



Tanglewood, Markyate, St Albans, Hertfordshire

# Tanglewood, Markyate

## St Albans AL3 8PZ

A charming period former vicarage with pool complex and 4 bed annexe in over 4.4 acres.

Harpenden 5.7 miles, St. Albans 9.5 miles, M1 (Jct. 9) 2.8 miles, Luton Airport Parkway station 4.4 miles (London St. Pancras International 25 minutes), London Luton Airport 5.1 miles, central London 32.2 miles

Entrance hall | Drawing room | Family room  
Dining room | Snug | Library | Home office  
Garden room | Kitchen/breakfast room | Pantry  
Utility room | 2 Cloakrooms | Principal bedroom with dressing room and en suite bathroom  
6 Further bedrooms | 3 Family bathrooms  
Loft storage

Little Tanglewood annexe - Entrance hall  
Sitting room | Dining/T.V. room | Study  
Kitchen | Utility room | Cloakroom | 4 Bedrooms  
2 Family bathrooms | 2 Garages

Leisure complex with pool, sauna, gym and shower room | Tennis court.

Garage block with 2 garages and through carport | Art studio | Summer house | Stores and 2 garages.

In all just over 4.4 acres of attractive landscaped gardens and paddocks. The paddocks have 2 acres of stock fenced paddocks with stabling and field shelter.

EPC; Main house; D, Little Tanglewood; E.

### The property

Tanglewood is an attractive part tile-hung period family home, offering almost 4,700 sq. ft. of stylish light-filled accommodation arranged over three floors. The property further benefits from a leisure complex and a detached four bedroom self-contained annexe.

Originally the vicarage to St John's parish church, the house was constructed in around 1880.

It has been sensitively modernised and now provides an ideal family and entertaining space, yet still retains period features including original stained glass, high ceilings with fine corning and some original fireplaces.

The ground floor flows from an entrance hall with useful cloakroom and a welcoming L-shaped through reception hall with a door to the rear garden. The large dual aspect drawing room has a large bay window overlooking the garden and a feature fireplace with woodburning stove, and there is a well-proportioned family room and a spacious dining room with feature open fireplace. The kitchen offers a range of wall and base units including a central island, granite worktops and splashbacks, a large Aga and modern integrated appliances, opening into a breakfast room for more informal meals.

The ground floor accommodation is completed by a wing leading off the breakfast room, briefly comprising a through garden room with skylights flooding the space with natural light, a generous library, also with skylights, and a snug with panelled walls, feature corner woodburner and door onto the garden. Stairs rise from the library to a first floor room over the snug, currently configured as a home office.

Accessible over two staircases rising from the entrance and reception halls, the remaining first floor accommodation provides a large principal bedroom with built-in storage, dressing room and en suite bathroom, four further generous double bedrooms and two family bathrooms. The property's two remaining double bedrooms can be found on the second floor, together with a further family bathroom and extensive 45 ft. loft storage.



Little Tanglewood



## Outside

The property is approached over a sweeping gravelled driveway through twin iron gates leading to a gravelled forecourt providing parking for multiple vehicles and giving access to a detached garage block with two garages, a central through carport and to the adjacent detached annexe, Little Tanglewood.

The beautifully maintained gardens surround the property and are laid mainly to areas of level lawn bordered by well-stocked shrub and flowerbeds, low-level topiary and mature hedging. Features include a parterre garden with gravelled paths, Summer house, art studio, numerous seating areas and large paved terraces, all ideal for entertaining and al fresco dining. The gardens are screened by mature shrubs and trees and enjoy far-reaching views over about 2 acres of stock-fenced paddocks with stabling and field shelter and neighbouring countryside. The property also benefits from an all-weather tennis court, a large pool complex and a spacious dual aspect gym with French doors to the garden, the whole building flooded with natural light provided by multiple skylights.

Little Tanglewood, the detached annexe, briefly comprises an entrance hall with cloakroom, a generous sitting room with feature bay window, a large dual aspect T.V./dining room with vaulted ceiling and a door to the garden, a well-proportioned study and a rear aspect fitted kitchen with a neighbouring utility room with access to the garden. The annexe's first floor provides a principal bedroom with a door to a private balcony, three further well-proportioned bedrooms, two family bathrooms and a useful store off the landing. Externally, the annexe benefits from two integral garages, an external store and a garden laid mainly to lawn with a paved terrace, all screened by mature hedging and trees.

