Pickford Road, Markyate



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A stylish five-bedroom family home with generous living space, landscaped gardens and a beautifully appointed garden studio.

Set in a quiet residential crescent, this well-presented modern home offers generous accommodation, thoughtfully enhanced by the current owners. Improvements include extensions to the kitchen and sitting room, a stylish sunroom and a newly fitted utility room. Engineered wood flooring features across much of the ground floor. A porch opens into the entrance hall, leading to a generous dual-aspect sitting room centred around a limestone fireplace with a log burner. The space flows through bifold doors into the sunroom, which enjoys a leafy outlook and opens onto the garden. The kitchen/dining room also features bifold doors to the garden, creating a natural connection between the interior and outside space. Fitted with Shaker-style cabinetry and granite worktops, the kitchen incorporates an island, providing informal dining, a Rangemaster cooker and free-standing wine fridge. A separate utility room and cloakroom complete the ground floor.

Upstairs, a galleried landing leads to five double bedrooms. The principal bedroom is particularly appealing, with vaulted ceilings, Velux windows and French doors opening onto a Juliet balcony with tree-top views. An en-suite shower room has twin vanity units, while the remaining bedrooms are served by a spacious family bathroom with a bath and separate walk-in shower.

Approached through traditional five-bar gates, the property has a gravel driveway providing ample parking for several cars, together with an EV charging point. Mature hedging and established planting frame the attractive brick façade.

The generous, fully enclosed rear garden is a particular feature, offering a high degree of privacy. A spacious deck provides an ideal setting for outdoor dining, with a further paved terrace and an expansive lawn beyond. A pond with a water feature adds interest, while a pathway leads to a more secluded section of the garden, with additional lawn, mature trees and dedicated fruit and vegetable beds.

3,160 sq ft (293.6 sq m)
Five bedrooms
Two reception rooms
Self-contained studio
Driveway parking
Freehold | Residential

Guide price £1,195,000













At the far end of the garden, the impressive studio provides valuable additional accommodation. Currently used as a garden office, it features extensive glazing, bifold doors opening onto the garden, a cloakroom and useful storage. Its versatile layout offers potential for a variety of uses. A garden shed adds further practicality.

Location

The property enjoys a particularly sought-after setting, set back from Pickford Road in a charming residential crescent, tucked away behind a small spinney. The village of Markyate offers a traditional High Street with a range of everyday amenities, including independent shops, cafés, restaurants, pubs, a pharmacy and a village store with post office.

Approximately five miles away, Harpenden provides a wider choice of shopping, with Sainsbury's, Waitrose and Marks & Spencer, alongside independent retailers, cafés and restaurants. The town is also well served by highly regarded state and independent schools, sporting and leisure facilities, including an indoor swimming pool, rugby, tennis, bowling and cricket clubs, and three golf courses. Harpenden's excellent schools are also readily accessible and the property is situated two miles from the well-regarded Beechwood Independent School.

The surrounding countryside offers opportunities for walking, cycling and riding, with Heartwood Forest and the Rothamsted Estate among the area's popular outdoor destinations. St Albans provides further shopping, leisure and educational facilities.

For commuters, Luton Airport Parkway is seven miles away, providing regular Thameslink services to London and destinations further south, including Gatwick Airport and Brighton. Harpenden station is also approximately seven miles away, offering regular services to London St Pancras, Blackfriars and destinations further south. Junction 9 of the M1 is approximately three miles away, while London Luton Airport is around eight miles from the property.

Postcode region: AL3

General
Local Authority: Dacorum Borough Council
Services: Mains electricity, drainage and water. Gas-fired central heating.
Council Tax: Band G
EPC Rating: C
Mobile and Broadband checker: Information can be found here https://checker.ofcom.org.uk/en-gb/

Approximate Floor Area = 254.9 sq m / 2744 sq ft
Outbuildings = 38.7 sq m / 416 sq ft
Total = 293.6 sq m / 3160 sq ft





This floor plan has been drawn in accordance with RICS Code of Measuring Practice 6th edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #116773

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