



## Kiln House Brick Kiln Lane

Tea Green, LU2 8PU

An outstanding detached residence with an uncompromising interior which sits within a superb plot measuring approximately 0.79 of an acre. Backing woodland with balcony views over open countryside, this special home features 5 bedrooms with 5 bathrooms, and an exceptional kitchen/breakfast room.

**Guide price £1,500,000**

# Kiln House Brick Kiln Lane

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- Splendid detached residence occupying a sizeable plot measuring approx. 0.79 of an acre
- Principle bedroom with balcony views over countryside, dressing room and en suite bathroom
- Beautiful landscaped grounds which include and extensive lawn, patio areas, feature Koi pond and summer house
- Super living room with Inglenook style fireplace, family room and study
- 4 further bedrooms with en suite bathrooms or shower rooms
- Tea Green is a charming HERTFORDSHIRE hamlet on the border of Bedfordshire
- Exceptionally well fitted kitchen opening to a fine dining area with vaulted ceiling
- Private drive to automatic gates, extensive parking area and double garage
- Harpenden 7.4 miles, Luton Parkway Station 3.1 miles

## GROUND FLOOR

### Entrance Hall

### Cloakroom

### Living Room

23' x 14'4 (7.01m x 4.37m)

### Family Room

21'8 x 9'9 (6.60m x 2.97m)

### Study

11'4 x 9'6 (3.45m x 2.90m)

### Kitchen.Dining Room

32'4 x 24'6 (9.86m x 7.47m)

### Utility Room

13'1 x 8'6 (3.99m x 2.59m)

## Boot Room

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

## FIRST FLOOR

### Galleried Landing

### Principle Bedroom

14'7 x 14'4 (4.45m x 4.37m)

### Dressing Room

### En-suite Bathroom

### Bedroom Two

12'7 x 10'10 (3.84m x 3.30m)

### En Suite Shower Room

### Bedroom Three

17'11 x 9'9 (5.46m x 2.97m)

### En-suite Bathroom

## Bedroom Four

18' x 12'2 (5.49m x 3.71m)

## En Suite Shower Room

## Bedroom Five

16'10 max x 12'11 (5.13m max x 3.94m)

## En Suite Shower Room

## EXTERNALLY

## Double Width Garage and Large Drive

16'11 x 15'6 max (5.16m x 4.72m max)

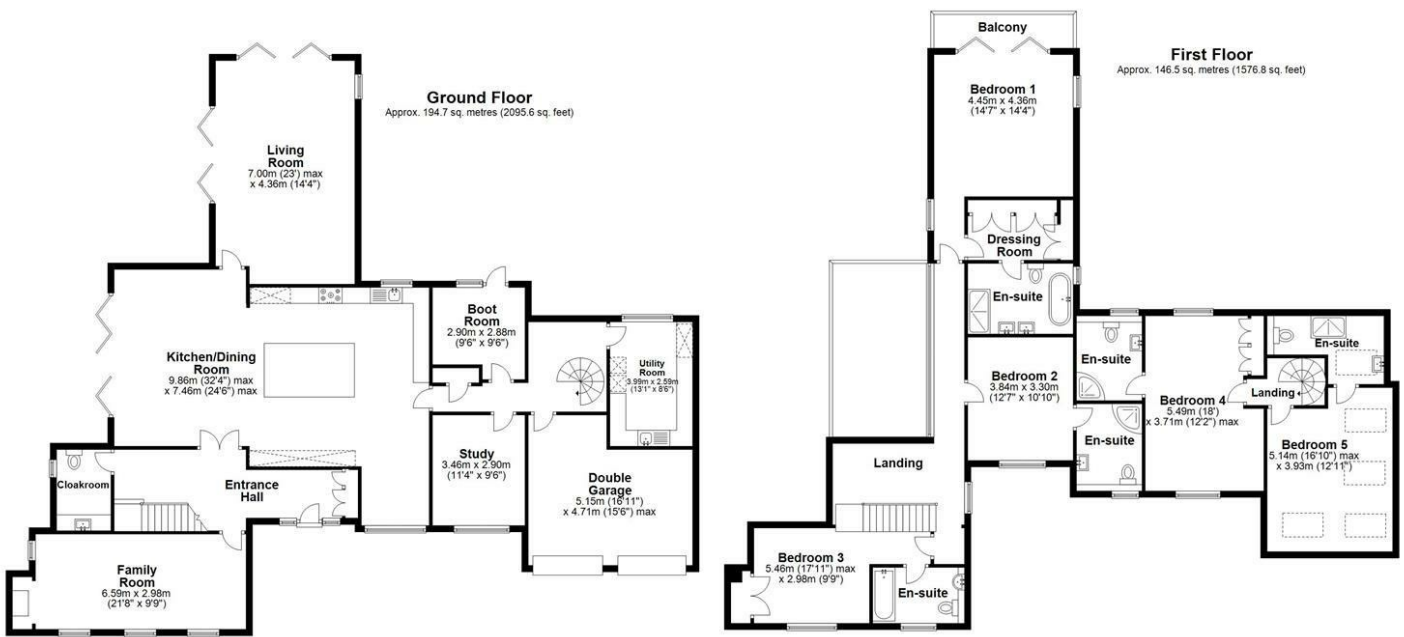
Generous Landscaped Plot 0.79 acre approx.



Directions



# Floor Plan



Total area: approx. 341.2 sq. metres (3672.4 sq. feet)

Sketch layout only. Not to scale. Plan produced for Whittaker & Co.

Plan produced using PlanUp.

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