

 5 Bedrooms

 4 Bath/Shower Rooms

 2 Reception Rooms

 Garage

 Private Garden

 EPC Band E

Council Tax  
Band G £3,978.93  
April 25/March 26  
Local Authority  
North Herts District Council

The   
**Collection**  
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Well Cottage, Church Lane, Kimpton, SG4 8RR  
Guide Price £1,500,000 Freehold



# Well Cottage, Church Lane, Kimpton

A delightful five bedroom, Grade II listed detached character home in a superb central village location. This gorgeous home oozes charm and beautiful period features. Set at the end of a no through road with a mature rear garden with views over the 12th Century Parish Church of St. Peter and St. Paul at the heart of Kimpton village, Well Cottage is an extraordinary home.

## Description

Lovingly maintained and improved by the current owners, the original half-timbered period cottage has been extended over the ages incorporating different building styles and materials including warm brickwork, slate rooves and flint panelling. More recently the double garage has been converted at first floor level into a modern continental style annexe with ornate steel staircase and balcony, ideal for visiting relatives, temporary overnight accommodation or as a creative studio due to the large, glazed gable and skylight windows.

The accommodation is warm and welcoming with a good size entrance hall with fireplace, two ground floor reception rooms, country cottage kitchen, breakfast room, utility and cloakroom as well as a ground floor bedroom with vaulted and beamed ceiling and ensuite modern shower room. Three further bedrooms one with ensuite bathroom and a further family bathroom complete the main house. The annexe independent from the house incorporates a further studio bedroom with ensuite shower room, ample storage and balcony staircase with outlook over the gardens.

Finally, the double garage and off-street parking are a huge benefit in a period village home. The mature gardens are also very special largely laid to lawn they are delightfully tranquil and offer an oasis of calm. The keen gardener will delight in the prospect of enjoying the fruits of their labours with plenty of opportunity to create their own personalised space whether a more formal and structured design or retaining the softer, more informal space currently employed.

## Location

The village of Kimpton is home to an active and friendly community as well as an exceptional junior school. Every May the bunting comes out as the community celebrate their good fortune in choosing to live here in Kimpton! Harpenden town centre and the main line service to London St Pancras are 10 minutes drive away and Luton airport and the M1 can be reached within 15 minutes. In the opposite direction, the A1(M) is a mere 10 minutes' drive away.



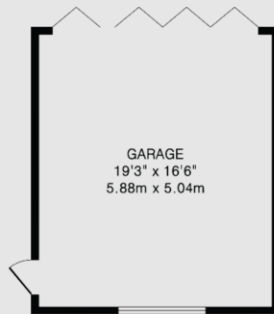




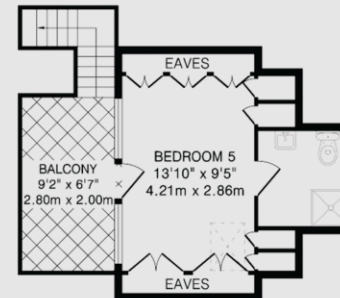
#### Important Information

These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2021 equated to £48.36 per referral.

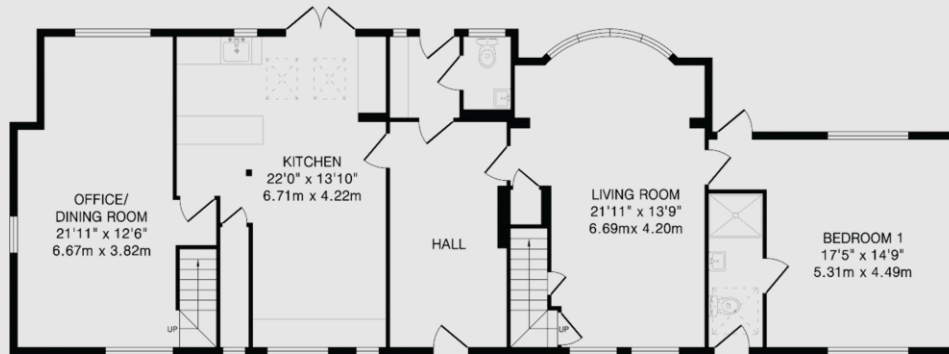




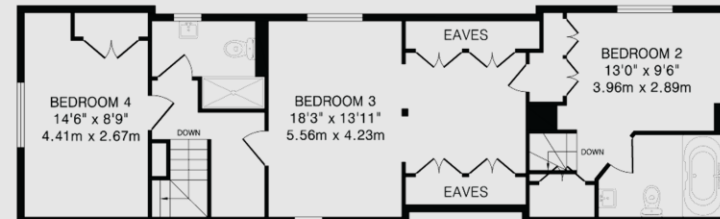
Garage  
319 sq.ft.(29.6 sq.m)approx.



Annex  
196 sq.ft.(18.1 sq.m)approx.



Ground Floor  
1305 sq.ft.(121.2 sq.m)approx.



First Floor  
650 sq.ft.(60.3 sq.m)approx.

TOTAL FLOOR AREA: 2470 sq.ft.(229.2 sq.m)approx.  
This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.

