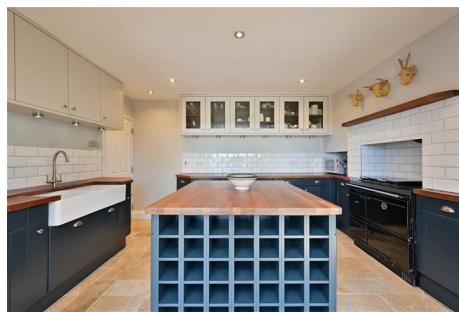




5 Holt Cottages

Kimpton, SG4 8HH

A skilfully extended semi detached residence with a beautifully modernised interior, although located in a peaceful rural setting, the property is positioned just 5.3 miles from Harpenden town centre and station. Externally, there has been a full garden design and build, incorporating an undercover outdoor entertaining space with patio areas that take advantage of the southeast facing aspect and fine rural views.

Guide price £975,000

5 Holt Cottages

Kimpton, SG4 8HH



- A stunning house with superb rural views
- Integrated appliances include a Range style cooker/boiler, electric oven and dishwasher
- Spacious main bedroom with fitted wardrobes and beautiful en suite shower room
- Generous amount of parking on the drive
- Full garden design and build.
- 4 further bedrooms and well fitted family bathroom
- Well fitted kitchen that opens into a breakfast room and adjoining utility room
- Large sitting room with multi fuel stove and Bi-fold garden doors, dining room and study
- Harpenden station (5.3 miles), Whitwell shop and pub (1.1 miles), Kimpton Budgens (2.2 miles)

GROUND FLOOR

Entrance Hall

Cloakroom

Sitting Room

19'7 x 15'2 (5.97m x 4.62m)

Dining Room

14'1 x 10'3 (4.29m x 3.12m)

Study

11'1 x 7'2 (3.38m x 2.18m)

Kitchen

13'10 x 10' (4.22m x 3.05m)

Breakfast Room

12'4 x 11'11 (3.76m x 3.63m)

Utility Room

12'4 x 5'9 (3.76m x 1.75m)

FIRST FLOOR

Landing

Principal Bedroom

15'2 x 12'6 (4.62m x 3.81m)

En Suite Shower Room

Bedroom Two

14'2 x 9'1 (4.32m x 2.77m)

Bedroom Three

11'2 x 8'6 (3.40m x 2.59m)

Bedroom Four

11'6 x 7'2 (3.51m x 2.18m)

Family Bathroom

SECOND FLOOR

Landing

Bedroom Five

13'11 x 11'2 (4.24m x 3.40m)

EXTERNALLY

Rear Garden

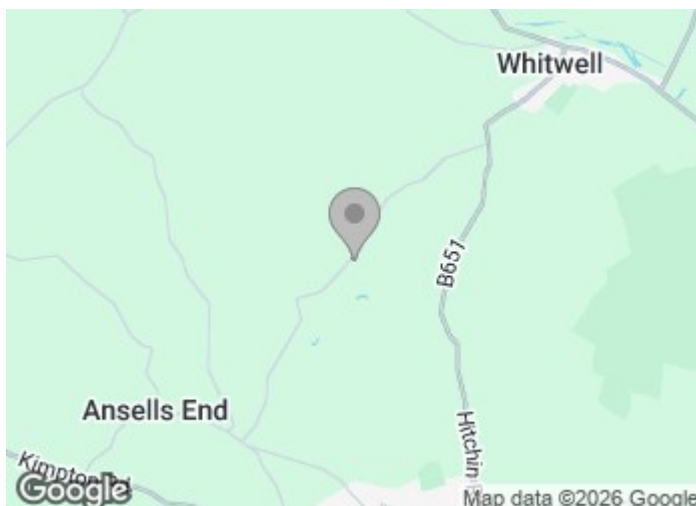
Driveway Parking (multiple vehicles)

Outdoor Kitchen/Dining area (under cover)

