



Town & Country

Doone Brae, Windmill Road, Pepperstock

Offers Over £900,000



Doone Brae, Windmill Road Pepperstock

- Brand New Detached Home
- Modern Fitted Kitchen with Central Island & Integrated Appliances
- Open Plan Living with Vaulted Ceilings
- Master Bedroom with Dressing Area & Large En-Suite
- 2nd & 3rd Bedrooms Both Doubles with En-Suites
- Driveway for Multiple Vehicles and a Large Garage
- Stunning Views over Open Hertfordshire Countryside
- Secluded Rural Location within Herts/Beds Borders
- Highly Energy Efficient Eco Homes
- Only 10 Mins Drive from Harpenden

Doone Brae is located along Windmill Lane just outside of the Hertfordshire village of Markyate that provides residents convenient amenities and excellent schooling nearby. This exclusive development is also well positioned for easy access to Harpenden, offering an extensive array of amenities as well as outstanding school catchments in Harpenden. Doone Brae also offers excellent transport links to London with the M1 Junction 9 just 3 miles away, and an efficient rail service from Harpenden to St. Pancras in under 30 minutes, making Doone Brae the perfect exclusive new home development set within the countryside, yet conveniently located to connect to the surrounding area and the capital.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: G



Plot 1 Doone Brae, Windmill Road

Pepperstock, Luton

An exclusive collection of eco-friendly detached family homes, each offering over 2,200 sq. ft. of luxurious contemporary living space with large south/west-facing gardens and stunning countryside views on the Hertfordshire/Bedfordshire border.

At the heart of each home is an impressive open-plan kitchen, dining and family area extending over 47 feet, designed to maximise natural light and panoramic garden views. High-specification kitchens feature sleek fitted units, integrated appliances, Quartz worktops and a central island, creating an ideal space for both entertaining and family life.

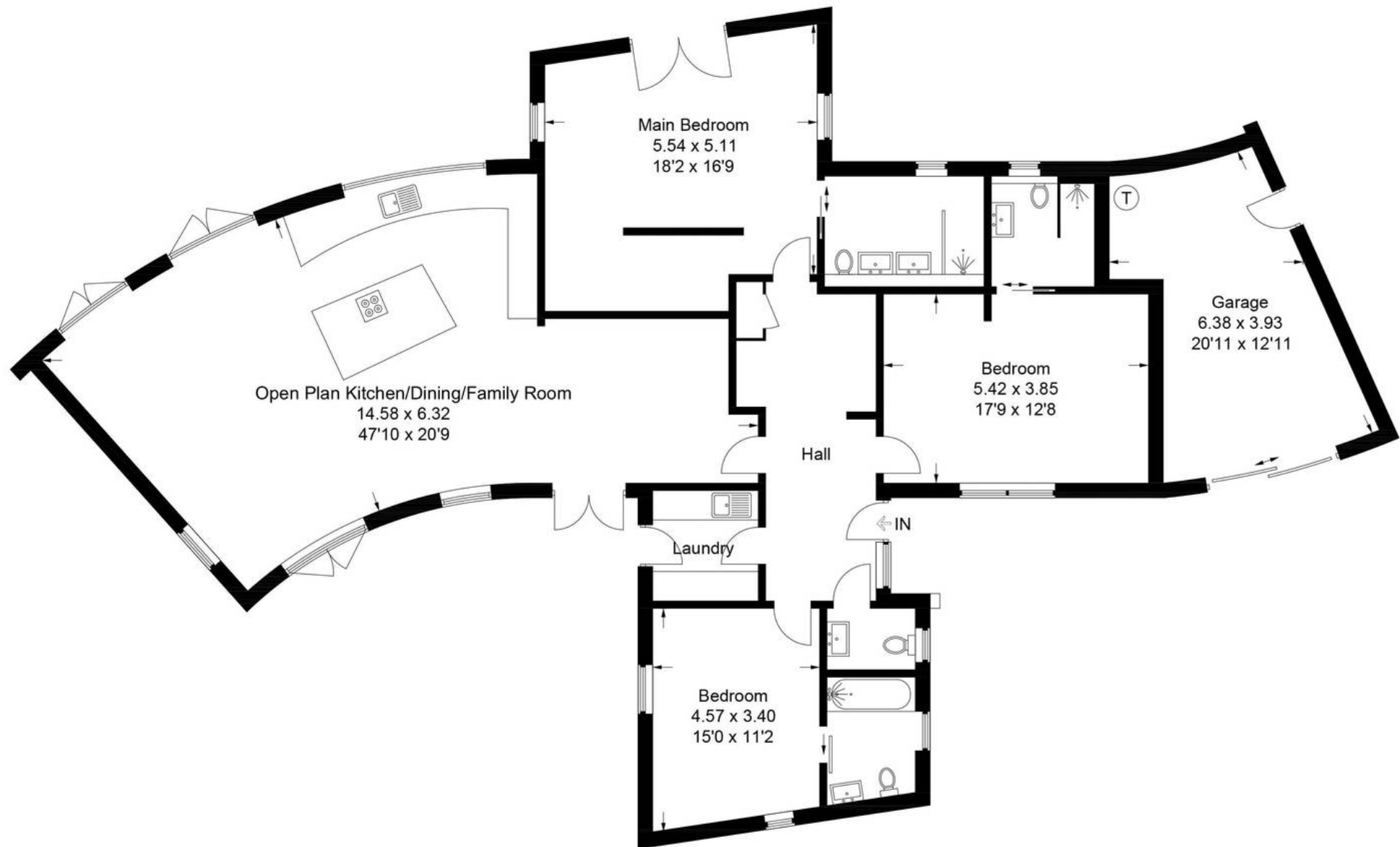
The homes offer three beautifully appointed en suite bedrooms, including a luxurious principal suite with a concealed dressing area and stylish en suite shower room. Additional features include off-road parking for multiple vehicles, attached garages, EV charging points and landscaped gardens that blend seamlessly with the surrounding countryside.

Designed with sustainability in mind, these highly energy-efficient homes combine modern elegance with lower running costs, delivering exceptional comfort and environmentally conscious living.

Situated on Windmill Lane near the village of Markyate, Doone Brae enjoys excellent access to local amenities, highly regarded schools, Harpenden town centre, the M1 (Junction 9) and fast rail links to London St Pancras in under 30 minutes.



Approximate Gross Internal Area = 206.3 sq m / 2,221 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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