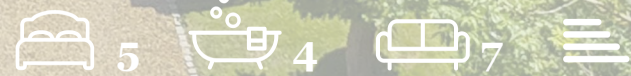




2 Cross Lane  
Harpenden, AL5 1BT

Guide price £4,500,000



## 2 Cross Lane

Harpenden, AL5 1BT

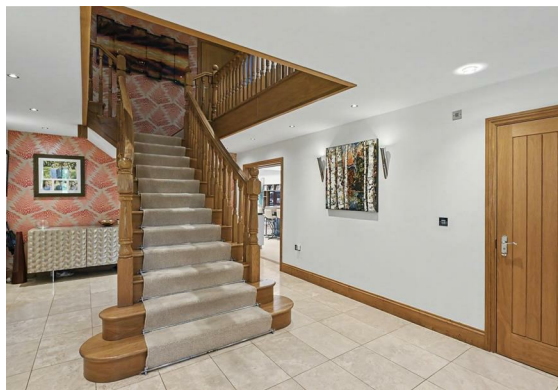
A rare opportunity to acquire this beautifully presented five bedroom home of over 5,000 sq ft in the heart of East Common, coming to the market for the first time in 15 years. Fronting the Common woodland, this superb property was built in 2008 to the highest standards and benefits from a 2025 refurbishment of the kitchen and family room. Numerous notable features include the fully handmade Blakes of London kitchen, magnificent bespoke oak staircase, windows, doors and skirtings, bathrooms by Castello and Palomba with limestone flooring, Cat 5 and Control 4 lighting and sound, block flooring to ground and first floors with underfloor heating. Huge attention to detail throughout the property. The vast principal bedroom suite with dressing room and en-suite benefits from ducted air-conditioning, as do 2 further bedrooms. There are in total 7 reception rooms of excellent proportions, including the gym with steam room, and home office. South facing and private rear facing garden with swimming pool and hot tub, laid to lawn with established trees. Black limestone patio across the rear of the property, on a generous plot of 0.42 acres. Gated carriage entrance and generous driveway. Ideally situated within walking distance of the golf course and Common, and within easy reach of Harpenden town centre and station yet only a short drive to St Albans

Reception Hall  
22'8" x 12'10" (6.91 x 3.93)

Coats

Cloakroom

Sitting Room  
25'3" x 16'9" (7.71 x 5.12)

