



## Cooters End Lane

Harpenden, AL5 3NR

A rare opportunity to acquire a rural property with gated access and plenty of character within easy access of Harpenden schools and the station. In good order throughout there is also a separate building with a gym and a den. Surrounded by countryside with stunning views, it has a private garden, ample parking plus a beautiful second garden of a third of an acre with the gym. .

**Guide price £1,950,000**



# Cooters End Lane

Harpenden, AL5 3NR



- Rural property surrounded by countryside
- Gated access
- Private garden next to the house
- Over 2500 sq ft plus Gym, Den and Garage
- Stunning views,
- Second garden of a third of an acre
- In good order throughout
- Ample parking
- Easy access of Harpenden schools and the station

## Reception Hall

22'2" x 10'4" (6.76m x 3.15m)

## Living Room

20'2" c 17'8" (6.15m c 5.40m)

## Dining / Family Room

17'8" x 15'6" (5.40m x 4.74m)

## Kitchen

14'10" x 11'7" (4.53m x 3.54m)

## Utility Room

10'7" x 5'2" (3.25m x 1.60m)

## Cloakroom

## Bedroom One

18'10" x 18'0" (5.76m x 5.50m)

## En-Suite Shower

## Bedroom Two

14'1" x 12'1" (4.31m x 3.69m)

## En-Suite Shower

## Bedroom Three

12'8" x 11'1" (3.88m x 3.40m)

## Bedroom Four

17'10" x 8'5" (5.45m x 2.58m)

## Bedroom Five

12'6" x 8'9" (3.83m x 2.67m)

## Separate Gym

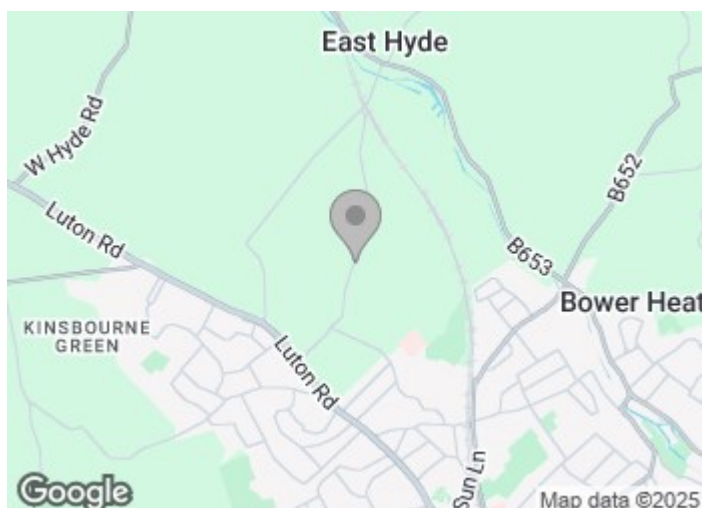
47'5" x 18'10" (14.47m x 5.76m)

## Workshop

19'0" x 18'10" (5.80m x 5.76m)

## Garage

16'10" x 16'1" (5.14m x 4.92m)

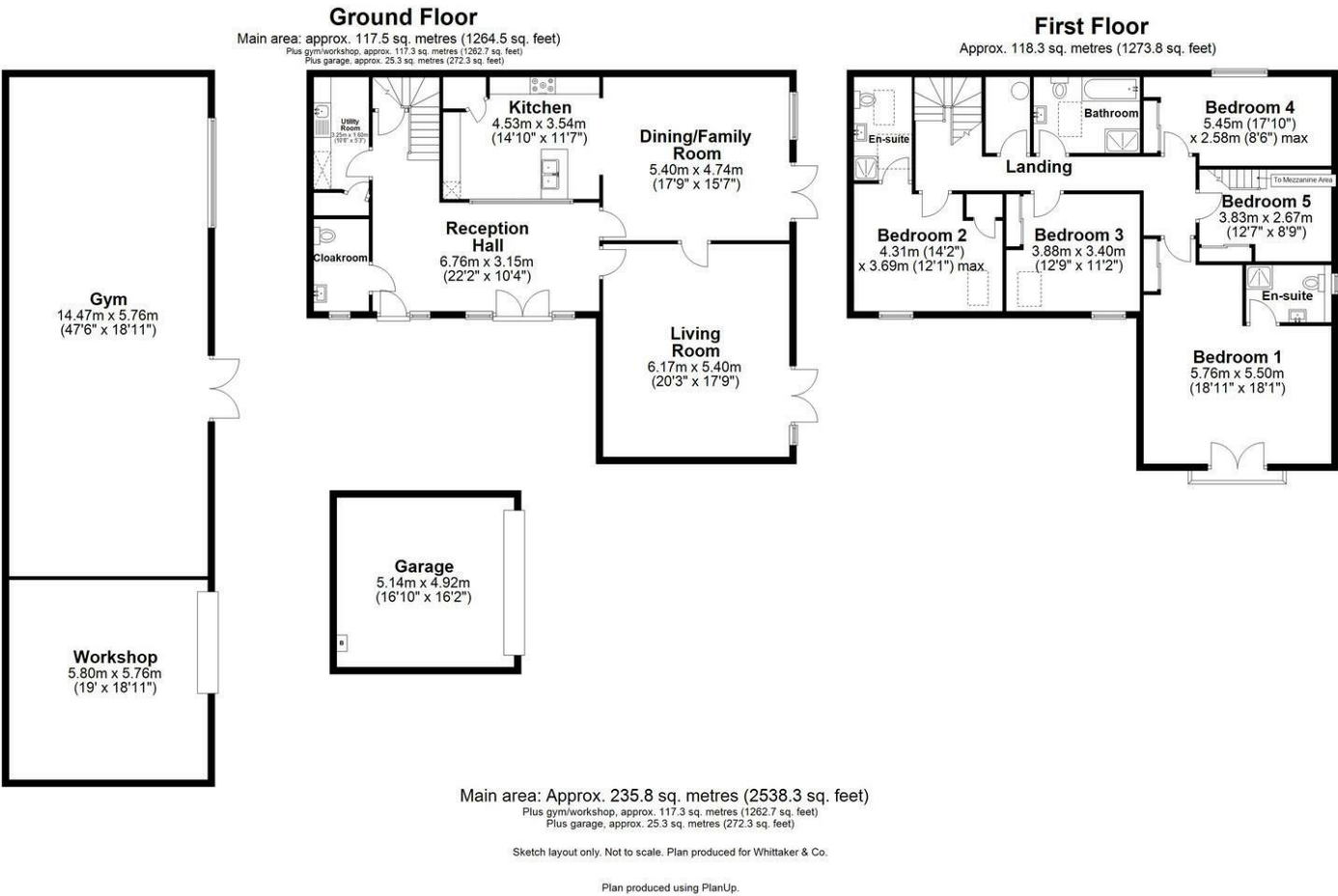








Floor Plan



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