



## The Green

### Peters Green, LU2 9QL

Kirklea is a beautiful family home of circa 3,300 sq ft, set on a private plot of just under half an acre.

A former chapel and school-house built in the 1820s, it has been modernised by the current owners, whilst maintaining many beautiful original features. The open plan Kitchen / Dining / Living Room opens out onto the garden where there is a large Studio / Home Office (an additional 500 sq ft.) and stunning uninterrupted countryside views.

Peters Green is a semi-rural spot in Hertfordshire, popular with walkers, with a number of beautiful countryside walks criss crossing local fields. Kirklea is within easy reach of Harpenden town centre, with many villagers commuting from Harpenden Station and children attending the highly rated Harpenden Schools, both of which are an easy 10 minute drive away.

\*CHAIN FREE\*.

**Guide price £1,495,000**

# The Green

Peters Green, LU2 9QL



- Former Chapel and school-house with stunning interior
- Exceptional Kitchen / Dining / Living Room space
- Circa 3,300 sq ft
- Generous half acre plot from which to enjoy fine countryside views
- Large Studio/Gym with adjoining all weather Hot Tub enclosure
- Garage & two stores
- Harpenden mainline station 3.6 Miles
- Close to surrounding villages
- CHAIN FREE

## Lobby

10'2" x 9'11" (3.12 x 3.03)

## Reception Hall

25'2" x 18'0" (7.68 x 5.49)

## Kitchen / Dining / Family Room

38'3" x 18'8" (11.66 x 5.69)

## Family Room

18'7" (max) x 18'0" (5.67 (max) x 5.49)

## Study

14'7" x 11'3" (4.47 x 3.43)

## Shower Room

## Utility Room

12'11" x 10'2" (3.96 x 3.12)

## Cloakroom

## Bedroom One

19'2" x 19'2" (max) (5.86 x 5.86 (max))

## En-suite Shower Room

## Bedroom Two

18'5" x 17'7" (max) (5.63 x 5.38 (max))

## Bedroom Three

11'4" x 10'7" (3.47 x 3.25)

## Bedroom Four

10'0" x 9'4" (3.07 x 2.87)

## Family Bathroom

## Studio / Home Office

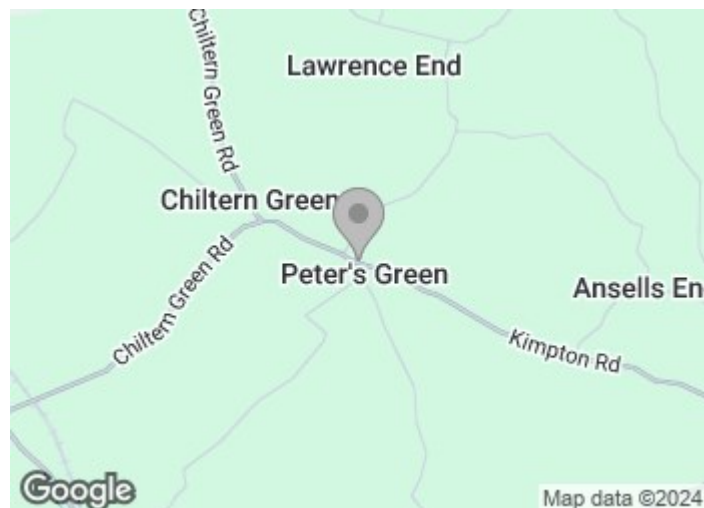
29'2" x 17'3" (8.90 x 5.26)

## Garage

19'10" x 10'0" (6.07 x 3.06)

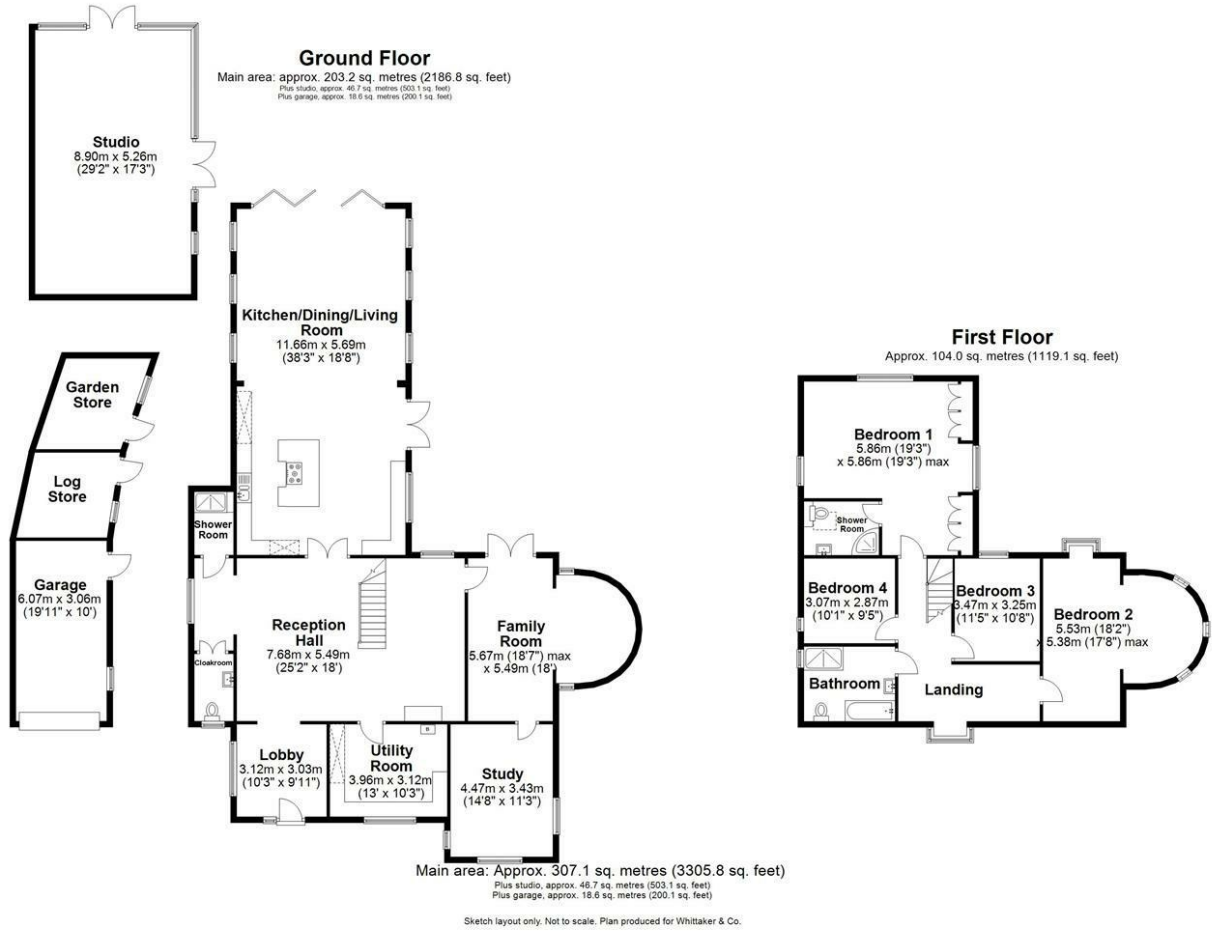
## Log Store

## Garden Store





# Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

