



Connells

Lotus Lodge Hicks Road
Markyate St. Albans



Property Description

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.

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.

Entrance Vestibule

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

Reception Hallway

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

Cloakroom

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

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)

Feature remote control flame effect fire with complimentary surround.

Dining Room

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

Kitchen/Breakfast Room

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

Island with pop up electric points, gas and electric hobs and display lighting. High gloss wall and base units.

Utility Room

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

Built in wall and base units with a sink and space for washing machine and tumble dryer.

Bedroom

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

En-Suite Bathroom

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

Jacuzzi bath with separate shower

Bedroom

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

Mirror fronted wardrobes

En-Suite Shower Room

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

Master Bedroom

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

Full 360-degree CCTV screen.

Dressing Area

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

His and Hers mirror fronted wardrobes.

En-Suite Shower Room

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

Built in ceiling body dryer.

Dual Aspect Galleried Landing

Study area, doors leading to Bedrooms.

Bedroom

27' 9" x 17' 1" Max (8.46m x 5.21m Max)

French doors leading to balcony offering countryside views, mirror fronted wardrobes to one wall.

En-Suite Shower Room

14' 7" x 4' 3" (4.45m x 1.30m)

Bedroom

23' 7" Max x 18' Max (7.19m Max x 5.49m Max)

French doors to balcony offering countryside views, eves storage space, built in mirror fronted wardrobes to one wall.

En Suite Shower Room

9' 7" x 6' 9" (2.92m x 2.06m)

Balcony

22' 2" x 8' 6" (6.76m x 2.59m)

Served by the first-floor bedrooms with external lighting overlooking the south east facing rear garden with fabulous far-reaching views over open countryside.

Detached Annex

A fully detached purpose-built building comprising of two bedrooms, en-suite shower room, family bathroom, sauna, gym, jacuzzi room gardeners shed.

Gym

14' 9" x 9' 3" (4.50m x 2.82m)

Window and French doors to garden, air con unit.

Inner Hallway

5' 5" x 4' 10" (1.65m x 1.47m)

Hatch to loft space.

Hot Tub Room

12' x 8' 2" (3.66m x 2.49m)

Built in hot tub and jacuzzi, glazed door to Sauna.

Sauna

7' 4" x 4' 11" (2.24m x 1.50m)

Family Bathroom

9' 10" x 6' 6" (3.00m x 1.98m)

Jacuzzi bath with shower

Bedroom

17' 11" x 14' 3" Max (5.46m x 4.34m Max)

Mirror fronted wardrobes to one wall, built in desk.

Bedroom

14' 6" x 14' 3" Max (4.42m x 4.34m Max)

French doors leading out to the garden, door to garage.

En-Suite Shower Room

8' 4" x 3' 3" (2.54m x 0.99m)

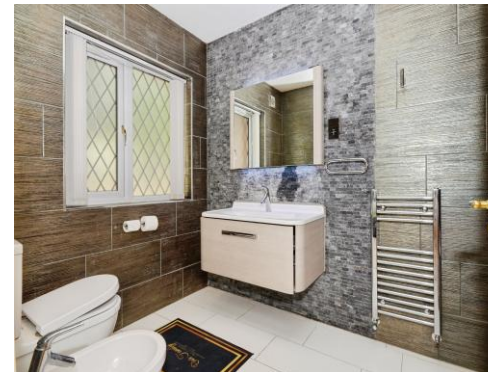
Double Garage

19' x 16' 10" (5.79m x 5.13m)

Remote sliding door, power and light connected, hatch to loft space (Ideal to extend above if required STP)

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.









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

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Band: E

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