## Location

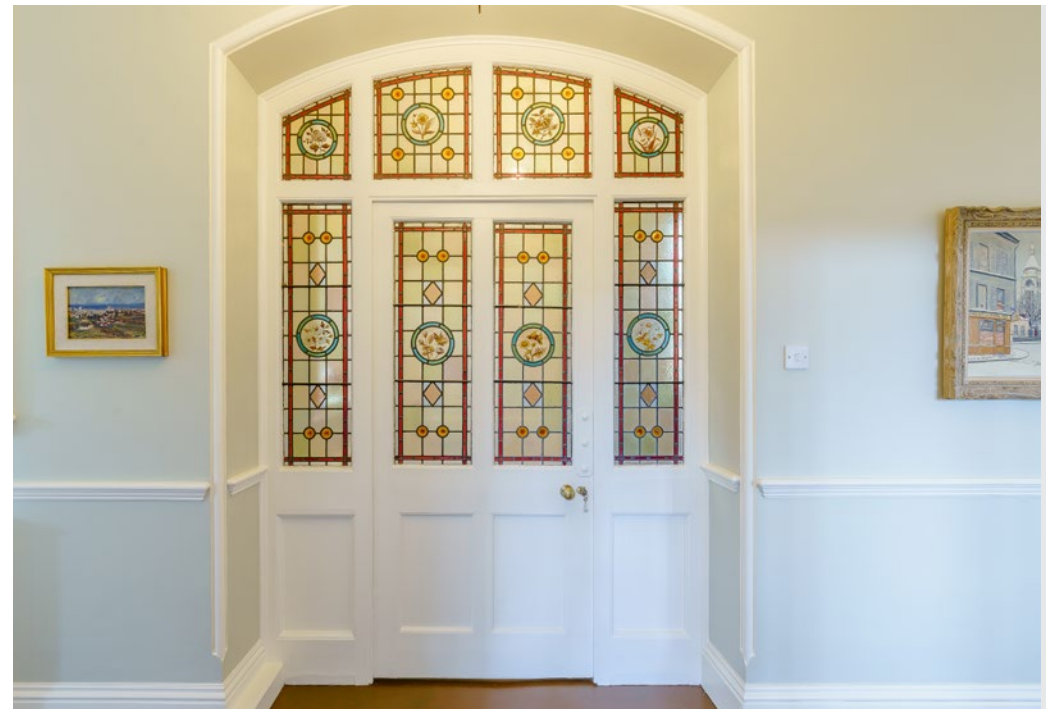
Markyate village has a thriving High Street with a good range of day-to-day amenities, cafes, restaurants, and pub. The village offers a range of independent shops and services, including a post office, pharmacy and GP surgery.

The adjacent larger town of Harpenden has a thriving High Street and comprehensive range of shopping facilities, including Sainsbury's, Waitrose and a Marks and Spencer store.

Markyate has a strong community spirit, with a village hall, children's play areas and larger playing fields used by the village cricket and football teams. Leisure facilities in Harpenden include a sports centre with indoor swimming pool, rugby, tennis and bowling clubs, together with three golf courses

Communications links are excellent with easy access to the M1 motorway and national motorway network, Luton Airport nearby and trains from Luton Airport Parkway station reaching central London in less than 30 minutes.

The area offers a good selection of state schooling including Markyate Village School and Nursery in the village, together with some noted independent schools nearby including Beechwood Park, St. Hilda's, Aldwickbury and Lockers Park, Berkhamsted, St Albans Boys' School and St Albans High School for Girls.







Little Tanglewood



## Directions

what3words ///daring.search.onion

From Strutt & Parker's Harpenden office, turn right onto High Street (A1081) and follow this road for 3.1 miles. Turn left and after 0.7 mile continue onto Front Street. Turn left onto Markyate Road (B4540) and stay on this road for 1.3 miles. Turn left then turn right and after 0.1 mile Tanglewood can be found ahead.

