



## The White House Cuckolds Cross Kimpton, SG4 8HL

A superb country house which is located in Cuckolds Cross on Kimponts rural fringe. This beautiful property offers generously proportioned accommodation, in addition to which is a self contained annexe. The property sits within magnificent grounds amounting to approximately 6 acres, the larger portion of which is Christmas Wood, with the remainder formed by skilfully manicured formal gardens featuring topiary globes, box hedges and extensive lawns.

**Offers in excess of £2,000,000**

# The White House Cuckolds Cross

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- The main house has 3 beautiful reception rooms and a feature conservatory with views across formal gardens
- Bedroom two with en suite bathroom, three further bedrooms and family bathroom
- Extensive woodland, beautiful gardens and countryside views in every direction
- The kitchen/breakfast room with Aga range has an adjoining utility and boot rooms
- Car port and garage block with superb self contained first floor annexe with balcony views
- Village shop (1 mile), Harpenden Station (5.4 miles), Luton Airport (8.4 miles)
- Principal bedroom with dual aspect views, dressing room and en suite bathroom
- Extensive gravelled drive approached via two sets of automatic gates

## GROUND FLOOR

Entrance Hall	
Cloakroom	
<b>Sitting Room</b> 21'8 max x 20'6 (6.60m max x 6.25m)	
<b>Dining Room</b> 18'8 x 12'1 (5.69m x 3.68m)	
<b>Snug</b> 17'2 x 9'11 (5.23m x 3.02m)	
<b>Conservatory</b> 36'9 x 14'8 (11.20m x 4.47m)	
<b>Kitchen/Breakfast Room</b> 29'9 x 9'11 (9.07m x 3.02m)	
<b>Utility Room</b> 9'11 x 6'10 (3.02m x 2.08m)	
<b>Boot Room</b>	

## FIRST FLOOR

<b>Landing</b>	
<b>Principal Bedroom</b> 17'2 x 12'11 (5.23m x 3.94m)	
<b>Dressing Room</b>	
<b>En Suite Bathroom</b>	
<b>Bedroom Two</b> 12'11 x 12'1 (3.94m x 3.68m)	
<b>En Suite Bathroom</b>	
<b>Bedroom Three</b> 12'1 x 11'11 (3.68m x 3.63m)	
<b>Bedroom Four</b> 11'7 x 8' (3.53m x 2.44m)	
<b>Bedroom Five</b> 12'3 x 9'11 max (3.73m x 3.02m max)	
<b>Family Bathroom</b>	

## EXTERNALLY

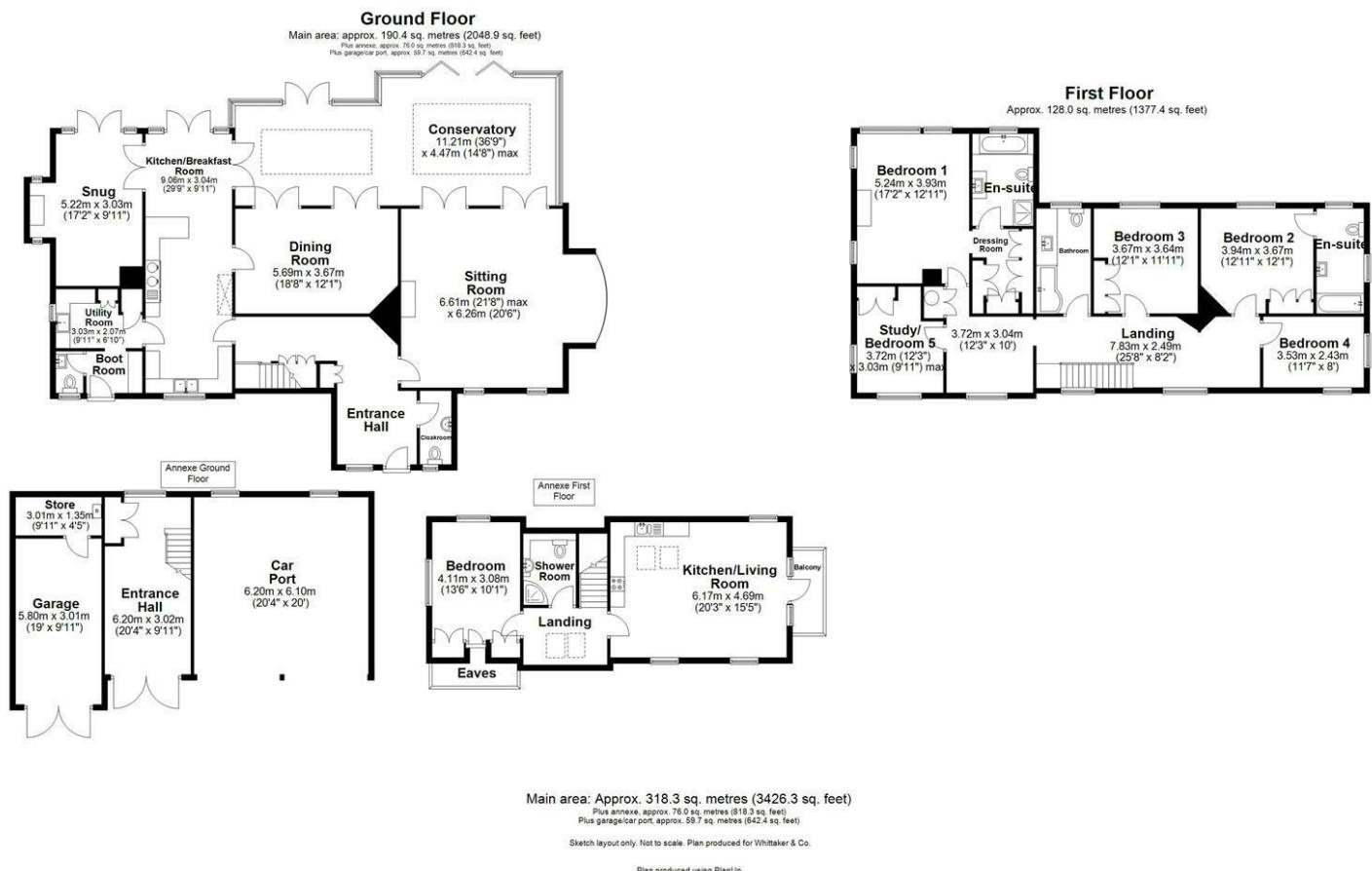
<b>Garage</b> 19' x 9'11 (5.79m x 3.02m)	
<b>Double Car Port</b> 20'4 x 20 (6.20m x 6.10m)	
<b>Extensive Drive Parking</b>	
<b>SELF CONTAINED ANNEXE</b>	
<b>Entrance Hall</b> 20'4 x 9'11 (6.20m x 3.02m)	
<b>Kitchen/Living Room</b> 20'3 x 15'5 (6.17m x 4.70m)	
<b>Bedroom</b> 13'6 x 10'1 (4.11m x 3.07m)	
<b>Shower Room</b>	
<b>Generous Formal Garden and Christmas Wood</b>	



## Directions



# Floor Plan



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