



16 Church Lane

Kimpton, SG4 8RS

A well presented and very charming Grade II listed cottage. The original parts of this property present exposed beams and a very fine Inglenook fireplace with bread oven still intact. Other notable features include a stunning contemporary styled kitchen/Breakfast Room and two tastefully fitted bathrooms.

Guide price £795,000

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- Characterful period house with views over the church yard in this charming Hertfordshire village
- Four bedrooms, three of which face South and look out over the well tended garden
- Single garage
- Lounge/Dining Room with exposed beams and beautiful Inglenook with original bread oven
- Main bathroom with both bath and separate shower enclosure and separate shower room
- The village has a well regarded primary school, together with an excellent Budgens/post office , friendly village pub and coffee shop
- Handless contemporary style fitted kitchen with granite worksurfaces, incorporating two full size ovens, induction hob, microwave and dishwasher
- Beautiful South facing rear garden with brick workshop, originally forming part of a straw plaiting school
- Harpenden station 3.9 miles, KWS secondary School 2.7 miles, St Albans City Centre 8.4 miles

GROUND FLOOR

Entrance Hall

Utility/Cloakroom

8'5 x 6'1 (2.57m x 1.85m)

Lounge/Dining Room

21'5 max x 12'4 (6.53m max x 3.76m)

Kitchen/Breakfast Room

23'4 x 10'2 (7.11m x 3.10m)

FIRST FLOOR

Landing

Principal Bedroom

15' x 8'1 (4.57m x 2.46m)

Shower and Bathroom

Bedroom Two

12'3 x 10'2 (3.73m x 3.10m)

Bedroom Three

10' x 7'1 (3.05m x 2.16m)

Bedroom Four/Study

8'2 x 5'8 (2.49m x 1.73m)

Shower Room

EXTERNALLY

Garage

16'10 x 8'3 (5.13m x 2.51m)

Workshop

11' x 9'1 (3.35m x 2.77m)

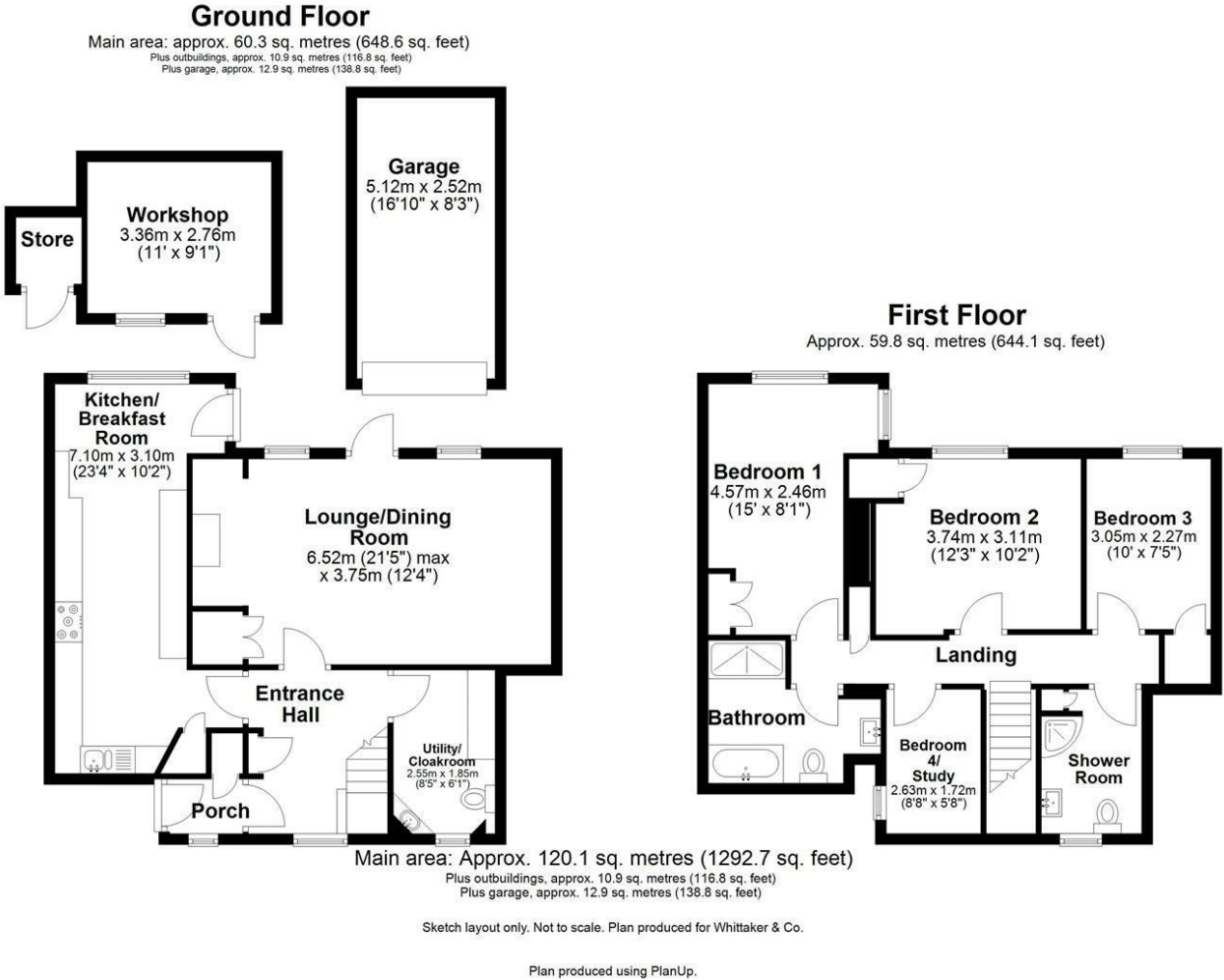
Rear Garden (South Facing)



Directions



Floor Plan



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