



Poachers Cottage 34 Church Lane

Kimpton, SG4 8RR

A very special semi-detached character cottage, with a tastefully presented interior and a desirable position looking out over neighbouring paddock land. CHAIN FREE.

Guide price £575,000

Poachers Cottage 34 Church Lane

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- Charming character cottage, occupying a prime location in this sought after village
- Quality double glazed timber windows throughout
- Bordering onto beautiful open countryside
- Parking spaces in Parkfield sports ground car park
- Fitted kitchen with adjoining dining area
- 3 Bedrooms and an attractive bathroom with cast iron bath and shower over, porcelain sink and underfloor heating
- Super friendly village location with excellent store/post office, public house and a huge range of clubs and leisure pursuits
- Living room with Cherwell log burning stove and underfloor heating. Timber framed conservatory
- Brick build garden store that would make a great home office
- Harpenden centre and mainline station 4.7 miles

GROUND FLOOR

Living Room

12'9 x 12' (3.89m x 3.66m)

Conservatory

11'7 x 5'9 (3.53m x 1.75m)

Kitchen/Diner

20'2 x 11' (6.15m x 3.35m)

FIRST FLOOR

Landing

Bedroom One

12'9 x 12'1 (3.89m x 3.68m)

Bedroom Two

11'3 x 6'10 (3.43m x 2.08m)

Bedroom Three

8'2 x 7'8 (2.49m x 2.34m)

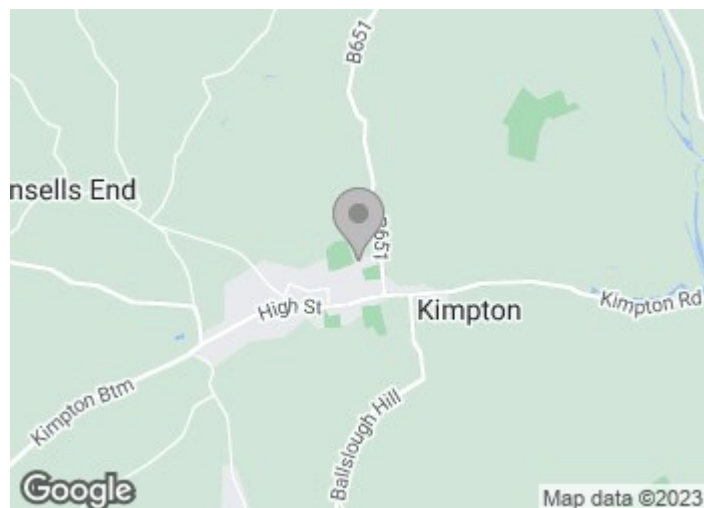
Bathroom

EXTERNALLY

Brick Garden Store (potential home office)

10'9 x 7'11 (3.28m x 2.41m)

Attractive Garden



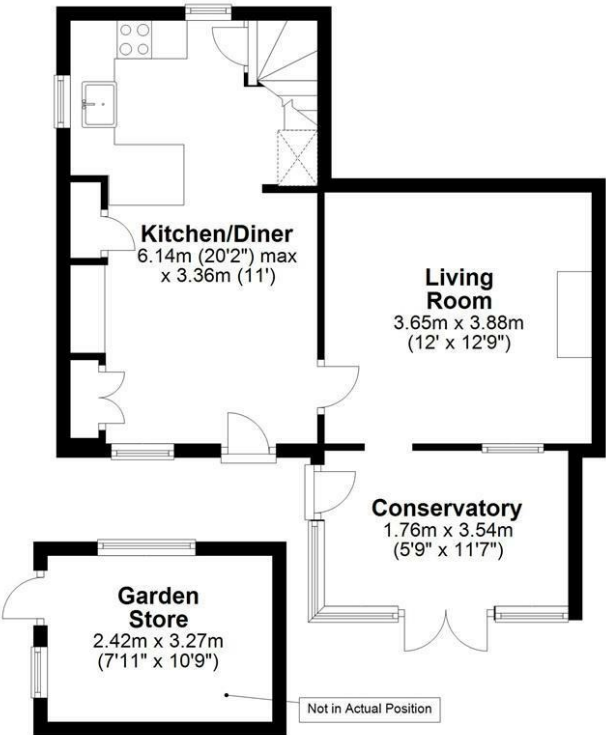
[Directions](#)



Floor Plan

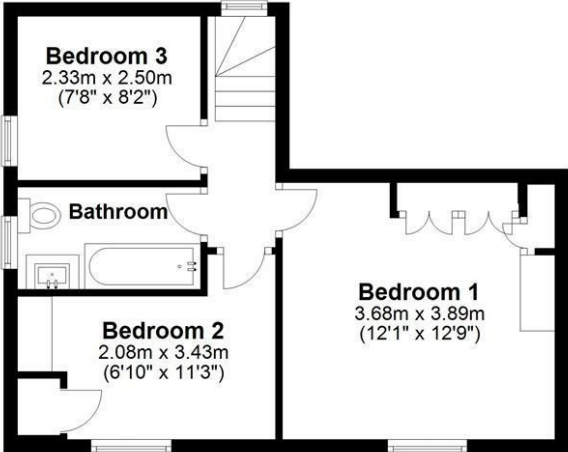
Ground Floor

Main area: approx. 43.5 sq. metres (468.6 sq. feet)
Plus outbuildings, approx. 7.9 sq. metres (84.9 sq. feet)



First Floor

Approx. 37.1 sq. metres (399.4 sq. feet)



Main area: Approx. 80.6 sq. metres (868.0 sq. feet)
Plus outbuildings, approx. 7.9 sq. metres (84.9 sq. feet)
Sketch layout only. Not to scale. Plan produced for Whittaker & Co.

Plan produced using PlanUp.

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