



5 bedrooms



3 bathrooms



2 receptions



Private Garden



Garage/Drive



EPC Band D

Freehold

Council Tax Band:
F £3,419.65 (2025-2026)

Local Authority:
North Hertfordshire



A rare chance to own a spacious, immaculately presented family home in a peaceful area of Codicote, within walking distance to the vibrant high street.

Description

A large paved driveway provides ample parking to the front of this splendid family home, complemented by a well-kept front garden. An electric car charging point has recently been installed. Inside, a broad entrance hall allows access to the garage, a fully-tiled downstairs shower room with W/C, and a bright kitchen/breakfast room. Bi-folding doors open to a beautifully landscaped rear garden with countryside views. The kitchen features deep storage solutions, including a stylish built-in pantry, ample worktop space, and high-end integrated appliances: a dishwasher, Rangemaster with induction hob, tall fridge, and microwave. A sitting/breakfast area is positioned across from a handy kitchen island. A sizeable utility room adjacent to the kitchen also provides garden access. A large dining room with double doors opens to the rear garden and connects to a spacious, dual-aspect living room featuring bi-folding doors and a bay window. Upstairs, the largest bedroom includes a dressing area with fitted wardrobes and an en-suite shower room, offering views of the garden and fields. Four additional double bedrooms—three with fitted wardrobes—are served by a modern family bathroom. The sunny rear garden presents delightful seating areas, beautifully landscaped with an expansive lawn, summer house, and greenhouse. The kitchen patio features a retractable awning for shade and cosy outdoor evenings, ideal for relaxing with family and friends.

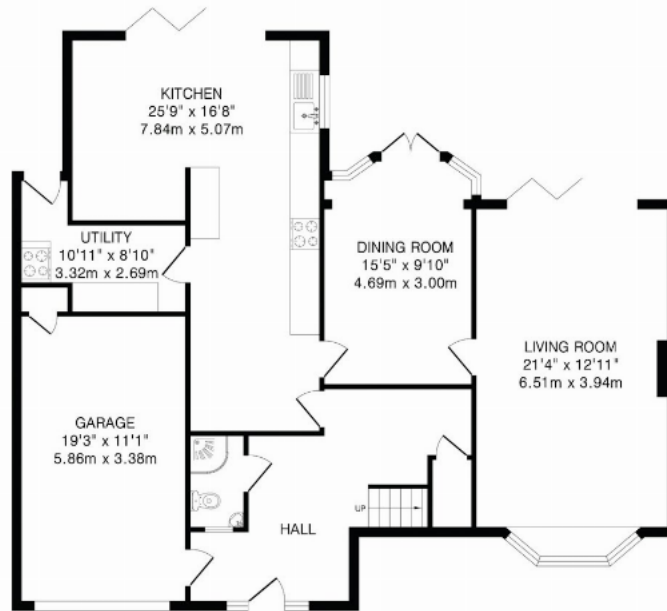
Location

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.

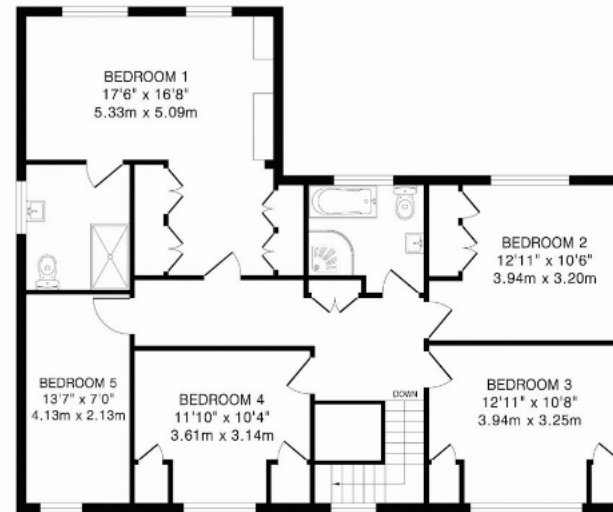








Ground Floor
1287 sq.ft.(119.5 sq.m)approx.



First Floor
1054 sq.ft.(97.9 sq.m)approx.

TOTAL FLOOR AREA: 2341 sq.ft.(217.4 sq.m)approx.

This floorplan is for illustration purposes only. The measurements and position of each element are 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.