



**Connells**

Church Lane  
Kimpton Hitchin





### Property Description

A beautifully presented Grade II listed period family home built circa 1645 and situated in a pretty location opposite The Parish Church of St. Peter and St. Paul. The property offers a generous entrance hall, large lounge with stunning inglenook fireplace and modern high gloss kitchen and breakfast room with integrated Neff appliances. On the first floor there are 3 double bedrooms and a further single bedroom, a family bathroom, and an additional shower room. Outside offers a single garage, a south facing garden, brick-built workshop and an additional storage area. Throughout the property there are many original features including beams and bread oven.

### Enclosed Storm Porch

Secondary glazed window to front. Built-in cloaks cupboard. Oak flooring. Obscure glazed door to:

### Entrance Hall

Secondary glazed window to front. Built-in storage cupboard. Oak flooring. Stairs ascending to first floor. Radiator. Doors leading to further accommodation.

### Lounge / Dining Room

18' 8" x 12' 6" (5.69m x 3.81m)

Feature inglenook fireplace with exposed brick backing, contrasting brick hearth, wood burner and wood store area to side. Exposed oak beams. Oak flooring. Windows and glazed door overlooking and leading onto the quiet South facing rear garden. Wall lights. High-level built-in storage cupboard.

### Kitchen / Breakfast Room

23' 7" x 8' 2" (7.19m x 2.49m)

Dual aspect room with windows to front and garden. Glazed door opening onto South facing Patio. Oak floor.

Stylish fitted kitchen with white gloss fronted fitted eye level and base units with contrasting black granite worktop surfaces, matching upstands, and breakfast bar. Stainless steel one and a half bowl under counter sink unit with mixer tap with instant hot water feature. Neff induction hob with feature cooker hood above. Twin Bosch eye level ovens. Integrated Hotpoint fridge drawers, dishwasher, microwave, and wine cooler. LED ceiling spotlights and worktop lighting. Built-in storage cupboard. Radiator.

### Guest Cloakroom/Utility Room

Stylish room with oak fronted fitted wall and floor units concealing plumbing for washing machine and vented for tumble dryer. Vanity wash hand basin with mixer tap. Low level WC. Oak flooring. Secondary glazed windows to front.

## First Floor

### Split Level Landing

Oak beams. Built-in storage cupboard. Wall lights. Radiator.

### Bedroom 1

15' 1" x 10' 2" (4.60m x 3.10m)

Double aspect room with secondary glazed windows over-looking rear garden, countryside and beyond. Built-in wardrobe. Access to loft. Radiator.

### Bedroom 2

12' 3" x 10' (3.73m x 3.05m)

Feature elm beamed wall and brick fireplace. Built-in cupboard. Secondary glazed windows overlooking rear garden and countryside beyond. Wall lights. Radiator.

### Bedroom 3

10' x 7' 4" (3.05m x 2.24m)

Feature elm beamed wall. Built-in cupboard. Secondary glazed windows over-looking rear garden and countryside beyond. Wall lights. Radiator.

### Family Bathroom

Modern white suite comprising a panelled bath with mixer tap, pop up waste and hand shower attachment. Walk-in tiled shower cubicle with overhead shower unit. Vanity wash hand basin with mixer tap and pop-up waste. Low level WC with concealed cistern. Part tiled walls and tiled flooring. Secondary glazed windows to front. Chrome heated towel rail. LED ceiling spotlights.

## Shower Room

Modern white suite comprising walk-in tiled shower cubicle with overhead power shower and hand shower unit. Vanity wash hand basin with mixer tap and pop-up waste. Low level WC. Part tiled walls and tiled flooring. Obscure secondary glazed windows to front. Chrome heated towel rail. LED ceiling spotlights. Built-in airing cupboard.

### Bedroom 4/Study

8' 3" x 6' 1" (2.51m x 1.85m)

Secondary glazed window to side. Radiator.

## Outside

### Rear Garden

South facing rear garden with a two-tiered stone paved patio that leads onto a lawn area that is flanked by two railway sleeper raised flower beds. External tap and power supply. Awning.

Workshop 11' 1" x 9' 3" (3.38m x 2.82m)

Brick structure with slate roof, located to rear of garden that dates to circa 1675. This workshop / storage shed with a little work would make a great home office. There is also an additional storage shed to the side.

## Garage

16' 7" x 8' 4" (5.05m x 2.54m)

Up and over door approached via a gravel driveway.

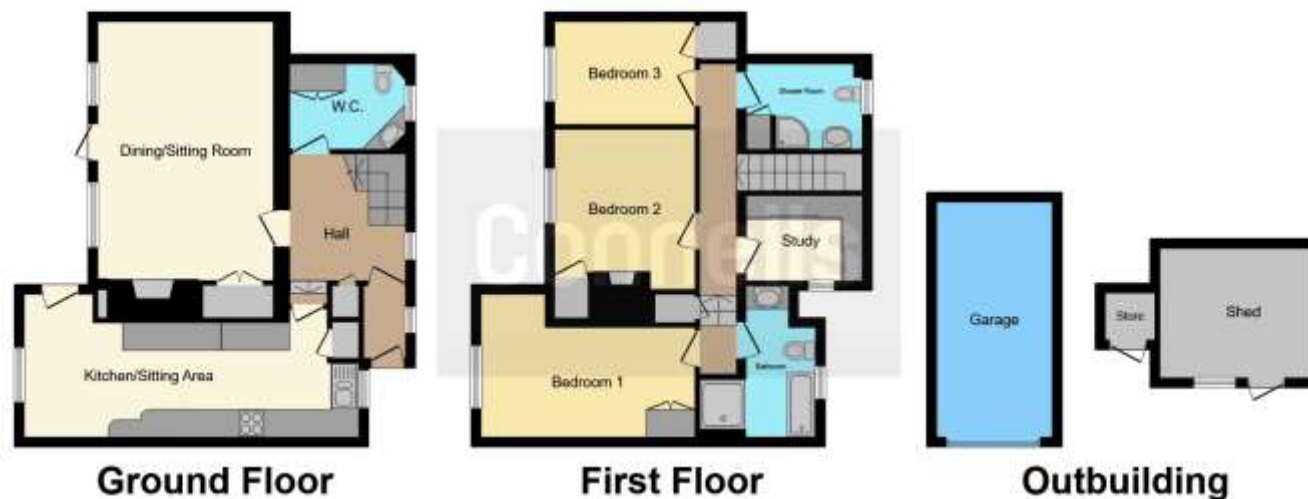












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01582 760 131**  
**E [harpenden@connells.co.uk](mailto:harpenden@connells.co.uk)**

50 High Street  
 HARPENDEN AL5 2SU

EPC Rating:  
 Exempt

Tenure: Freehold

**check out more properties at [connells.co.uk](http://connells.co.uk)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: HPN306839 - 0003