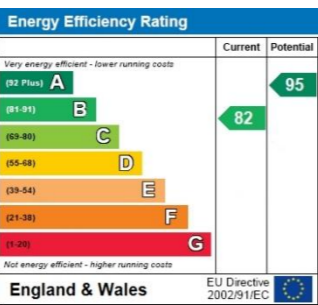


St Albans Road, Codicote Freehold  
Offers in Excess of £2,300,000



Mimram View, Hertfordshire SG4

Total Area: 386.9 m² ... 4165 ft² (excluding lounge, bedroom, c/b, kitchen)  
All measurements are approximate and for display purposes only



THE CONSUMER PROTECTION REGULATIONS 2008 % THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008.  
Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for purpose. The agent has not had sight of the Title documents.  
Referenced to the tenure are based on information supplied by the seller. A buyer is advised to obtain verification from their solicitor or surveyor. Furthermore, solicitors should confirm that items described in the sales particular are included in the sale since circumstances can change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.  
Although we try to ensure accuracy, measurements used in this brochure are approximate, and prospective purchasers should check the accuracy of the measurements themselves.

Raine and Co are delighted to offer this substantial family home with far reaching views over the Hertfordshire countryside. The main house features seven generous bedrooms and open plan living, complemented by a beautifully renovated two-bedroom bungalow to the rear, ideal for guests.

- Substantial Seven Bedroom Family Home
- Detached Two Bedroom Bungalow
- Private Gated Entrance
- Countryside Location
- Nearly 5000sqft Home
- Large One Acre Plot
- Solar Panels
- EV Charging Point
- Countryside Views
- Double Garage



# St Albans Road, Codicote

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# St Albans Road, Codicote

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ESTATE AGENTS  
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Raine and Co are delighted to present to the market this impressive and substantial family residence, enjoying far reaching views across the rolling Hertfordshire countryside. Offering exceptional versatility and an abundance of space, this remarkable property presents an exciting opportunity for a variety of uses, including multi-generational living, a high yield rental investment, or a combination of both.

Mimram View is superbly positioned on the edge of the sought after village of Codicote, approached via a private gated driveway that leads to ample off road parking and a double garage. The setting offers both privacy and convenience, with village amenities close by while retaining a peaceful, semi rural feel.

The main house boasts seven generously proportioned bedrooms alongside expansive open plan living areas, ideal for modern family life and entertaining. The layout provides flexibility for reconfiguration, allowing new owners to tailor the space to their individual needs, whether that be additional living areas, home offices, or further income generating accommodation.

To the rear of the property is a beautifully renovated two-bedroom bungalow, perfect for regular guests, extended family, or as a self contained rental unit providing a valuable additional income stream.

Further benefits include recently installed solar panels and an electric vehicle charging point, enhancing both the property's sustainability credentials and long term cost efficiency.

Set within approximately one acre of well-maintained and thoughtfully landscaped gardens, the grounds wrap around the property and offer a wonderful sense of space and seclusion. A designated BBQ and entertaining area provides the perfect spot for summer evenings, all while taking in the uninterrupted countryside views.

The outdoor space is truly a standout feature, offering endless possibilities whether for gardening enthusiasts, family recreation, entertaining, or simply relaxing and enjoying the tranquillity of the surrounding landscape.

This exceptional home must be viewed to fully appreciate its scale, flexibility, and potential. Please contact Raine and Co today to arrange a viewing and avoid missing out on this unique opportunity.

## Further Details

The property is Freehold  
Council Tax Band - Band G

**AGENT'S NOTE:** If you are considering this property as a buy to let investment, please speak to a member of our Lettings Team for an up-to-date rental valuation and the suitability of the property. Properties in the local area are always required by Raine and Co.