0.4 Acres
- ➦ Four double bedrooms
- ➦ Three reception rooms and Orangery
- ➦ Stunning vaulted fully fitted kitchen
- ➦ Double Garage and off street parking

### Description

An imposing Grade II listed Georgian home set in 0.4 acres in the heart of this delightful Hertfordshire village. With over 4000 sq. ft of characterful and bright family space extending to four receptions including a superb orangery and an impressive, vaulted kitchen/breakfast room overlooking the gardens. The principal suite with ensuite bathroom and dressing room, as well as guest suite and two further bedrooms and family bathroom, offer generous family space. The superb gardens, with garage and parking set in a central location with easy access to local leisure facilities pubs and village shop make this historic property a highly desirable family home. The accommodation comprises: Front gardens leading, via Georgian Doric portico, to elegant front entrance hall, stairs with original balustrade to first floor as well as access to two useful cellar rooms and doors to large sitting room with open fireplace and bay window, drawing room, spacious double aspect study and fabulous orangery dining/breakfast room, open plan to the beautifully appointed fully fitted kitchen overlooking the large rear gardens. Additionally a boot room, large utility and cloakroom complete the ground floor.

On the first floor there are four very spacious bedrooms. The principal suite has a delightful outlook and incorporates a fully fitted dressing room and five piece ensuite bathroom. The guest suite also has an ensuite bathroom. Two further bedrooms share a family bathroom. On the second floor there is a further loft room and listed building permission has been granted for further conversion.

Outside off-street parking for three cars leads to a double length garage. The extensive gardens surround the house are very well stocked with a large lawned area and mature borders filled with flowers and shrubs.





## Location

Westfield House occupies an enviable position a few steps from Flamstead High Street with its collection of pubs and local shop. Leisure facilities at the local playing fields are nearby. Flamstead is internationally renowned for its annual Scarecrow festival which takes place every summer and is well placed for both road links (M1 - 2 miles), rail, (Harpenden 15 minutes by car) and international air travel (London Luton International 20 minutes by car).



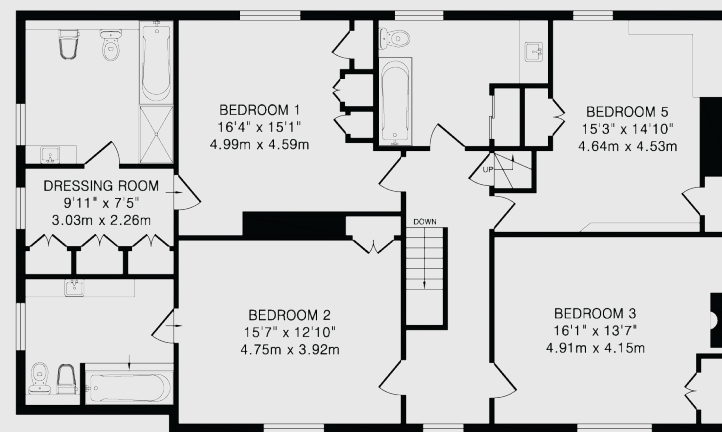
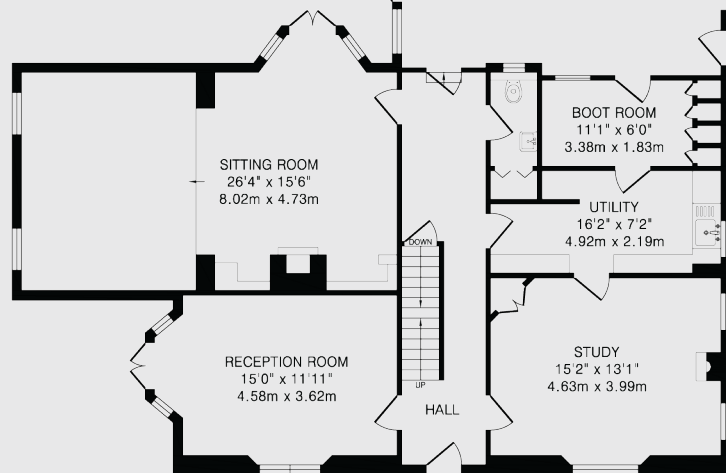
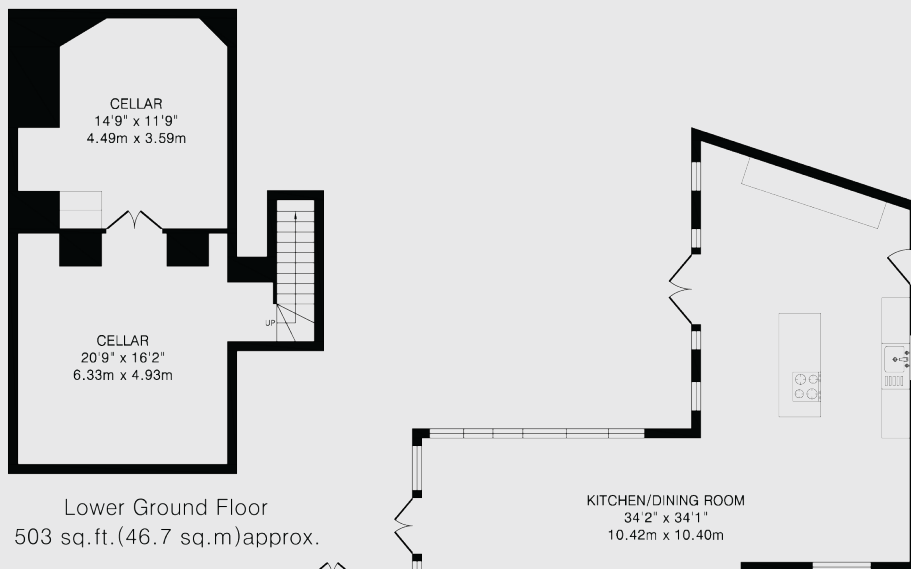












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