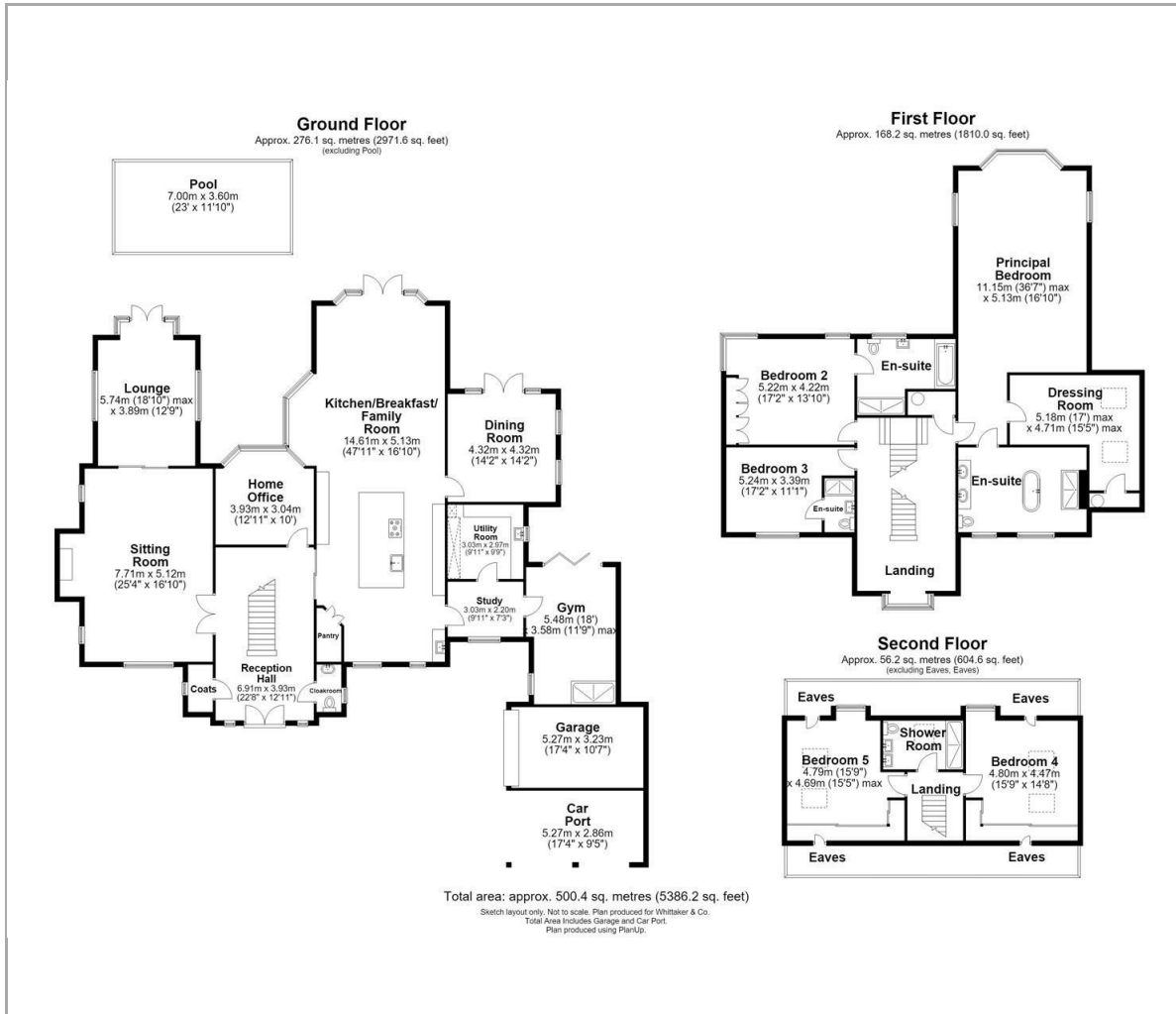




- Lounge  
18'9" x 12'9" (5.74 x 3.89)
- Home Office  
12'10" x 9'11" (3.93 x 3.04)
- Kitchen/Breakfast/Family Room  
47'11" x 16'9" (14.61 x 5.13)
- Utility Room  
9'11" x 9'8" (3.03 x 2.97)
- Dining Room  
14'2" x 14'2" (4.32 x 4.32 )
- Study  
9'11" x 7'2" (3.03 x 2.20 )
- Gym  
17'11" x 11'8" (5.48 x 3.58)
- Landing
- Principal Bedroom  
36'6" x 16'9" (11.15 x 5.13 )
- En-suite with bath & shower
- Dressing Room  
16'11" x 15'5" (5.18 x 4.71)
- Bedroom Two  
17'1" x 13'10" (5.22 x 4.22 )
- En-suite with bath & shower
- Bedroom Three  
17'2" x 11'1" (5.24 x 3.39 )
- En-suite with shower
- Bedroom Four  
15'8" x 14'7" (4.80 x 4.47 )
- Bedroom Five  
15'8" x 15'4" (4.79 x 4.69 )
- Shower Room
- Garage  
17'3" x 10'7" (5.27 x 3.23 )
- Pool  
22'11" x 11'9" (7.00 x 3.60)



## Floor Plan

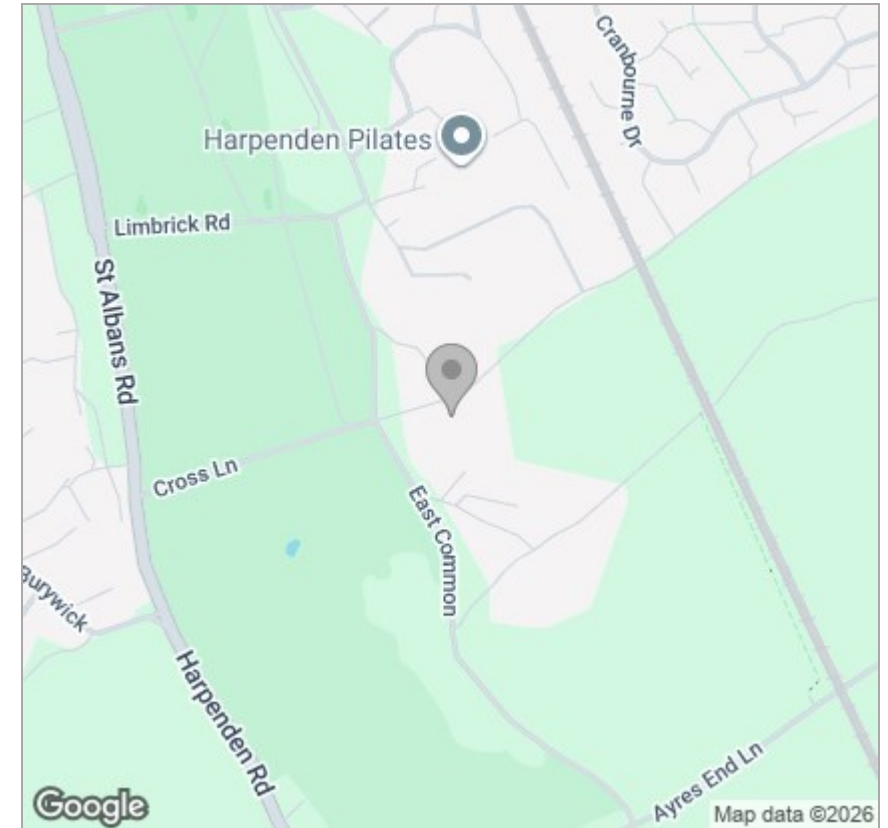


## Viewing

Please contact our Whittaker & Co. Office on 01582 761500 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

