



Kimpton Grange

Kimpton
Hertfordshire

An elegant 18th Century house requiring
refurbishment in a peaceful parkland setting

Kimpton Grange, Kimpton, Hertfordshire

Harpenden 4 miles (Thameslink to St Pancras 27 minutes), A1M (J4) 5 miles,
St Albans 8 miles, Central London 28 miles



Features:

Entrance hall, Drawing room, Sitting room,
Family room, Kitchen/Breakfast room, Study,
Two cloakrooms

Indoor leisure area with swimming pool,
jacuzzi, bar, second kitchen, changing rooms,
gym, games room, cinema

Master bedroom suite with dressing room,
bathroom and shower room,
five further bedroom suites, cinema, office

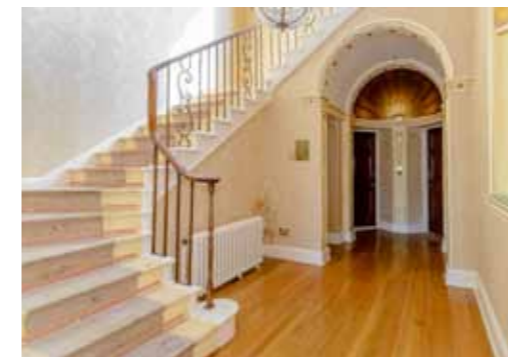
Two cottages, staff flat, outdoor pool with pavilion,
floodlit tennis court, large barn (100 ft. x 47 ft.),
machinery store, gardeners office

Mature landscaped gardens, lake, walled garden,
parkland, paddocks

About 22.6 acres



Architects Impressions Showing Scope For Remodelling



The Property

Kimpton Grange lies at the heart of mature, landscaped gardens and grounds and is approached over a sweeping, tree-lined drive. The house is believed to date from the early 18th century with mid 18th century and 19th century additions. The main house is constructed of mellow red brick under a slate roof and comprises about 13,000 square feet in total.

Internally the house combines light and spacious reception rooms providing excellent entertaining space with comfortable bedroom accommodation over the first and second floors. Of particular note is the elegant drawing room centered on an attractive open fireplace and enjoying wonderful views over the gardens to the lake. Kimpton Grange requires extensive modernisation which allows an opportunity for re-modelling.

Outside are two charming period cottages situated to the side of the courtyard. There is a large barn, ideal for storing cars or machinery with a two bedroom flat and further storage space above.

The gardens and grounds provide a truly tranquil setting, laid mostly to lawn and studded with a selection of trees. The principal lawns slope gently down to the lake. To the west is the walled garden with the outdoor swimming pool and pavilion, beyond which is the parkland and paddocks.



Location

Kimpton Grange stands in an elevated position with views over beautifully landscaped gardens and parkland with mature trees. The property is situated in a conservation area on the edge of the popular village of Kimpton surrounded by Green Belt land. Kimpton has a reputation for its strong community spirit and is centered around a high street with numerous 16th century houses and cottages. Facilities include a general store, post office, doctors surgery, a 12th century church and good sports amenities including cricket and tennis clubs.

Harpenden is just 4 miles distant and St Albans 8 miles away, both offering excellent day to day shopping facilities, supermarkets and restaurants. There is an excellent selection of schools in the district including a highly regarded primary and nursery school in the village itself. Prep schools include Aldwickbury, Beechwood Park and Heath Mount. St Albans High School for Girls is located in Wheathampstead, just two miles south, along with Haileybury near Hertford and Haberdashers at Elstree.

Direct Thameslink train services run from Harpenden to London St Pancras International, taking just 27 minutes. Both Luton and Stansted airports are within easy reach.

Floorplans for Kimpton Grange

Main House internal area 13,021 sq ft (1,210 sq m)

Cottages internal area 2,634 sq ft (245 sq m)

Outbuildings internal area 10,167 sq ft (944 sq m)

For identification purposes only.



General remarks

Tenure

Kimpton Grange is for sale freehold by private treaty with vacant possession on completion.

Fixtures and fittings

All carpets, curtains, light fittings, garden ornaments and statuary are exempt from the sale but may be available by separate negotiation.

Local authority

North Herts District Council
(Tel: 01462 474 000)

Council tax

Kimpton Grange – Band H
3 Grange Cottages - Band E
4 Grange Cottages - Band E
Staff flat (name?)

EPC

Main House – Band F
3 Grange Cottages – Band D
4 Grange Cottages – Band E

Postcode

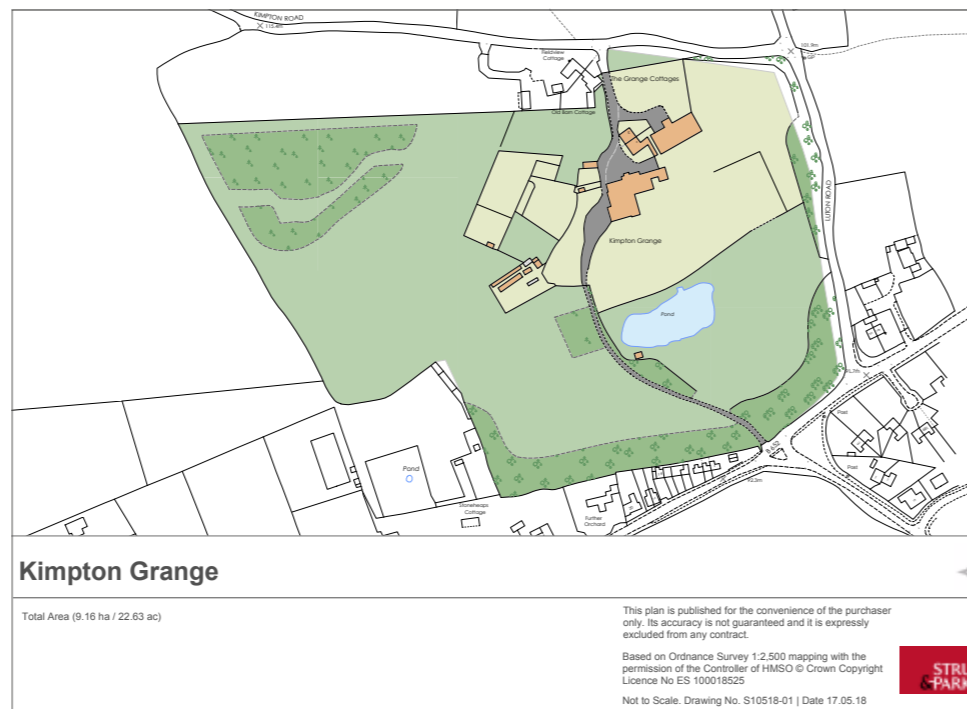
SG4 8HA

Services

Mains water, electricity and drainage are connected to the property. Oil-fired central heating. Strong broadband connection. Mains Gas.

Directions

From London, leave the A1(M) at Junction 4, turning left and follow the signs for Wheathampstead on the B653 (past Brocket Hall). At the first roundabout, take the second exit and at the next roundabout after 1 mile, turn right into Lamer Lane towards Kimpton. After about 2 miles, the entrance to Kimpton Grange will be found on the opposite side of the T junction.



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