



## Kimpton Bottom Hitchin, SG4 8EU

Rare opportunity to acquire a fabulous barn conversion surrounded by beautiful countryside. The property comprises of spacious reception rooms, four double bedrooms, two with dressing rooms, accessed via double gates and a sweeping driveway. Kimpton Bottom is a wonderful rural location, within easy reach of Harpenden, Wheathampstead and the surrounding villages.

**Guide price £1,750,000**

# Kimpton Bottom

Hitchin, SG4 8EU



- Fabulous barn conversion
- Spacious reception rooms
- Surrounded by beautiful countryside
- Set in 1.53 acres
- Four double bedrooms
- Located in the lovely semi rural village of Kimpton
- Circa 2,640 sq foot
- Easy access into Harpenden and the station
- Council Tax Band G

## Hall

12'8" x 12'7" (3.87m x 3.84m)

## Kitchen/Breakfast Room

26'0" x 22'1" max (7.93m x 6.74m max)

## Utility Room

## Study

9'0" x 8'11" (2.75m x 2.74m)

## Play Room

12'9" x 8'5" (3.89m x 2.59m)

## Sitting Room

25'11" x 22'1" max (7.90m x 6.74m max)

## Bedroom One

22'1" x 13'3" (6.74m x 4.05m)

## Dressing Room

12'9" x 12'2" (3.89m x 3.73m)

## En-suite Bath and Shower Room

## Bedroom Two

14'0" x 13'2" max (4.27m x 4.02m max)

## Dressing Room

7'7" x 6'9" (2.32m x 2.06m)

## En suite Shower

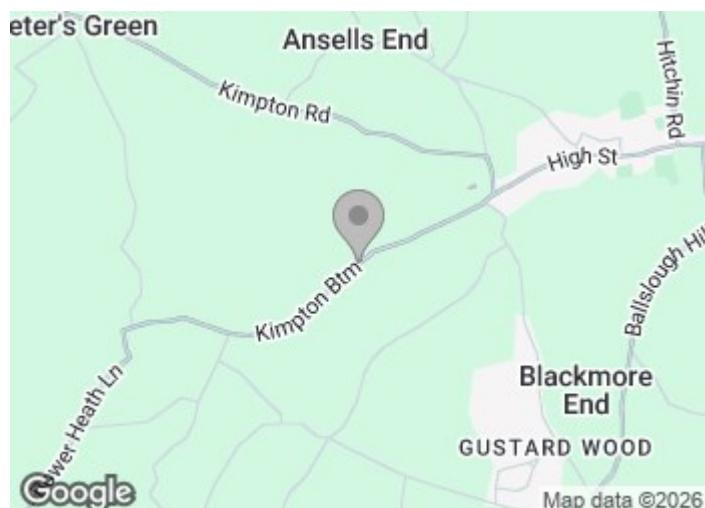
## Bedroom Three

14'1" x 8'10" (4.30m x 2.70m)

## Bedroom Four

12'2" x 9'0" (3.73m x 2.76m)

## Bath and Shower Room



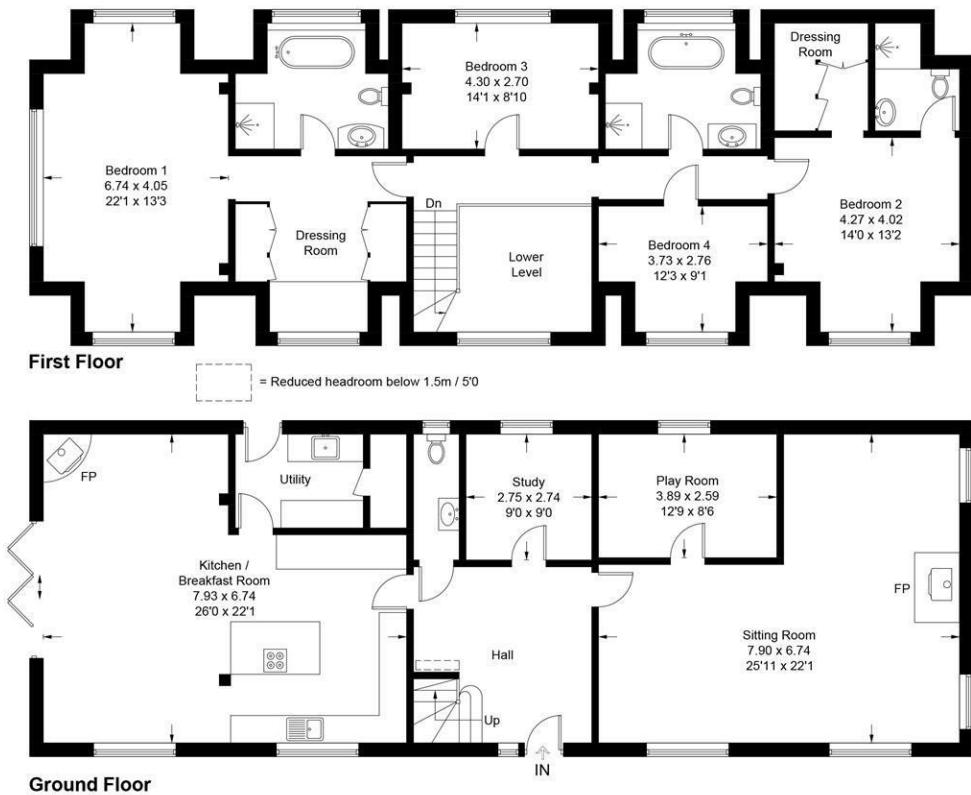


## Floor Plan

### High Oaks Barn



Approximate Gross Internal Area = 245.0 sq m / 2636 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1215981)

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