

 5 Bedrooms + Annexe

 5 Bath/Shower Rooms

 3 Reception Rooms

 Triple Garage

 Garden with views

 EPC Band D

Council Tax  
Band G: £3,549.29 (2024/25)

Local Authority  
Dacorum Council

The   
**Collection**  
TOWN | COUNTRY | EQUESTRIAN

Sebright Farm Cottage, Beechwood Park, Markyate, AL3 8AN  
Guide Price £1,500,000 Freehold

## Beechwood Park, Markyate

Handsome five bedroom detached home with separate one bedroom annexe and triple garage. Located in the grounds of stunning Beechwood Park School with commanding views over the Beechwood estate set in 1.3 acres.

### Description

The property is located in a fabulous setting, adjacent to Beechwood Park school, an independent co-educational preparatory school, and Sebright Farm Cottage enjoys far reaching views over open countryside.

Located on a plot in the region of 1.3 acres, there is an option to acquire more land adjacent to the property, potentially for a paddock as an example. Furthermore, if 1.3 acres is more than you require, there is also an option for this to be reduced if preferred.

The accommodation includes an imposing sitting room with central open brick fireplace, and separate dining room with door into the kitchen at the rear of the property. The kitchen enjoys lovely views across the garden and open countryside beyond. A separate utility room sits just off. In addition, there is a large bedroom with en-suite bathroom and a study/fifth bedroom on this level. A cloakroom with WC and hand basin completes the ground floor.

On the first floor there are three double bedrooms, two of which benefit from ensuites. A modern family bathroom serves the remaining bedroom.

The property is surrounded by open countryside and has a large private garden. There is ample parking to the front and the generous driveway leads to a triple garage. Above the garage is a separate annexe which could be used as a guest bedroom, large office, gym or playroom with an ensuite shower room.

### Location

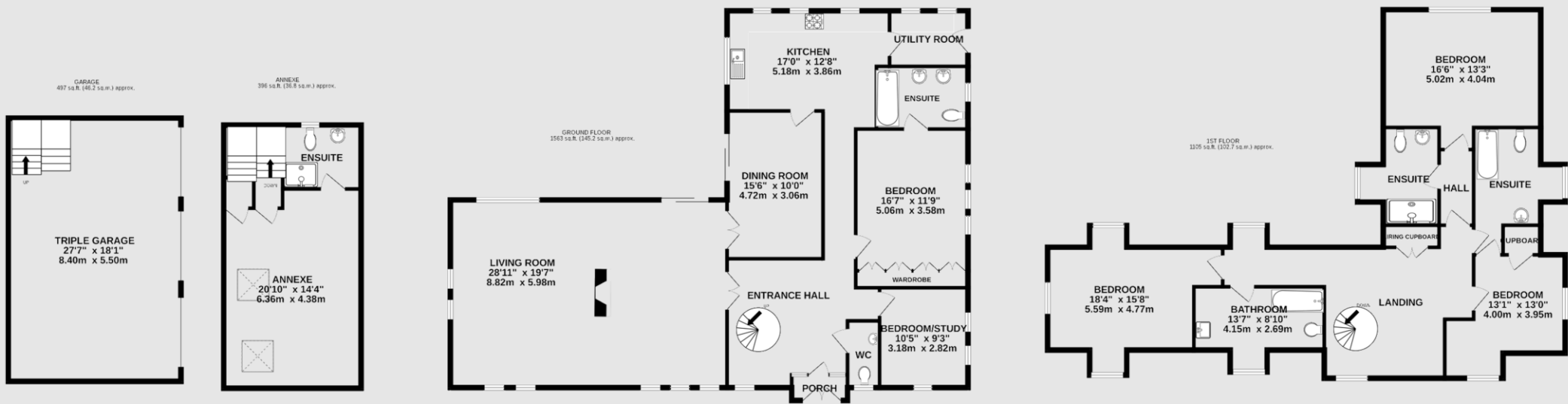
Sebright Farm Cottage is ideally located in a picturesque rural position within the grounds of Beechwood Park School. The village of Markyate is 1.5 miles away and offers a good range of day-to-day amenities. The larger towns of Harpenden, St Albans and Berkhamsted are a short drive away and offer wider amenities and fast rail links into London. Excellent transport links are within easy reach, including the M1 and M25 motorways and London Luton Airport.





**Important Information**

These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2021 equated to £48.36 per referral.



TOTAL FLOOR AREA : 3561 sq.ft. (330.8 sq.m.) approx.

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