



3 Bedrooms



3 Bathrooms



1 Reception

Freehold

 **ashtons**  
for life's great moves

Windmill Road, Pepperstock, LU1 4LQ  
**Guide price of £1,150,000**



Stunning eco-friendly detached homes, rural location, fabulous views, near Harpenden & St Albans. Over 2200 sq. ft., highly energy efficient.

### Description

Doone Brae offers ideal Hertfordshire living: countryside peace with excellent connectivity. Enjoy morning walks, sunset views, and London weekends from your private haven. Located near Harpenden, these homes offer stunning countryside vistas, rural tranquillity, and close proximity to award-winning dining, shopping, and schools. You're minutes from Harpenden's village centre, with easy access to St Albans and under 30 minutes to London via Harpenden station. Benefit from M1 & A1(M) access and nearby Luton Airport for seamless travel. These eco-luxury homes span over 2,200 sq ft featuring high energy efficiency, open-plan living, luxury kitchens, and three ensuite bedrooms. With south/west-facing gardens, generous parking, garages, and options to customise, it's the perfect mix of modern convenience and countryside charm. Explore plots 2, 3 & 4 coming soon and experience connected, convenient countryside living. Call us for more information!

### Location

Pepperstock, a hamlet near Harpenden, offers ideal transport links. Close to Slip End village amenities, rated 'Outstanding' lower school, M1 J10, Luton Airport, and Harpenden for wider amenities with a fast rail link to London.

Buyers Information: - In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person) including VAT for this service. For more information, please refer to the terms and conditions section of our website.





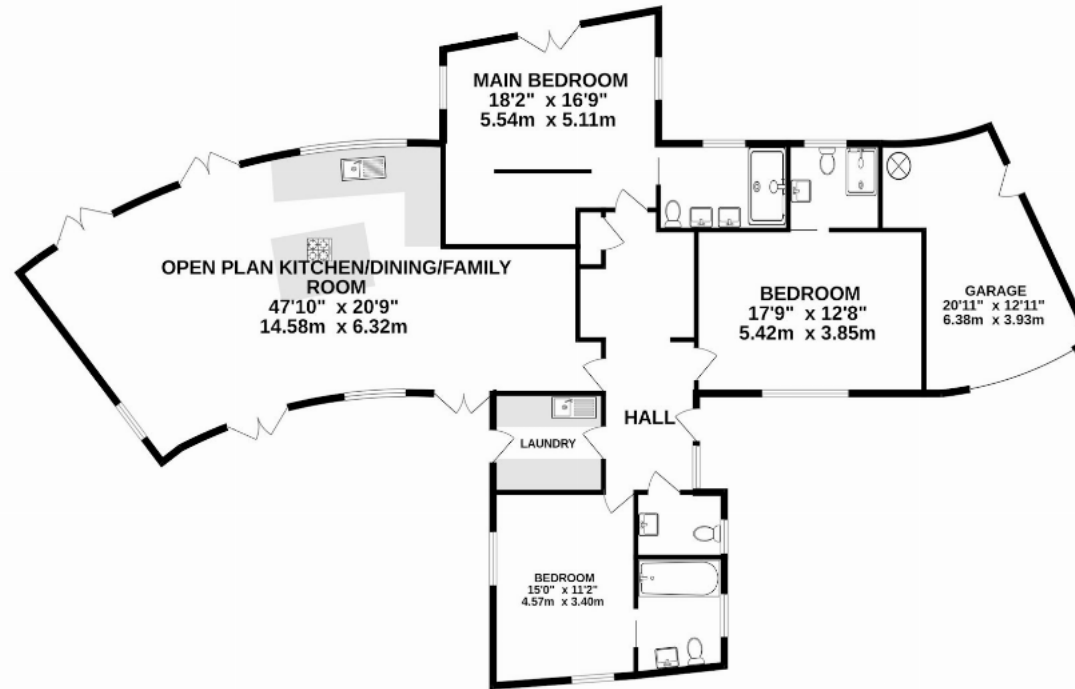








GROUND FLOOR  
2221 sq.ft. (206.3 sq.m.) approx.



TOTAL FLOOR AREA : 2221 sq.ft. (206.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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