



Redbourn Lane Harpden, AL5 2AU

Welcome to Sunningdale; A stunningly presented, 6 bedroom detached family residence of circa 5000 sqft. Set secludingly behind a private gated entrance, this fine home boasts a triple garage/annexe, gymnasium and cinema room. The 0.28 acre curtilage faces South West and is arranged over four floors offering versatile accommodation, ideal for families.

Offers in excess of £4,000,000

Redbourn Lane

Harpden, AL5 2AU



- Impeccably appointed family home
- Bespoke Tom Howley Kitchen and fitted interiors
- South West facing garden of circa 75ft
- Direct access to Harpenden Golf Club from Garden
- Cinema room & Gym
- Circa 5000 sqft with a Triple Garage/Annexe
- Potential SDLT Saving available - Annexe
- Privately gated property set within a 0.28 acre plot
- West Common Area

Reception Hall

Living Room

15'1" x 14'2" (4.62m x 4.33m)

Study

14'2" x 9'4" (4.33m x 2.86m)

Snug

12'4" x 11'10" (3.76m x 3.61m)

Kitchen/Dining/Family Room

39'2" x 16'7" (11.96m x 5.08m)

Utility Room

Cloakroom

Landing

35'4" 10'2" (10.79m 3.10m)

Bedroom One

16'3" x 14'2" (4.96m x 4.33m)

Dressing Room

En-Suite Bathroom

Bedroom Two

14'2" x 11'8" (4.33m x 3.57m)

En-Suite Shower Room

Bedroom Three

16'3" x 14'2" (4.96m x 4.34m)

Jack and Jill En-Suite with Bedroom Four

Bedroom Four

Laundry Room

Bedroom Five

12'11" x 9'11" (3.96m x 3.04m)

Bedroom Six

12'4" x 9'11" (3.76m x 3.04m)

Shower Room

Games Room

20'2" x 15'9" (6.17m x 4.81m)

Gallery

Cinema Room

20'9" x 13'8" (6.34m x 4.19m)

Gym

20'9" x 13'8" (6.34 x 4.18)

Cloakroom

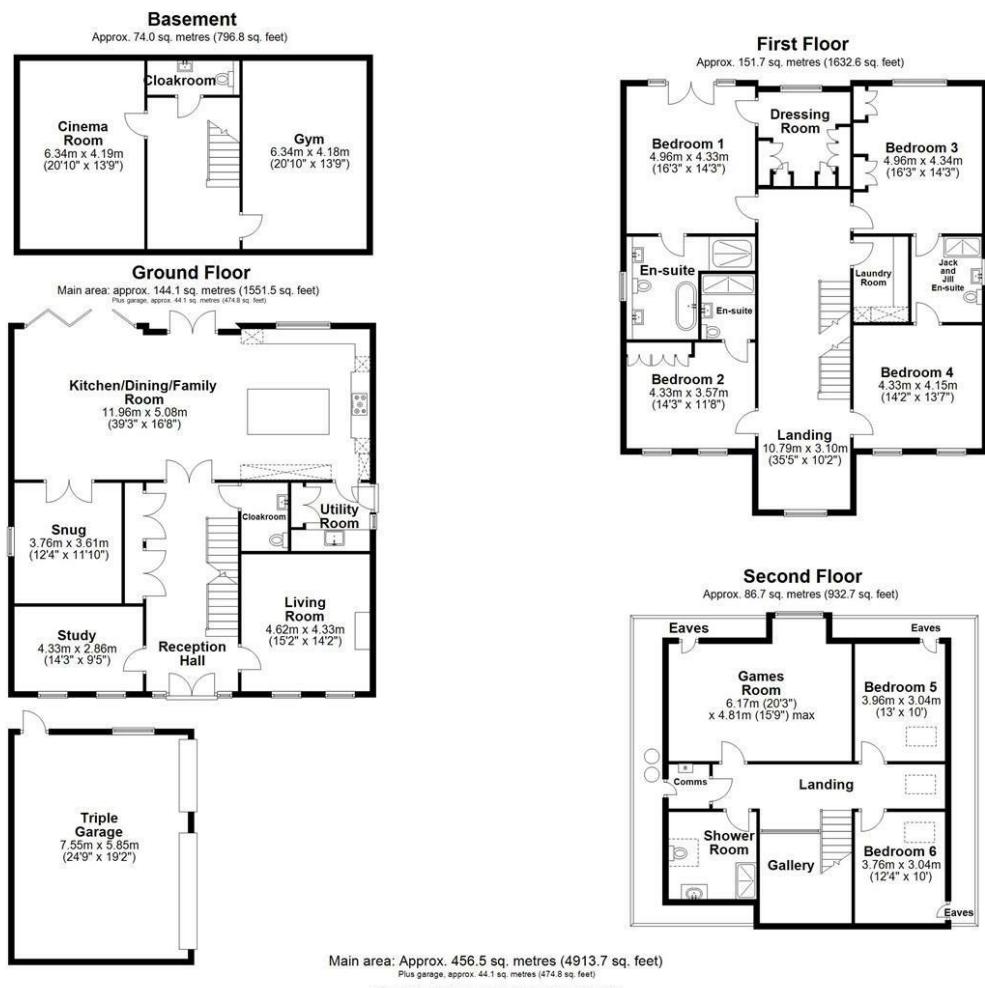
Triple Garage

24'9" x 19'2" (7.55m x 5.85m)





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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
		Current	Potential	Current	Potential
Very energy efficient - lower running costs					
(92 plus) A				87	90
(81-91) B					
(69-80) C					
(55-68) D					
(39-54) E					
(21-38) F					
(1-20) G					
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions		EU Directive 2002/91/EC	
England & Wales		England & Wales		EU Directive 2002/91/EC	