



Kingswood

Lilley Bottom, Lilley, LU2 8NH

Gavin Mills
POWERED BY

UK



Kingswood

Guide Price £2,500,000

A beautifully designed and presented five bedroom detached country residence, with far reaching panoramic views over open countryside.

Built in an Arts and Craft style, set behind gates and surrounded by stunning landscaped gardens and grounds of 4.23 acres, Kingswood has extremely well-appointed and versatile accommodation in excess of 5000 sq.ft., along with an outdoor heated swimming pool, a tennis court and an impressive range of equestrian facilities.

Located on the Hertfordshire/Bedfordshire border, Kingswood is conveniently located just 4 miles south west of Hitchin, which offers an abundance of amenities, highly regarded schools and a train station with trains in to Kings Cross taking just 33 minutes.

Ground Floor Accommodation

The front entrance leads into a stunning triangular inner hall, with a sweeping staircase, a galleried landing and a full height vaulted ceiling covered by a lantern roof.

There are three main reception rooms consisting of a grand drawing room, with a full height vaulted ceiling, a dining room, open plan from the entrance hall, and a snooker room, all of which have feature open fireplaces.

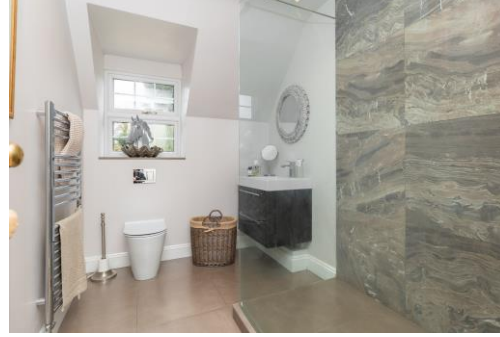
In addition to the main reception rooms, there are two conservatories, a study and a kitchen/breakfast room, which has a range of fitted handmade units, a central island and a four oven Aga. The separate utility room has access to a boot room, formerly one of the integral garages.

First Floor Accommodation

The Master suite has French doors opening to a breakfast balcony, which overlooks the pool area, gardens and paddock beyond. There are built-in and walk through dressing rooms, along with an en-suite bathroom.

The Guest suite has a dressing room and an en-suite bathroom, together with access to the home office/gym. There are three further bedrooms and a shower room.

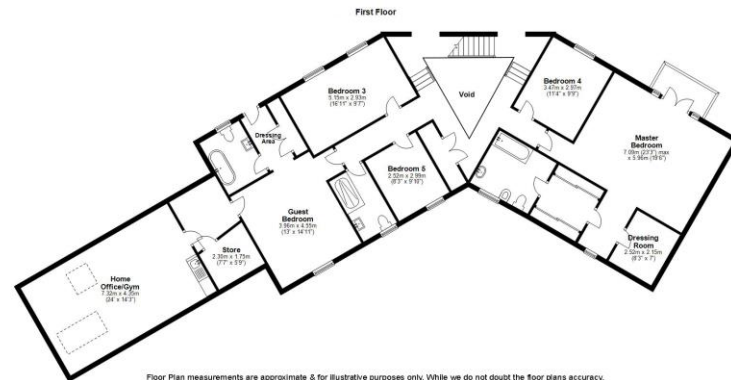




Call Gavin Mills to arrange a viewing on **07971 807 341**

Approximate Area = 5059 sq ft/470 sq m (excluding void)
 Garage Approx = 357 sq ft/33 sq m
 Total Approx = 5416 sq ft/ 503 sq m

For identification only - Not to scale



Floor Plan measurements are approximate & for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floorplan.
 Plan produced using PlanUP.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 59 D | 65 D |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Tel: 07971 807 341

Email: gavin.mills@exp-uk.co.uk

www.gavin-mills.co.uk

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.