



The Warren

Harpenden, AL5 2NH

The Olive House is a stunning family home of circa 5,600 sq ft, extended and fully renovated by our clients in recent years. A huge open plan Kitchen / Dining / Family Room opening onto the 80 ft garden which has a southerly aspect. A peaceful and much sought after location, close to Rothamsted Estate and within easy reach of Harpenden town centre and station.

Guide price £3,500,000

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- Circa 5,600 sq ft
- Wine Room
- West Common location
- Well proportioned rooms
- Garden 80 ft, southerly aspect
- Within easy reach of Harpenden
- Open plan Kitchen / Dining / Family Room
- Garage & plenty of parking

Entrance Hall

Sitting Room

19'11" x 22'5" (6.08 x 6.85)

Kitchen / Breakfast Room

20'3" x 39'9" (6.18 x 12.13)

Family Area

12'10" x 20'2" (3.92 x 6.16)

Dining Room

15'9" x 20'0" (4.81 x 6.12)

Living Room

18'6" (max) x 15'9" (5.66 (max) x 4.81)

Study

11'3" x 14'2" (max) (3.43 x 4.32 (max))

Wine Room

5'2" x 11'1" (1.58 x 3.38)

Utility Room One

12'10" x 8'6" (3.92 x 2.60)

Utility Room Two

6'9" x 8'1" (2.08 x 2.47)

Cloakroom

Bedroom One

20'4" x 18'5" (6.21 x 5.63)

Dressing Room

En-suite Bathroom

Bedroom Two

15'3" x 15'10" (max) (4.67 x 4.83 (max))

Dressing Area

En-suite Shower Room

Bedroom Three

18'6" (max) x 18'6" (5.64 (max) x 5.66)

En-suite Shower Room

Bedroom Four

11'3" x 15'9" (3.44 x 4.81)

En-suite Shower Room

Bedroom Five

12'10" x 17'7" (max) (3.92 x 5.38 (max))

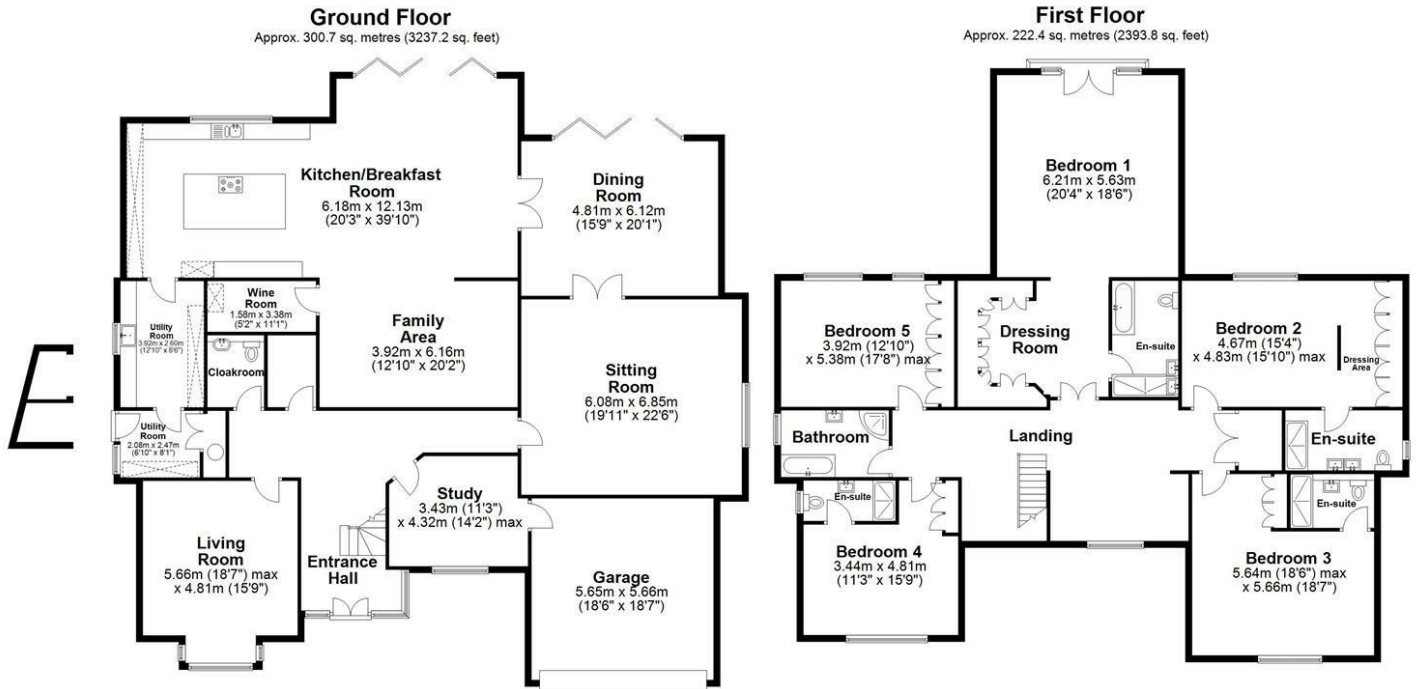
Integral Garage

18'6" x 18'6" (5.65 x 5.66)





Floor Plan



Total area: approx. 523.1 sq. metres (5630.9 sq. feet)

Sketch layout only. Not to scale. Plan produced for Whittaker & Co.

Plan produced using PlanUp.

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