



Poynings Close Harpden, AL5 1JD

Superb family home of circa 2,200 sq ft with an incredible garden of 335ft. Extremely well presented throughout with a large open plan Kitchen / Dining / Family room. Poynings Close is peaceful spot, close to beautiful open countryside. Total plot size circa 0.4 acre.

Guide price £1,375,000

Poynings Close

Harpden, AL5 1JD



- Well presented throughout
- Circa 2,200 sq ft
- Three Reception Rooms
- Four Bedrooms
- Total plot circa 0.4 acre
- Garage
- Open plan Kitchen / Dining / Family Room
- Garden of 335ft
- Peaceful location

Entrance Hall

Sitting Room

25'11" x 15'7" (7.90 x 4.77)

Kitchen / Dining / Family Room

19'5" (max) x 17'10" (5.94 (max) x 5.45) (5.94 (max) x 5.45)

Reception Room

16'6" x 7'10" (5.05 x 2.40)

Study

10'6" x 9'6" (3.22 x 2.91)

Utility Room

7'3" x 5'4" (2.23 x 1.63)

Cloakroom

Bedroom One

17'6" (max) x 15'2" (max) (5.35 (max) x 4.63 (max))

En-suite Bathroom

13'4" x 10'5" (4.07 x 3.18)

Bedroom Three

11'6" x 10'4" (3.51 x 3.17)

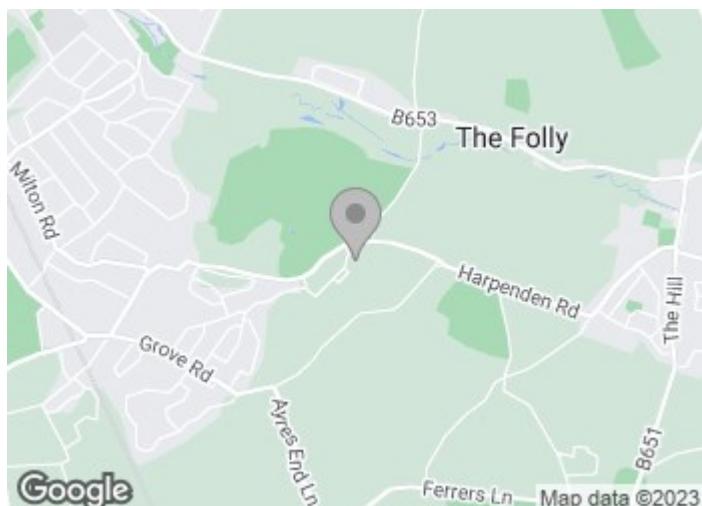
Bedroom Four

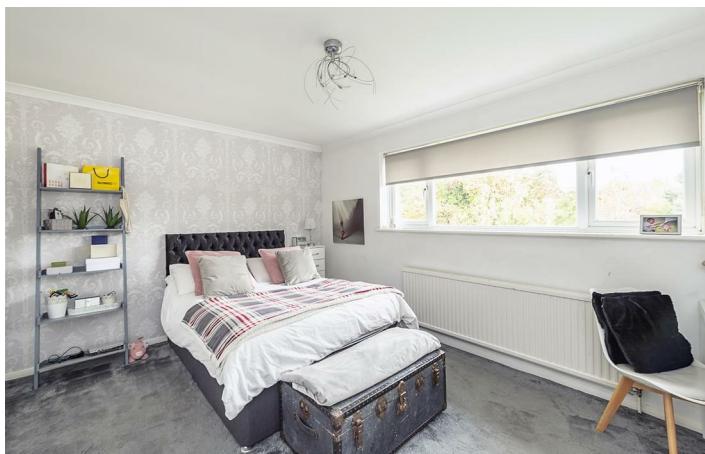
12'4" x 9'3" (3.76 x 2.84)

Family Bathroom

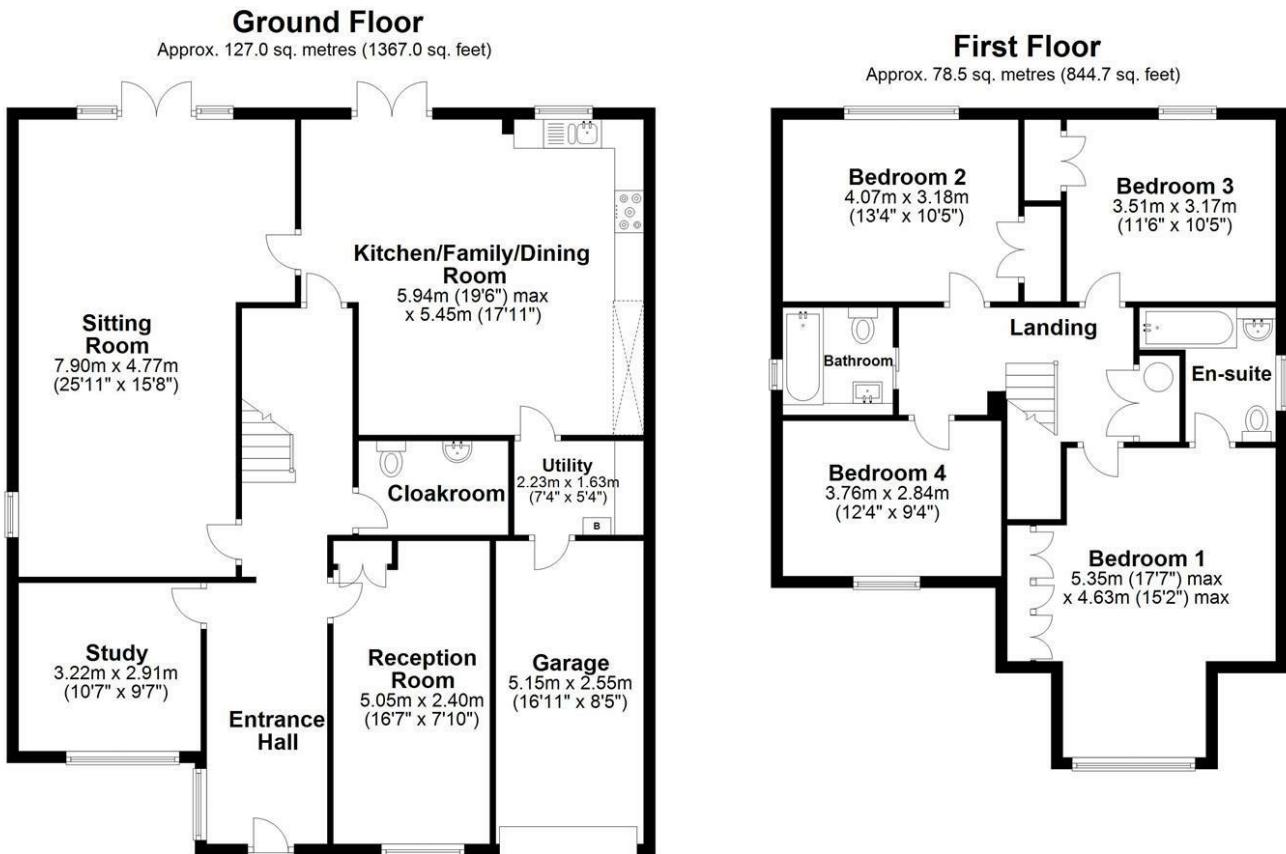
Integral Garage

16'10" x 8'4" (5.15 x 2.55)





Floor Plan



Plan produced using PlanUp.

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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-80) B			
(69-68) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

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