



# OLIVER

& AKERS EST.2014

*Estate Agency with a personal touch!*

## Wildhill Road, Woodside, Herts, AL9



St Michaels is a 'Grade II Listed' charming and substantial 17th Century former coaching inn with an illustrious history. In addition to the SEVEN bedroom main house there is also a generous coach house with potential for an annexe, AND a FOUR car GARAGE. Set within 2.1 Acres and located ideally for easy access to all local motorways.

**OFFERED CHAIN FREE**

- **Seven Bedrooms**
- **Six Reception Rooms**
- **Four Bathrooms**
- **Grade II Listed**
- **Four Car Garage**
- **Detached Coach House**
- **2.1 Acres Of Grounds**
- **Offered CHAIN FREE!**

**£3,000,000 Freehold**

# Wildhill Road, Woodside, Herts, AL9

## Accommodation Comprises

### Entrance Hall

### Guest WC

Reception Hall 15'8" x 12'7" (4.78m x 3.84m)

Drawing Room 20'7" x 15'0" (6.27m x 4.57m)

Study 16'7" x 8'10" (5.05m x 2.69m)

Cellar 12'4" x 8'11" (3.76m x 2.72m)

Sitting Room 18'1" x 16'1" (5.51m x 4.90m)

Music Room 16'1" x 9'10" (4.90m x 3.00m)

Dining Room 16'1" x 15'11" (4.90m x 4.85m)

Inner Lobby 12'7" x 9'4" (3.84m x 2.84m)

Outer Lobby 13'9" x 8'8" (4.19m x 2.64m)

Store Room 15'6" x 13'9" (4.72m x 4.19m)

Kitchen/Breakfast Room 18'0" x 15'0" (5.49m x 4.57m)

Utility Room 10'8" x 6'3" (3.25m x 1.91m)

### Two Stair Cases To First Floor

### Landing

Master Bedroom 19'4" x 18'5" (5.89m x 5.61m) (Max Points)

En-Suite Bathroom 9'1" x 8'0" (2.77m x 2.44m)

Bedroom Two 20'11" x 15'1" (6.38m x 4.60m)

### En-Suite Bathroom

Bedroom Three 16'7" x 15'11" (5.05m x 4.85m)(Max Points)

### En-Suite Shower Room

Bedroom Four 15'1" x 12'0" (4.60m x 3.66m)

Bedroom Five 17'9" x 15'2" (5.41m x 4.62m)

Bedroom Six 15'10" x 15'9" (4.83m x 4.80m)

Bedroom Seven 16'0" x 9'11" (4.88m x 3.02m)

### Family Bathroom

### Exterior

### **Coach House**

Approximately 1683 sq ft - Great potential conversion to annexe

### **Four Car Garage**

### **Additional Room Above Garage**

**Parking for numerous cars.**

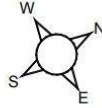
### **Gardens**

Gardens and grounds of approximately 2.1 Acres

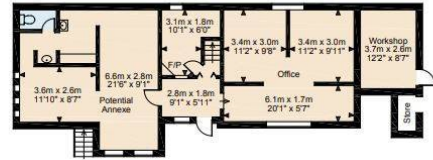




**St. Michaels, Woodside, Hatfield**  
**Approximate Gross Internal Area**  
**Main House = 5572 Sq Ft/518 Sq M**  
**Garage = 817 Sq Ft/76 Sq M**  
**Coach House = 1683 Sq Ft/157 Sq M**  
**Store = 172 Sq Ft/16 Sq M**  
**Workshop = 104 Sq Ft/10 Sq M**  
**Total = 8348 Sq Ft/777 Sq M**  
**Quoted Area Excludes 'External Store'**



**Ground Floor**



**Coach House Ground Floor**



**Coach House First Floor**



**First Floor**

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	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, Scotland & Wales		EU Directive 2002/91/EC	

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**VIEWING BY APPOINTMENT WITH AGENTS OLIVER & AKERS**

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- (1) MONEY LAUNDERING REGULATIONS intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- (2) These particulars do not constitute part or all of an offer or contract.
- (3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- (4) Potential buyers are advised to recheck the measurements before committing to any expense.
- (5) Oliver & Akers have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliance.
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