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Holly View | Dammersey Close  
Markyate | Hertfordshire | AL3 8JS  
£850,000 Guide Price



**A spacious four double bedroom extended detached family home with open plan living in an elevated position with countryside views, located in a sought after cul-de-sac location in the Hertfordshire village of Markyate, offered for sale with no onward chain.**

Nestled within the sought after cul-de-sac of Dammersey Close, Holly View presents an excellent opportunity to acquire a modern and generously proportioned four double bedroom detached family home reaching almost 2000 sq.ft, located in the highly desirable Hertfordshire village of Markyate. Positioned in an elevated and secluded setting, Holly View offers captivating vistas of the secluded garden and Hertfordshire countryside beyond. Among its many highlights, this family abode features a spacious open plan kitchen/dining/family room situated at the rear, providing an ideal space for both formal and social gatherings. Additionally, this detached residence includes a separate sitting room adorned with a cosy log burning stove, a versatile study room adaptable for use as a playroom or fifth bedroom, four generously sized double bedrooms, including the master bedroom boasting a recently fitted en suite, a large four-piece family bathroom, and is enhanced by French doors from the open plan living area extending onto a raised decking area and the private rear garden, offering the perfect setting to enjoy al-fresco dining within the tranquil surrounding environment.

Located at the southern end of the picturesque Hertfordshire village of Markyate, Dammersey Close enjoys easy access to the historic village High Street. Within a leisurely stroll, residents can explore the local amenities including local shops, a Post Office, inviting pubs and restaurants, a gym, as well as essential services like the Doctors Surgery and Pharmacy. Markyate also boasts excellent educational facilities nearby, adding to its appeal for families. For commuters, Markyate offers superb transport links to London and beyond. The nearby M1 Junction 9, approximately 2 miles away, provides convenient access to the motorway network. Additionally, the efficient train service from Harpenden ensures a swift journey to St. Pancras in under 30 minutes, making Markyate an ideal location for both commuters and those eager to explore the wider area.

Upon arrival, a welcoming entrance hall seamlessly connects to the spacious dual aspect sitting room, featuring a log burning stove, ideal for cosy moments with loved ones. Sliding doors lead out to a raised decking area and the rear garden, extending the living space outdoors. Positioned at the front of the residence, a groundfloor double bedroom offers convenience with its built in wardrobes. Adjacent to the entrance hall, a good sized study/playroom provides versatility, doubling up as an extra bedroom for guest and extended family members. At the rear of the home, a generously sized open plan kitchen/dining/family room awaits. Spanning over 25ft. in length, the open plan living area serves as the heart of the home for both formal gatherings and casual get-togethers, and is further enhanced by French doors opening to the raised deck area to enjoy al-fresco dining whilst enjoying views over the private rear garden and countryside beyond. The well appointed kitchen boasts a range of base and wall mounted units, integrated appliances, a stylish range oven, and a central island with storage and a breakfast bar. Completing the groundfloor accommodation, a separate utility room offering space for additional white goods, and leads to a separate storage for added convenience.

Stairs from the entrance hall ascends to the first floor landing and leads to three double bedrooms including the master en suite, and a good sized four-piece suite family bathroom. The dual aspect master bedroom is an excellent double sized bedroom, and benefits from an array of built in wardrobes and built chest of drawers. At the rear of the master bedroom, a newly fitted en suite shower comprising of a low level W.C, vanity wash hand basin with storage under, heated towel rail and a separate shower cubicle. The second bedroom positioned to the front of the first floor is a good size double bedroom, and is complete with built in wardrobes and eaves storage, whilst the third bedroom to the first floor is also a well proportioned double bedroom located to the rear of the first floor and enjoys an elevated view over the private rear garden end open countryside views beyond. The large four piece suite family bathroom is fitted with floor to ceiling tiles, low level W.C, pedestal wash hand basin, heated towel rail, separate shower cubicle, and a panelled bath offering the perfect haven for relaxation and rejuvenation.





Holly View is situated at the end of the desirable cul-de-sac in Dammersey Close, accessed via a driveway accommodating two/three vehicles and leading to the main entrance and side gated access. Additional parking is available with a raised gravel driveway positioned to the front of the property. French doors from the open plan kitchen/dining/family room and sliding doors from the sitting room open onto a raised decking area, offering picturesque views of the private garden and the Hertfordshire countryside beyond. This elevated space provides an ideal setting for al-fresco dining and social gatherings with friends and family. Steps from the decking area lead down to the secluded rear garden, adorned with lush lawn and bordered by hedges and fenced boundaries, ensuring a high level of privacy. At the bottom section of the garden, a spacious storage shed awaits. On the opposite end of the lower tier, a designated patio area beckons, perfect for extending social gatherings while basking in the summer sun and relishing the serene ambiance and views of the private garden.