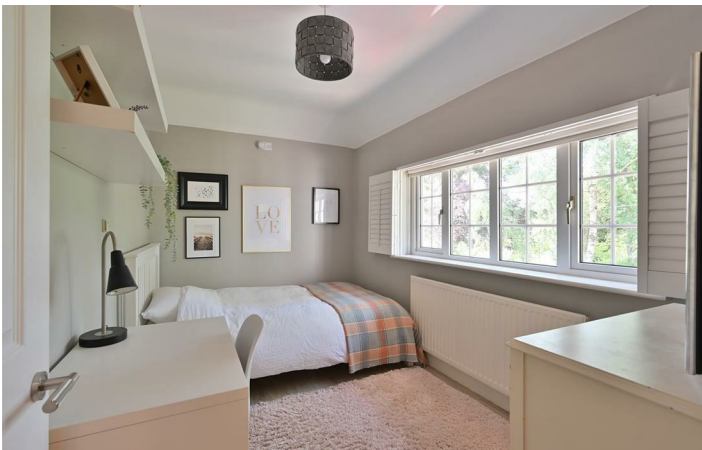
19'2 x 6'11 (5.84m x 2.11m)

Garden Store

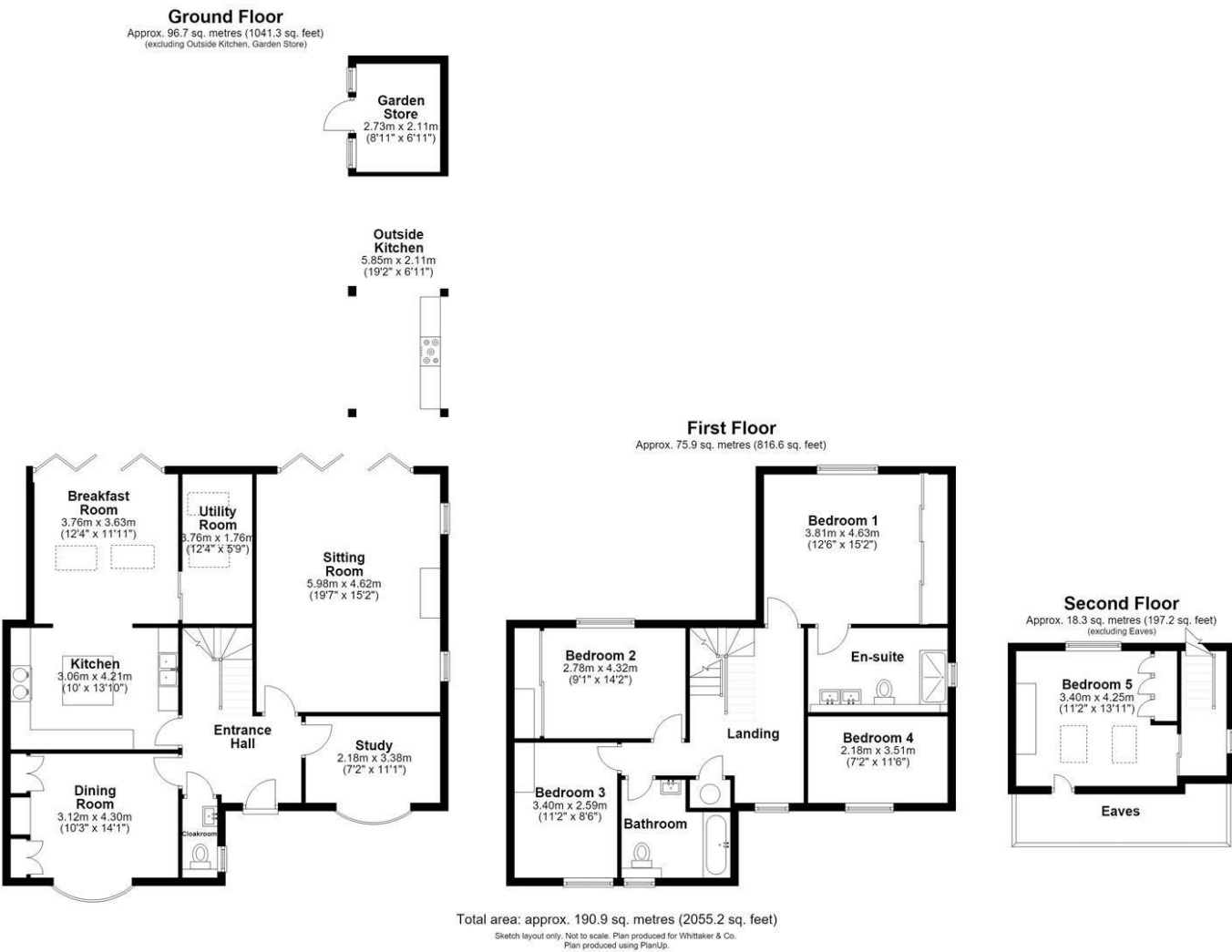
8'11 x 6'11 (2.72m x 2.11m)



Directions



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

