



## Redbourn Lane

Harpenden, AL5 2AU

Welcome to Sunningdale; A stunningly presented, 6 bedroom detached family residence of circa 5000 sqft. Set secludedly behind a private gated entrance, this fine home boasts a triple garage/annexe, gymnasium and cinema room. The 0.28 acre curtilage faces South West and is arranged over four floors offering versatile accommodation, ideal for families.

**Guide price £4,250,000**

# Redbourn Lane

Harpenden, AL5 2AU



- Impeccably appointed family home
- Direct access to Harpenden Golf Club from Garden
- Potential SDLT Saving available - Annexe
- Bespoke Tom Howley Kitchen and fitted interiors
- Cinema room & Gym
- Privately gated property set within a 0.28 acre plot
- South West facing garden of circa 75ft
- Circa 5000 sqft with a Triple Garage/Annexe
- West Common Area

## Reception Hall

## Living Room

15'1" x 14'2" (4.62m x 4.33m)

## Study

14'2" x 9'4" (4.33m x 2.86m)

## Snug

12'4" x 11'10" (3.76m x 3.61m)

## Kitchen/Dining/Family Room

39'2" x 16'7" (11.96m x 5.08m)

## Utility Room

## Cloakroom

## Landing

35'4" x 10'2" (10.79m x 3.10m)

## Bedroom One

16'3" x 14'2" (4.96m x 4.33m)

## Dressing Room

## En-Suite Bathroom

## Bedroom Two

14'2" x 11'8" (4.33m x 3.57m)

## En-Suite Shower Room

## Bedroom Three

16'3" x 14'2" (4.96m x 4.34m)

## Jack and Jill En-Suite with Bedroom Four

## Bedroom Four

## Laundry Room

## Bedroom Five

12'11" x 9'11" (3.96m x 3.04m)

## Bedroom Six

12'4" x 9'11" (3.76m x 3.04m)

## Shower Room

## Games Room

20'2" x 15'9" (6.17m x 4.81m)

## Gallery

## Cinema Room

20'9" x 13'8" (6.34m x 4.19m)

## Gym

20'9" x 13'8" (6.34 x 4.18)

## Cloakroom

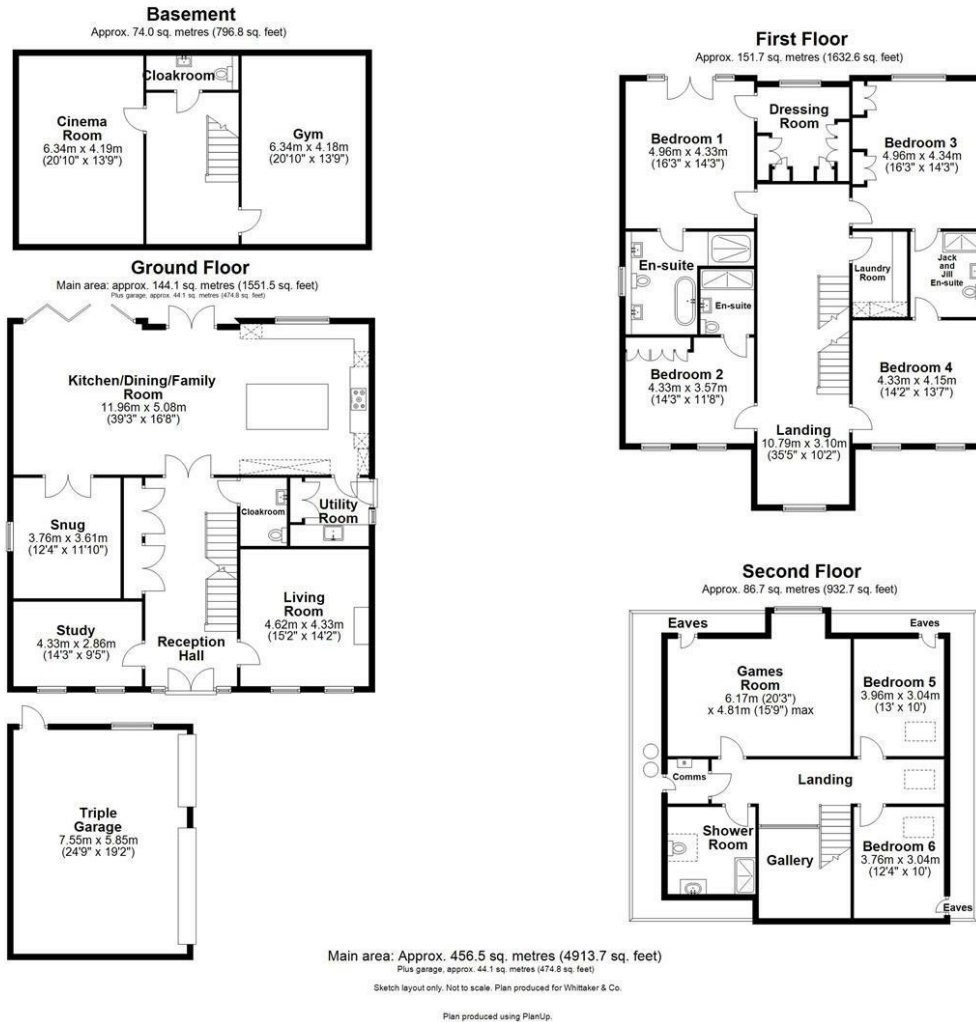
## Triple Garage

24'9" x 19'2" (7.55m x 5.85m)





# Floor Plan



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