



# The Croft

Markyate | Hertfordshire

FINE & COUNTRY









# The Croft

95 High Street | Markyate | Hertfordshire | AL3 8JG

A brand new three bedroom detached family home featuring high specifications and efficiency, tucked away in a private gated location along the historic Hertfordshire High Street of Markyate.

This brand new, purpose-built character home seamlessly blends traditional charm with modern conveniences, offering a luxurious living experience across its three double bedrooms, each complemented by sleek and stylish en suites. Designed with meticulous attention to detail, the property is a testament to thoughtful architecture and quality craftsmanship. The home's layout is both practical and inviting, starting with a spacious entrance lobby that sets the tone for the rest of the house. Tiled floors lead you through this welcoming space, where you'll find dedicated coat storage, a cloakroom, and under stair storage, all framed by solid oak doors that add a touch of elegance. The warmth of underfloor heating extends throughout the entire ground floor, ensuring comfort no matter the season.

At the heart of the home is the expansive open plan kitchen/dining/family room—a true centrepiece designed for both everyday living and entertaining. The kitchen is thoughtfully equipped with top-of-the-line Bosch appliances, including an induction hob, eye-level oven, microwave, integrated dishwasher, tall fridge/freezer. The kitchen also features an under counter wine fridge, perfect for hosting gatherings or enjoying a quiet evening at home. The Belfast sink, set within a stone worktop with matching stone up stands and window sills, adds a classic touch that complements the room's modern amenities. A unique feature of this space is the secret door that discreetly leads to the utility room, where matching fitted units and a stone worktop provide additional functionality. This room also includes a sink and ample space for a washer and dryer, with a glazed door that opens to the garden, allowing for easy outdoor access. The dining/family area has been designed to be versatile, with plenty of space for relaxing and entertaining. Floor to ceiling picture windows and a full-width bi-fold doors not only flood the room with natural light but also create a seamless transition to the outdoor terrace and garden, making it an ideal setting for alfresco dining or simply enjoying the serene surroundings.

Adjacent to the family room is a separate sitting room, which exudes warmth and sophistication. This room features a distinctive ceiling design and a visual fireplace that serves as a focal point, creating an inviting atmosphere for cosy evenings or entertaining guests. Engineered oak flooring adds a touch of luxury, and like the rest of the ground floor, the living room benefits from underfloor heating. Another set of full-width bi-fold doors opens directly onto a spacious terrace and the landscaped garden beyond, further enhancing the connection between indoor and outdoor spaces.

The first floor is equally well-appointed, with a fully carpeted staircase and landing leading to three spacious bedrooms, each with its own en-suite bathroom. The master suite is a true retreat, featuring dual-aspect views and a luxurious four-piece en-suite. This en suite bathroom includes both a separate shower and a bath, with fully tiled walls and ceilings that exude a spa-like quality. Fitted vanity units add both style and functionality, ensuring plenty of storage space. The second bedroom is a generous double room that overlooks the rear garden. It features a three-piece en-suite bathroom, complete with a large walk-in shower that offers both a rain shower and a handheld unit. The bathroom is finished with fully tiled walls and floors, and a fitted vanity unit that provides ample storage and adds a touch of elegance. The third bedroom, which overlooks the front courtyard, is also a double room and includes a similar three-piece en-suite, with a large walk-in shower, fully tiled walls and floors, and a fitted vanity unit.







- Brand New, Purpose Built Character Three Bedroom Detached Family Home
- Expansive Open Plan Living with Bosch Kitchen Appliances & Secret Utility Room
- Separate Sitting Room with Distinctive Ceiling, Visual Fireplace & Bi-fold Doors
- Inviting Entrance Hall with Tiled Floors, Oak Doors, & Groundfloor Underfloor Heating
- Three Double Bedrooms with Luxurious en Suite Bathrooms with Underfloor Heating
- Landscaped Gardens Designed by Award Winning Architects & Detached Home Office
- Gated Access with a Covered Carport for Two Cars & Additional Parking Spaces
- Energy-Efficient B Rated EPC with Air Source Heat Pump & PV installation
- Desirable & Historic Hertfordshire Village Location & Nearby Local Amenities
- Excellent School Catchments & Efficient Transport Links to London Nearby

The exterior of the home is just as impressive as the interior. The property is accessed through secure, gated entry, which leads to a covered carport that can accommodate two cars, with additional space available for multiple vehicles. The surrounding landscaped gardens have been expertly designed by award-winning landscape architects, offering a perfect blend of beauty and functionality. These gardens include expansive areas for entertaining, lush lawns, and thoughtfully planted spaces, all enclosed by solid fencing to ensure privacy and security. Additionally, the property features a separate garden office, fully equipped with power and fibre connection, providing a quiet, dedicated workspace amidst the tranquil garden setting.



