



## Middle Lodge Porters End Lane

Kimpton, SG4 8ER

An impressive detached residence which occupies a generous plot amounting to approximately 0.68 acres, in the conveniently located in the peaceful Hamlet of Porters End, just 3.3 miles from Harpenden station and town centre. The well fitted kitchen/dining/family room is a notable feature and equipped with a good range of appliances. We believe that subject to planning consent, there is scope to further extend this fine house.

**Guide price £2,100,000**

# Middle Lodge Porters End Lane

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- Desirable detached residence with scope to extend (subject to planning consent)
- Kitchen incorporates twin ovens, twin warming ovens, induction hob, microwave and 2 drawer fridge
- Great parking with double garage and extensive carriage drive
- Extensive 0.68 plot backing open countryside
- Well proportioned living room with log burning stove
- Friendly hamlet community surrounded by beautiful Hertfordshire countryside
- Super open plan kitchen/dining/family room with bi-fold doors to rear
- Main bedroom with dressing room and en suite shower room
- Harpenden station 3.3 miles, Wheathampstead 3 miles, Kimpton Budgens 1.2 miles

## GROUND FLOOR

Entrance Hall

Cloakroom

Living Room

16' max x 21'4 (4.88m max x 6.50m)

Study

9'3 x 7'6 (2.82m x 2.29m)

Kitchen/Dining/Family Room

36'7 x 15'8 (11.15m x 4.78m)

Pantry

9'3 x 5'9 (2.82m x 1.75m)

Utility Room

9'3 x 5'1 (2.82m x 1.55m)

## FIRST FLOOR

Landing

Principal Bedroom

15'8 x 11'2 (4.78m x 3.40m)

Dressing Room

9'10 x 9'6 (3.00m x 2.90m)

En Suite Shower Room

Bedroom Two

15'3 x 11'2 (4.65m x 3.40m)

Bedroom Three

15'6 x 9'11 (4.72m x 3.02m)

Bedroom Four

11'2 x 9'1 (3.40m x 2.77m)

Family Bathroom

## EXTERNALLY

Double Width Garage

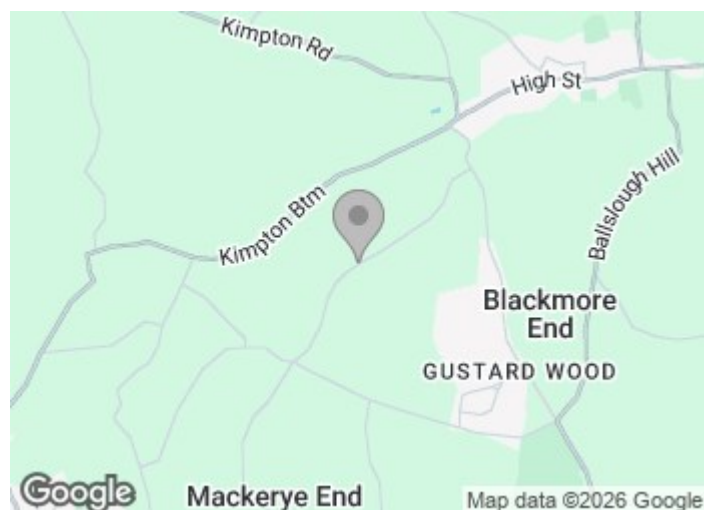
19'4 x 17'5 (5.89m x 5.31m)

Generous Carriage Drive

Front Garden

Rear Garden

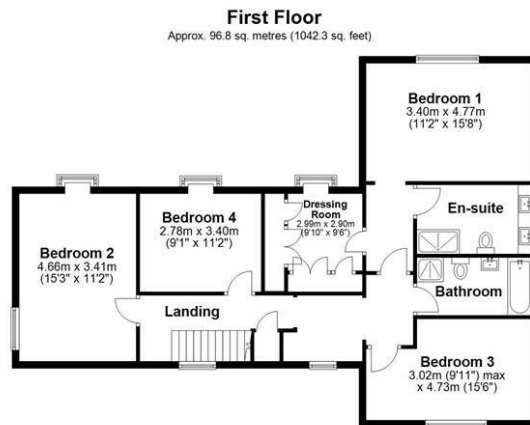
179' x 120' (54.56m x 36.58m)



[Directions](#)



# Floor Plan



Total area: approx. 252.1 sq. metres (2713.5 sq. feet)  
Sketch layout only. Not to scale. Plan produced for Whittaker & Co.

Plan produced using PlanUp.

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