







-  4 Bedrooms
-  3 Bathrooms
-  2 Receptions
-  1/3rd of an Acre
-  Garage & Driveway
-  EPC Band E



Freehold

Council Tax Band:  
F £3,570.37 (2026/2027)

Local Authority:  
Dacorum

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Caddington Common, Markyate, St Albans, AL3 8QF  
Guide price of £1,200,000

Extended four-bedroom detached home with over 2,800 sq ft of stylish living space, set on a third-acre plot in a prime position near the sought-after village of Markyate.

### Description

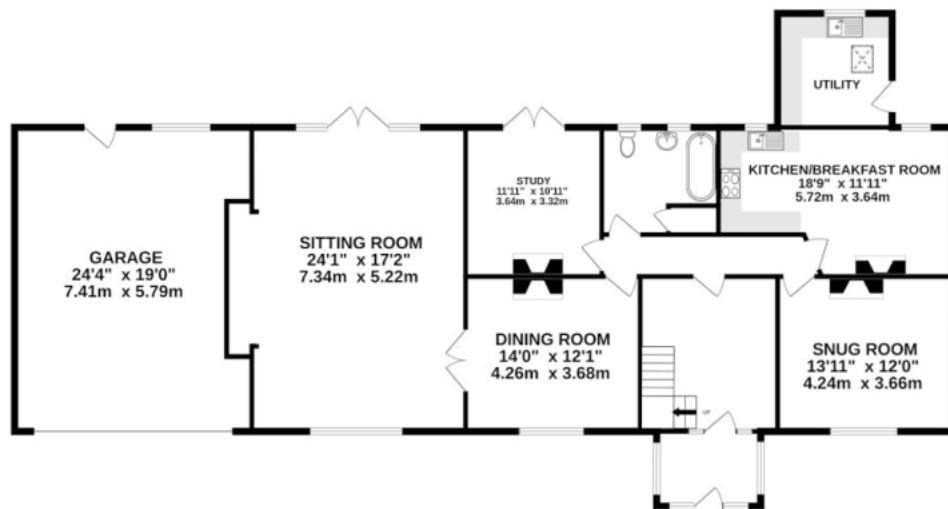
Situated along the picturesque Caddington Common and surrounded by open countryside, this exceptional home has been thoughtfully extended by the current owners to create an impressive family residence perfectly suited to modern living. A gravel driveway leads to the main entrance, while a second driveway provides extensive additional parking and access to a substantial double garage with power and lighting. Beautifully maintained lawned gardens wrap around the front of the property. The ground floor continues to include versatile study overlooking the garden, ideal as a home office, playroom, or even an additional bedroom if required. Stepping inside, the welcoming porch opens into a spacious entrance hall, leading to the home's extensive reception spaces. Double doors lead through to the magnificent dual-aspect sitting room, flooded with natural light and featuring a striking inglenook-style brick fireplace with a log-burning stove, creating a warm and inviting focal point. The elegant dining room, positioned to the front of the property and centred around a charming open fireplace. At the heart of the home lies the delightful kitchen and breakfast room, thoughtfully designed with contemporary cabinetry and ample dining space, enhanced by a charming log-burning stove. To the first floor, a spacious landing leads to four generously proportioned double bedrooms. Outside, the property truly comes into its own. The secluded rear garden offers an exceptional private sanctuary extending to just over one-third of an acre.



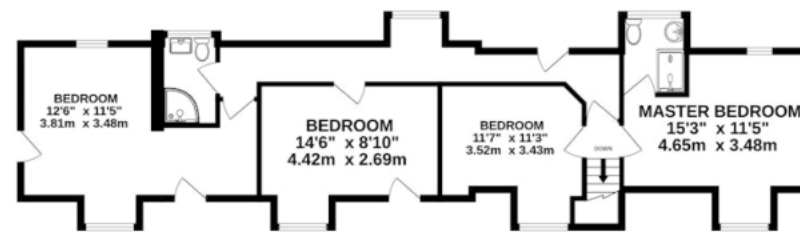
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**GROUND FLOOR**  
1500 sq.ft. (139.4 sq.m.) approx.



**1ST FLOOR**  
873 sq.ft. (81.1 sq.m.) approx.

**TOTAL FLOOR AREA : 2874sq.ft. (267.0 sq.m.) approx.**

This floor plan is for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such

**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 2024 equated to £29.76 per referral.