



Skegsbury House | Kimpton | Herts

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This fine property provides excellent rural living with grounds of around 5 acres and the possibility of renting a couple more. It enjoys a very quiet situation in attractive rolling countryside on the outskirts of the historic Chilterns village of Kimpton.

Skegsbury House provides around 2250 sq ft of light and spacious accommodation that has been well modernised and improved by the present vendors to provide an ideal family residence. It includes a large entrance hall, cloakroom, three generous reception rooms, as well as a large double-aspect refitted kitchen & dining room, conservatory and utility room. Upstairs are the principal suite of bedroom, dressing room and shower room, two further en-suite bedrooms, fourth bedroom and family bathroom.



The House

Entrance Hall - Radiators, oak flooring, staircase off.

Cloakroom - Beautiful white and chrome suite comprising pedestal wash hand basin and closed coupled WC, tiling, radiator, extractor fan, tiled floor.

Sitting Room - 18'10 x 13'8 (5.74m x 4.17m) - Radiator, bow window to front.

Family Room - 13'4 x 11'7 (4.06m x 3.53m) - Superb wood burning stove, radiator, oak flooring, television point, opens through to:

Conservatory - 12'5 x 11'5 (3.78m x 3.48m) - Oak flooring with under floor heating, windows to side and rear, doors to garden.

Study - 11'7 x 10'0 (3.53m x 3.05m) - Coved ceiling, radiator, oak flooring, windows to front and side.

Kitchen/Dining Room - 25'10 x 13'5 (7.87m x 4.09m) - Stunning refitted range of wall mounted units, granite work surface with under mounted sink unit, built in twin ovens, microwave, electric hob and dishwasher, glass and stainless steel extractor hood. Integrated dishwasher and fridge freezer, Central breakfast island, radiator, wall mounted television point, tiled floor, window to side, bi fold doors to rear.

Utility Room - 8'8 x 6'0 (2.64m x 1.83m) - Work surface with inset sink unit, space and services for washing machine and tumble dryer, wall mounted gas boiler, mega flow hot water tank, radiator, tiled floor, extractor fan, window to rear.

Landing - Radiators, window to side.

Master Bedroom - 19'10 x 13'3 (6.05m x 4.04m) - Radiator, windows to front and side overlooking paddocks, door to:

Dressing Room - 9'9 x 5'2 (2.97m x 1.57m) - Dressing area, door to:

Ensuite Shower Room - Stunning white and chrome suite comprising large fully tiled shower cubicle, wash hand basin and concealed flush WC, tiled floor, chrome towel radiator, extractor fan, window to side.

Bedroom Two - 14'9 x 10'0 max (4.50m x 3.05m max) - Radiator, window to front, door to:

Ensuite Shower Room - Another superb white and chrome suite comprising fully tiled shower cubicle, wash hand basin and closed coupled WC, chrome towel radiator, tiled floor, extractor fan, window to front.

Bedroom Three - 14'0 x 10'0 (4.27m x 3.05m) - Radiator, window to rear, door to:

Ensuite Shower Room - Another white and chrome suite comprising large fully tiled shower cubicle, wash hand basin and closed coupled WC, tiled floor, chrome towel radiator, extractor fan, window to rear.

Bedroom Four - 13'3 x 9'9 (4.04m x 2.97m) - Radiator, window to rear.

Family Bathroom - 9'7 x 8'0 (2.92m x 2.44m) - Stunning refitted white and chrome suite comprising double ended Albion roll top bath, wash hand basin and concealed flush WC, fully tiled walls and floor, old style towel radiator, extractor fan, window to side.

Outside

The property enjoys private vehicular access to along the adjacent bridleway. There is a deep front garden laid to lawn with mature trees and shrubs. The gravelled driveway provides ample parking and access to the carriage house with covered parking for two cars, gym and large store.

There is secure gated access to the rear garden which is lawned with decking and access to the -

Garden Studio/Groom's Accommodation - Superb independent living quarters with large open living room with kitchen area, double bedroom and shower room. Power and light. EPC D.

Equestrian Grounds - Behind secure gated access, a well-drained five acre plot of well drained fields, divided into four paddocks with post and rail electrified fencing, high quality 40 x 20 metre menage with Martin Collings all weather surface topping.

Stable Block - Comprising five stables (one a foaling box), secure tack room and hay barn, water and electricity, covered shelter for tractor etc., direct access to a public bridleway.





