





# Lotus Lodge Hicks Road Markyate St. Albans AL3 8LW

for sale  
**£2,995,000**



## Property Description

### Outside

The property is situated on a large unoverlooked secluded corner plot of approx one acre. Approached via two sets of security gates, one set being security remote controlled with camera and cctv these lead to a sweeping driveway giving parking for numerous vehicles. Split by a large feature rockery with built in lighting and two formal lawned areas surrounded by mature trees giving privacy. There are two side entrances to the rear, one leading to a secluded seating area and the other to the impressive vast block paved patio with display lighting and feature oak tree. This leads on to further formal lawned areas and the floodlit tennis court. To the side of the property a handy trades entrance is located and pump room measuring 6'9 x 6'0. The south east facing garden is completely unoverlooked and gives a high level of privacy.

### Agents Note

The current owners have lived and owned the property for 31 years and have lovingly redeveloped into a magnificent home for a growing or extended family. There are many additional features such as underfloor heating throughout the main house, 360 degree cctv, video entrycom system via the main gates and air conditioning built in.

Originally built in 1957, this vast family residence has been completely redeveloped

and designed by the current owners who have lived in the property for 31 years. Positioned on a private plot of approx one acre this highly individual family home comprises of an impressive entrance hallway, cloakroom, snug, formal lounge, dining room, impressive kitchen/breakfast room, utility room, five en-suite bedrooms, balcony serving two of the bedrooms with far reaching countryside views. A detached annex benefits from two further bedrooms with en-suite and family bathroom, gym, sauna, hot tub room and gardeners shed. Externally the property is approached via a pair of iron gates with intercom to a sweeping driveway leading to a detached double garage, south east facing rear garden with purpose built floodlit tennis court.

### Entrance Vestibule

10' x 7' 1" ( 3.05m x 2.16m )

Approached via a covered porch with double opening doors. Tiled floor, seating area with shoe storage below, wall heater, mirror fronted cloaks storage, double doors opening to the reception hallway.

### Reception Hallway

19' 2" x 10' 2" ( 5.84m x 3.10m )

Tiled floor, solid wood turning staircase to first floor, understairs storage cupboard, recessed lighting.

### Cloakroom

5' 10" x 4' 4" ( 1.78m x 1.32m )

Tiled floor and walls, wash basin with drawer below, low level w/c, bidet, extractor fan, vanity mirror with lighting.

## Snug

12' 4" x 12' 2" ( 3.76m x 3.71m )

Window to front, tiled floor, air con unit, recessed lighting.

## Lounge

19' 9" x 13' 8" ( 6.02m x 4.17m )

Tiled floor, double doors to dining room and reception hallway, two windows to front, air con unit, recessed lighting, feature remote control flame effect fire with complimentary surround.

## Dining Room

20' 6" x 12' 4" ( 6.25m x 3.76m )

Two windows to front, window to side, tiled floor, recessed lighting, double doors to kitchen/breakfast room.

## Kitchen/Breakfast Room

20' 5" x 12' 11" ( 6.22m x 3.94m )

Tiled floor, two windows and french doors leading out to the rear, breakfast bar, island with pop up electric points, sink, gas and electric hobs with extractor hood over, display lighting. A comprehensive range of grey high gloss wall and base units with complimentary work surfaces, incorporating a triple sink, oven, grill and micro mat combi, two dishwashers and wine cooler. Cupboard housing a gas boiler, recessed lighting.

## Utility Room

11' 9" x 7' ( 3.58m x 2.13m )

Tiled floor, built in wall and base units with complimentary work surfaces with built in sink, space for eye level washing machine and tumble dryer.

## Bedroom

18' 2" into wardrobe x 12' 2" ( 5.54m into wardrobe x 3.71m )

Tiled floor, window to rear, mirror fronted wardrobes, recessed lighting.

## En-Suite Bathroom

10' 4" x 6' ( 3.15m x 1.83m )

Tiled floor and walls, jacuzzi bath with separate shower and screen, triple sink with drawer below, low level w/c, bidet, window to rear, heated towel rail, recessed lighting, extractor fan.

## Bedroom

17' 11" x 12' 2" ( 5.46m x 3.71m )

Tiled floor, mirror fronted wardrobes, window to rear, air con unit.

## En-Suite Shower Room

12' 7" x 5' 10" ( 3.84m x 1.78m )

Tiled floor and walls, triple shower cubicle, heated towel rail, triple sink unit with drawer below, bidet, low level w/c, window to rear.

## Master Bedroom

17' 5" x 17' ( 5.31m x 5.18m )

Windows to front and side, tiled floor, air con unit, recessed lighting, full 360 degree CCTV screen.

## Dressing Area

6' 9" x 6' 5" ( 2.06m x 1.96m )

Tiled floor, window to side, hi/hers mirror fronted wardrobes.

## En-Suite Shower Room

8' 10" x 8' 5" ( 2.69m x 2.57m )

Window to rear, tiled floor and walls, triple















**Ground Floor**



**First Floor**



**Annex**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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EPC Rating: B Council Tax  
 Band: E

Tenure: Freehold

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