Sustainability and energy efficiency are key elements of this home's design. With a B-rated EPC, the property is equipped with an air source heat pump system that provides zoned underfloor heating throughout the ground floor and radiator heating in the bedrooms. The bathrooms, which are luxuriously appointed with underfloor heating, offer both comfort and efficiency. Additionally, a photovoltaic (PV) installation helps to mitigate electricity costs, making the home as economical as it is environmentally friendly. Throughout the home, technology has been seamlessly integrated to enhance convenience and connectivity. Newly installed OpenReach fibre broadband ensures high-speed internet access, with both wired and wireless connections available in every room. Multiple TV points in the living areas provide flexibility in entertainment options, while the bedrooms are equipped with dedicated TV connections and wall-mounted bedside lighting, ensuring that every detail has been considered for both comfort and functionality.

This home represents the perfect balance of style, comfort, and practicality, offering an exceptional living environment that caters to modern lifestyles while retaining the timeless appeal of a character property. From the expertly designed interiors to the beautifully landscaped gardens, every aspect of this home has been thoughtfully crafted to create a space where life can be enjoyed to the fullest.

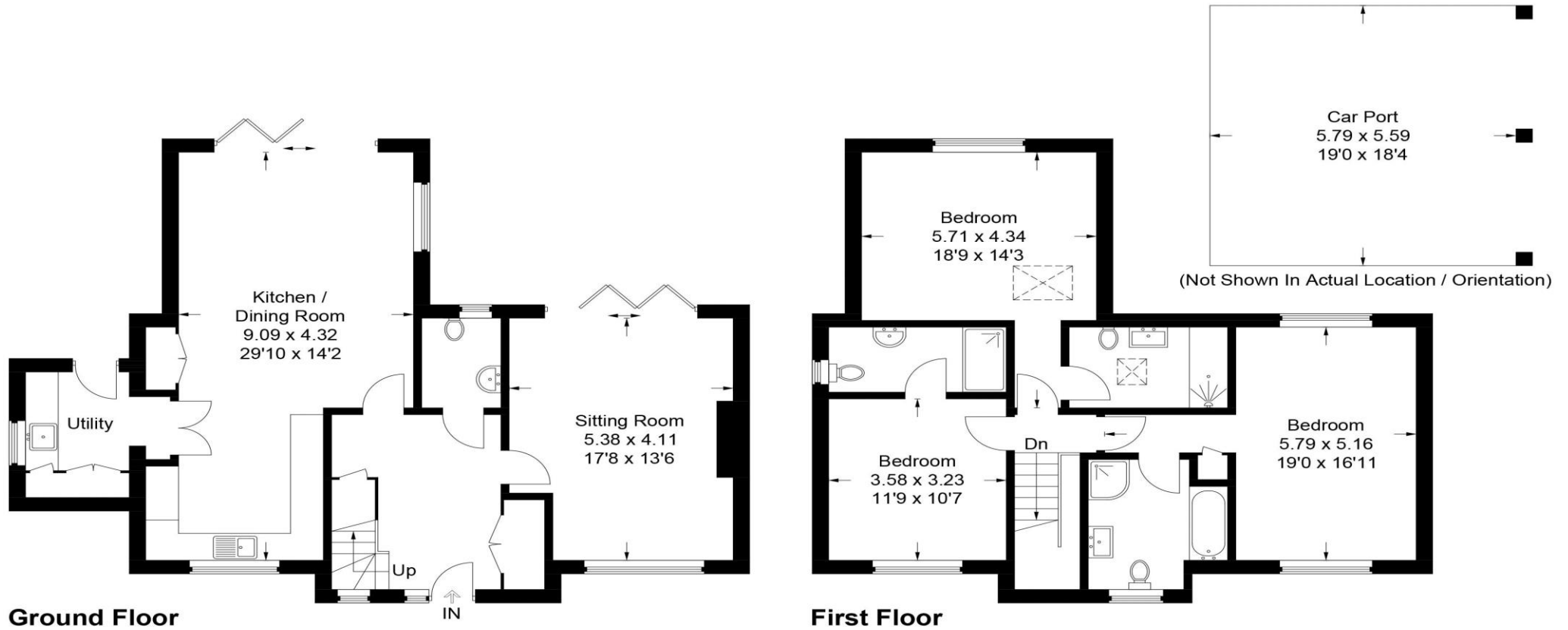
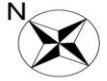


Conveniently located along the historic High Street of Markyate, this home is within easy walking distance to a range of amenities such as local shops, Post Office, pub/restaurants, gym, Doctors Surgery & Pharmacy, as well as good schooling within the village and excellent school catchment areas nearby. The nearby towns of Harpenden and St. Albans are a short distance from Markyate, with both towns offering further extensive shopping facilities. Markyate also offers excellent transport links to London nearby with the M1 Junction 9 approximately 2 miles away, and an efficient rail service from Harpenden to St. Pancras in under 30 minutes making The Croft an ideal location to commute to the capital, or exploring the wider area.

**Property Information**

Tenure: Freehold  
Air Source Heating, Mains Water, Electricity  
EPC Rating: Band B  
Council Tax: TBC  
Local Authority: Dacorum Borough Council

**Approximate Gross Internal Area**  
Ground Floor = 83.7 sq m / 901 sq ft  
First Floor = 74.7 sq m / 804 sq ft  
Total = 158.4 sq m / 1,705 sq ft  
(Excluding Car Port)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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