Stables

Kimpton

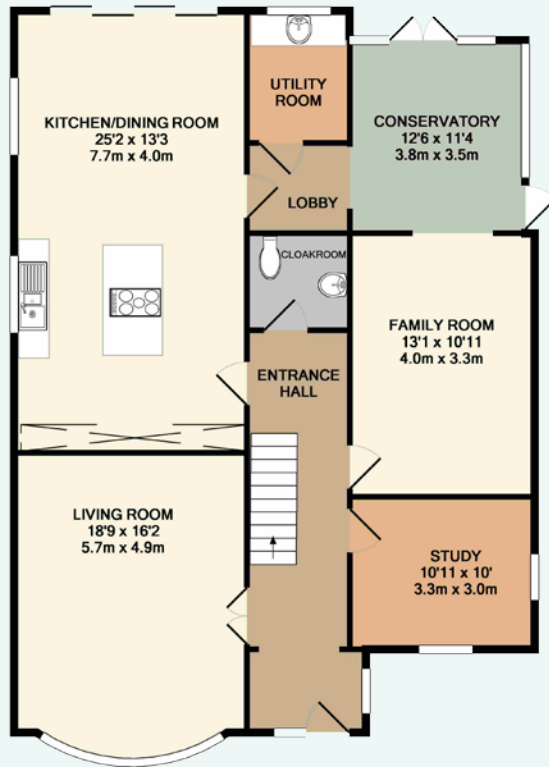
Kimpton is a village of around 2,000 people. It is very well placed for access to major local centres and good road & rail communications, being approximately 4 miles from Harpenden, 6 miles from Hitchin and 8 miles from St Albans.



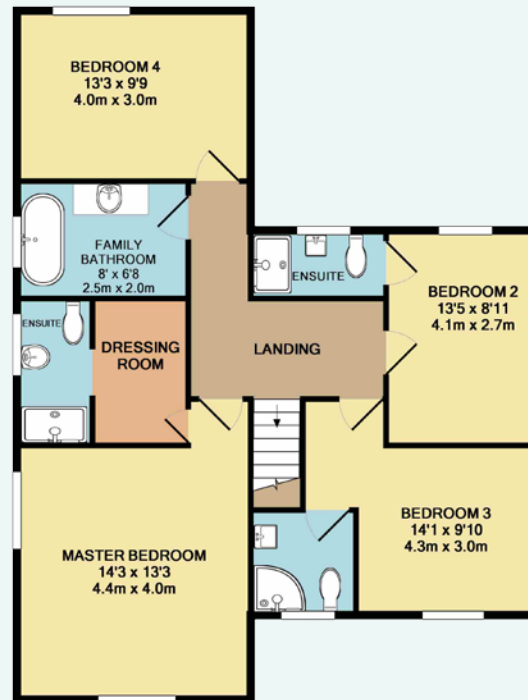
Kimpton is mentioned in the Domesday Book

“In the Half-Hundred of HITCHIN 24 Ralph holds KIMPTON from the Bishop. It answers for 4 hides. Land for 10 ploughs. In Lordship 2; a third possible. 2 Frenchmen and 12 villagers with 2 smallholders have 7 ploughs. 3 cottagers; 5 slaves. Meadow for 6 oxen; woodland, 800 pigs; 1 mill at 8s. The total value is and was £12; before 1066 £15. Aelfeva, mother of Earl Morcar, held this manor.”

Floor Plans

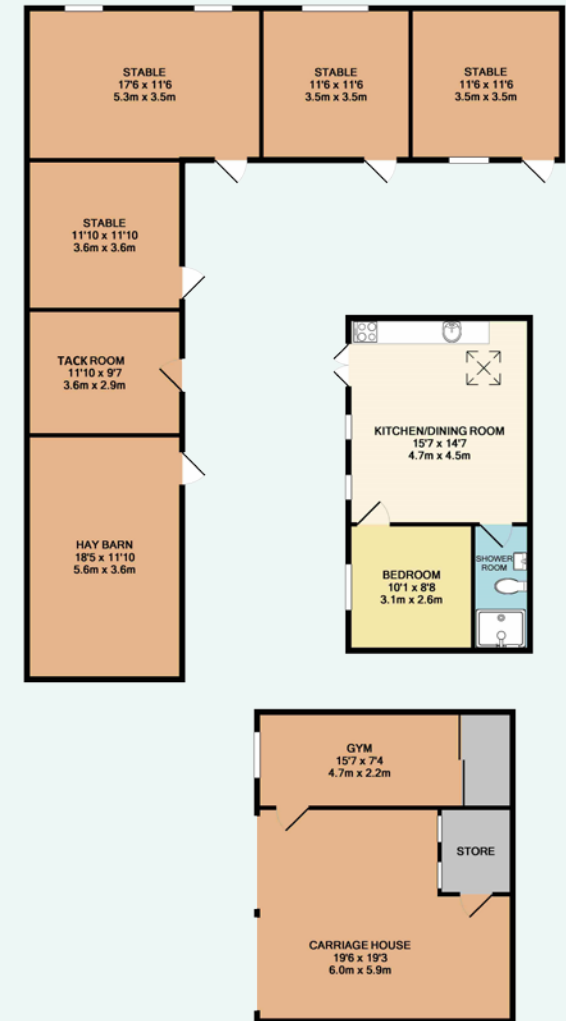


Ground Floor



First Floor

Outbuildings



Total Approx Floor Area 2247 SQ. FT (208.7 SQ.M.)

EPC Rating - D



IMPORTANT NOTICE

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