- Detached Family Home with No Onward Chain
- Four Double Bedrooms Including Master en Suite
- Spacious Open Plan Kitchen/Dining/Family Room
- Separate Sitting Room with Log Burning Stove
- Separate Study Room, Utility & Store Room
- Family Bathroom & Groundfloor Cloakroom
- Elevated Countryside Views & Private Rear Garden
- Cul-De-Sac Location & Ample Off Road Parking
- Desirable & Historic Hertfordshire Village
- Excellent Transport Links to London Nearby

#### Property Information

Tenure: Freehold

Gas, Mains Water, Electricity

EPC Rating: Band C

Council Tax: Band E

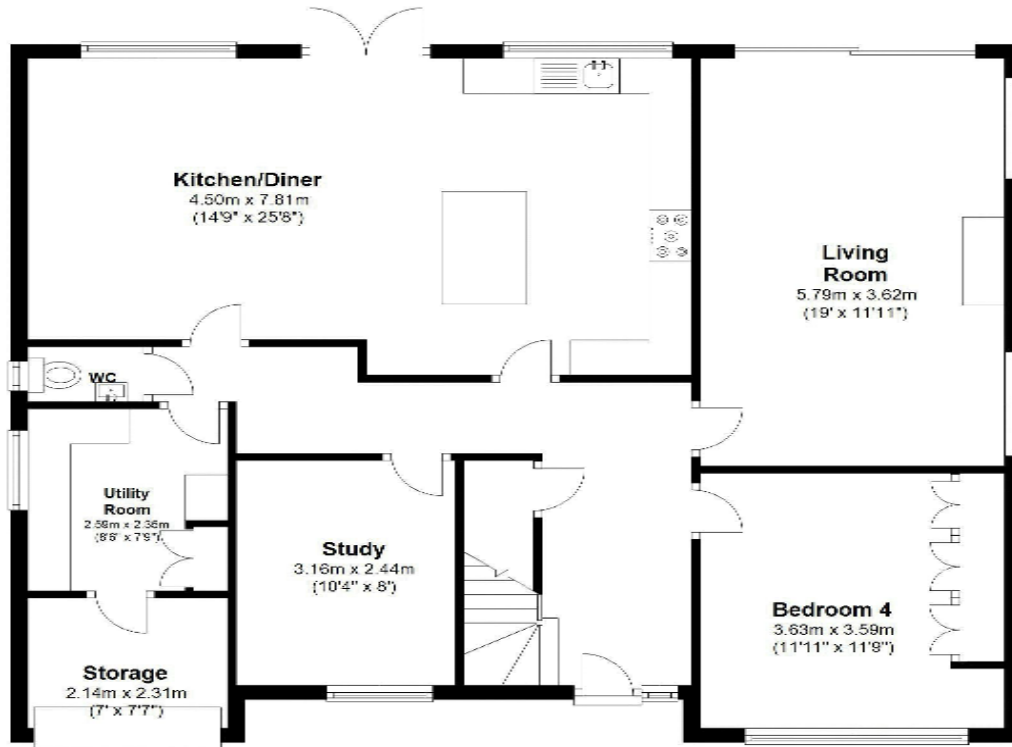
Local Authority: Dacorum Borough Council

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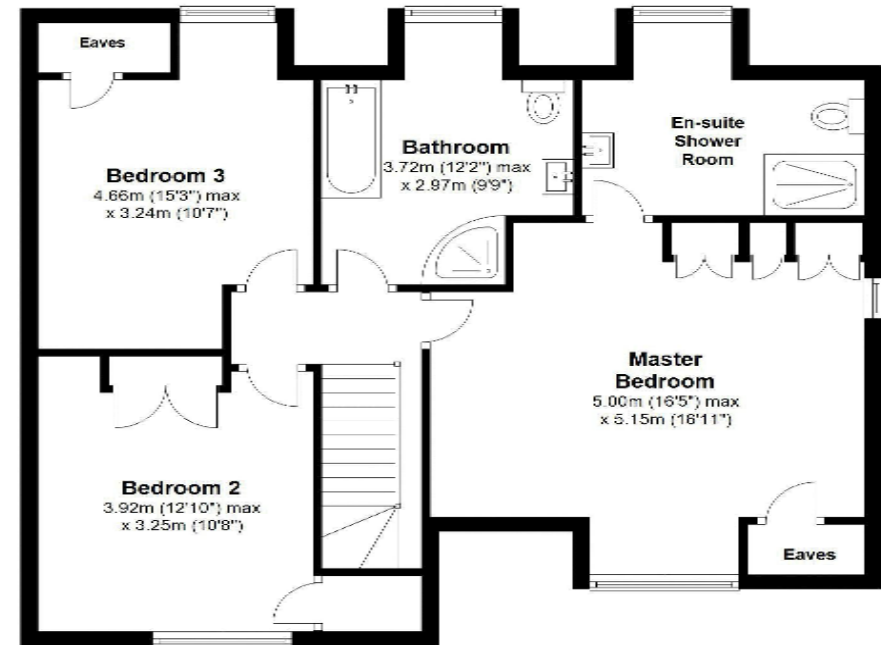
### Ground Floor

Approx. 106.6 sq. metres (1147.8 sq. feet)



### First Floor

Approx. 74.8 sq. metres (805.4 sq. feet)



Total area: approx. 181.5 sq. metres (1953.1 sq. feet)

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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. F653

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