



**Holme End House, Drivers End, Codicote, SG4 8TS | Freehold**

6 Bedrooms 6 Bath/Shower Rooms 4 Reception Rooms Multiple Garages 2 Acres of Landscaped Gardens EPC Band D Council Tax: Band: H £4,734.90 (2025/2026) North Hertfordshire Council

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## Holme End House, Drivers End, Codicote

Set in landscaped grounds approaching two acres, this fabulous country residence boasts far-reaching views and beautifully presented accommodation complemented by an annex and extensive garaging.

- 🔑 **Stunning Detached Family Residence Arranged Over Two Floors**
- 🔑 **Four Reception Rooms**
- 🔑 **Stunning Kitchen/Breakfast Room + Orangery**
- 🔑 **Four Bedrooms + Four Bathrooms in Main House**
- 🔑 **Multiple Garages**
- 🔑 **Separate Annex with 2 Bedrooms & 2 Ensuite Bathrooms**
- 🔑 **Close to Local Amenities of Codicote & Transport Networks**

### Description

A secure and electrically operated gated entrance leads up a tree-lined drive into what is a small development of just three executive homes. The privacy continues with a further gated entrance onto the drive which offers parking for multiple vehicles. Upon entering, the wide and welcoming hallway has a useful cloak cupboard and allows access to the study, utility room and wc. There are two large sitting rooms; one to the rear with garden access and a feature inglenook fireplace with inset multi-fuel burning stove and one to the front where the views across the surrounding countryside can be enjoyed. The kitchen/breakfast room is a fabulous space and the real hub of the home. Extensively fitted with a range of storage options, it has granite worktops, a number of integrated appliances and a central island. There is a further utility space to the side and an orangery to the rear offering the perfect space for year-round dining and entertaining. On the first floor, the dual aspect principal bedroom suite enjoys elevated views, a dressing area and an en-suite shower room. Benefiting from fitted wardrobes, there are a further three bedrooms, two of which have en-suite shower rooms along with a well-appointed family bathroom. To the side of the property and with its own independent access, the annex features a smart modern kitchen and two bedrooms, both with en-suite shower rooms. Adjoining the annex is a large tandem length double garage, suitable for four or more vehicles and a covered store to the rear. The gardens surround the property with a sloping lawn to the front flanked by established hedges and trees allowing tranquillity and the most spectacular views across the surrounding countryside. To the rear, a large patio provides alfresco dining space with a further lawn, rose arbour and mature planting. Behind the house is a further double garage and storeroom/workshop.





## Location

The property is within easy reach of Codicote's extensive amenities including shops, pubs, a highly regarded village school, sports centre and tennis club - providing a real community hub. Welwyn Garden City is close by and offers more extensive amenities, including John Lewis, Waitrose, the Howard Shopping Centre and a mainline rail station (London Kings Cross 28 minutes).



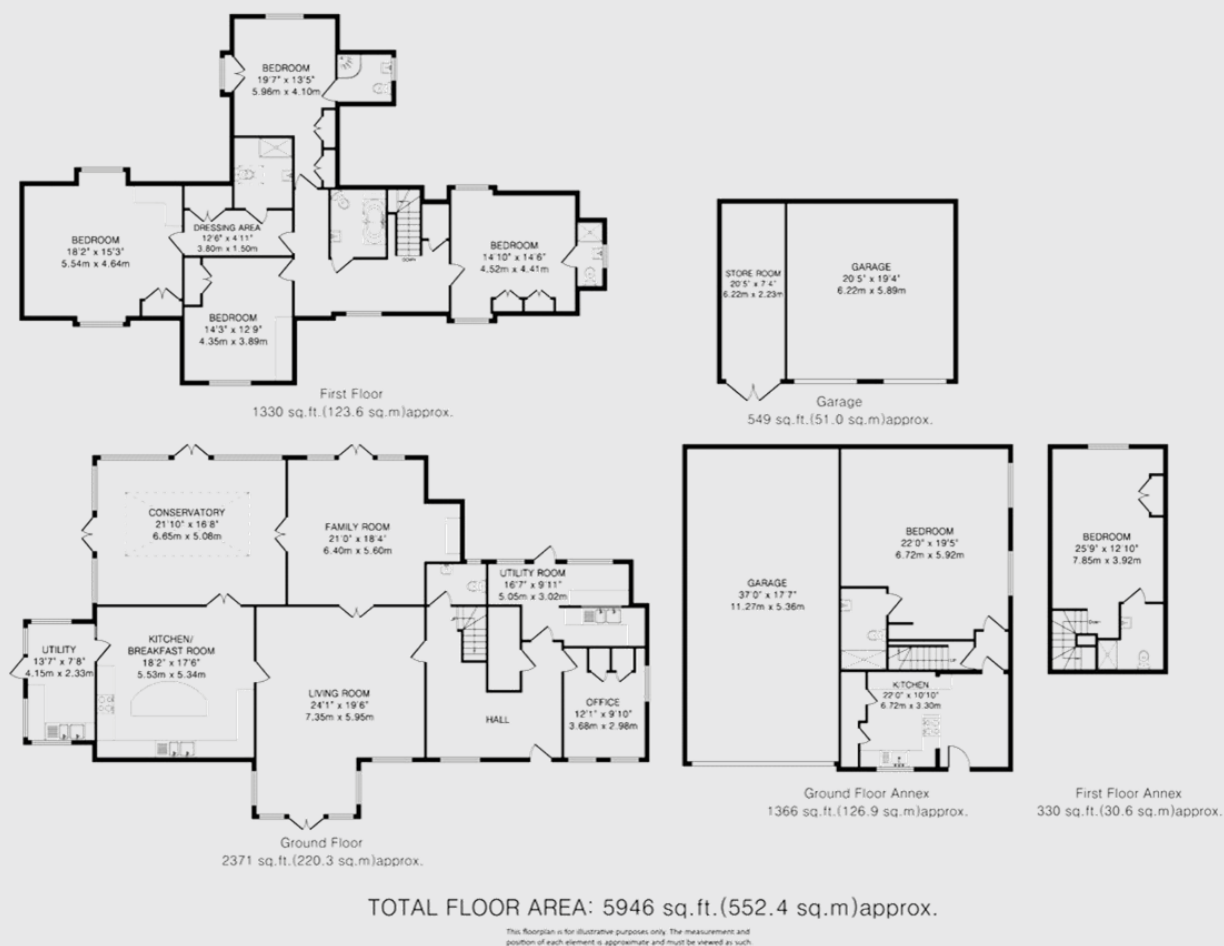












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