## General

**Local Authority:** Dacorum Borough Council, +44 (0)1442 228000

**Services:** : Mains gas, electricity and water. Centrally-heated.

Mains drainage. Private drainage in garden area – cesspit, which is not compliant with current regulations, further information is being sought.

**Council Tax:** Main house Band H. Little Tanglewood Band B.

Offers in excess of:- £3,000,000

## Harpenden

49 High Street, Harpenden, Hertfordshire AL5 2SJ

**01582 764343**

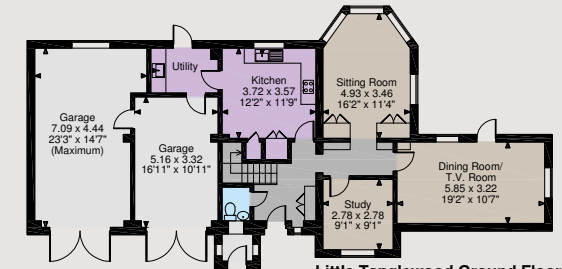
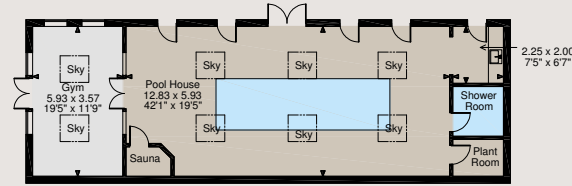
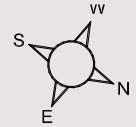
harpenden@struttandparker.com  
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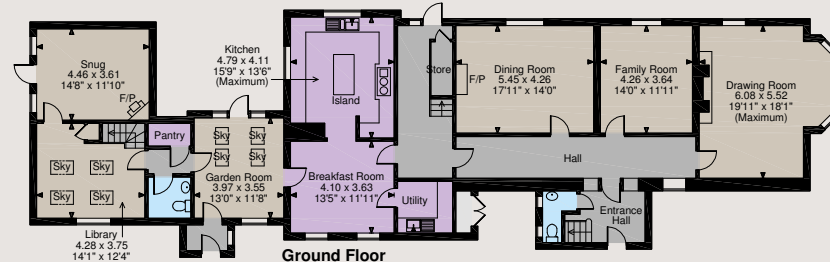
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50 offices across England and Scotland, including Prime Central London

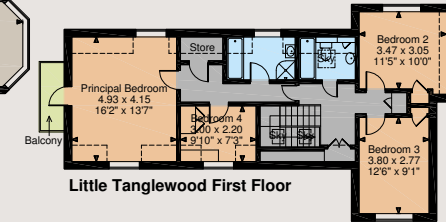
Main House - 4,683 sq ft (435 sq m)  
Garages - 1227 sq ft (114 sq m)  
Pool House & Gym - 1,270 sq ft (118 sq m)  
Little Tanglewood - 1,590 sq ft (148 sq m)  
Balcony external area = 27 sq ft (3 sq m)  
Quoted Area Excludes 'External C/B & Porch'  
Total Gross Area - 8,749 sq ft



Little Tanglewood Ground Floor



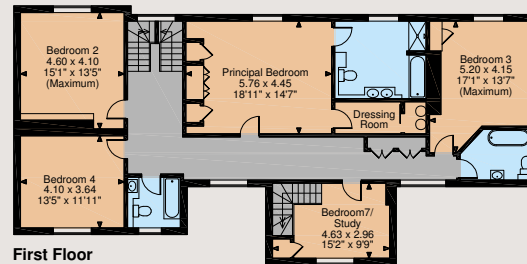
Ground Floor



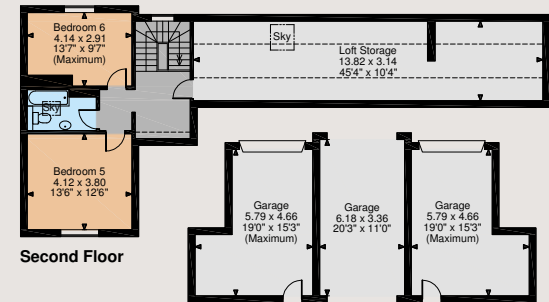
Little Tanglewood First Floor



Floor Above Snug



First Floor



Second Floor

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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