











# 16 Church Lane Kimpton, SG4 8RS

A well presented and very charming Grade ll 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 contempory styled kitchen/Breakfast Room and two tastefully fitted bathrooms.

# 16 Church Lane Kimpton, SG4 8RS









- · Characterful period house with views over the church vard in this charming Hertfordshire village
- well tended garden
- · Single garage

- Lounge/Dining Room with exposed beams and beautiful Inglenook with original bread oven
- Four bedrooms, three of which face South and look out over the Main bathroom with both bath and separate shower enclosure
  - · The village has a well regarded primary school, together with an excellent Budgens/post office, friendly village pub and coffee
- Handless contempory style fitted kitchen with granite worksurfaces, incorporating two full size ovens, induction hob,
- · 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** 

















# **Ground Floor** Main area: approx. 60.3 sq. metres (648.6 sq. feet) Plus outbuildings, approx. 10.9 sq. metres (116.8 sq. feet) Plus garage, approx. 12.9 sq. metres (138.8 sq. feet) Garage 5.12m x 2.52m (16'10" x 8'3") Workshop 3.36m x 2.76m (11' x 9'1") Store **First Floor** Approx. 59.8 sq. metres (644.1 sq. feet) Kitchen/ Breakfast Room 7.10m x 3.10m (23'4" x 10'2") Bedroom 1 1.57m x 2.46m (15' x 8'1") Lounge/Dining Bedroom 2 Bedroom 3 Room 3.74m x 3.11m (12'3" x 10'2") 3.05m x 2.27m (10' x 7'5") 6.52m (21'5") max x 3.75m (12'4") Landing **Entrance** Hall Bathroom Bedroom Utility 4/ Study 2.63m x 1.72 (8'8" x 5'8' Room Porch Main area: Approx. 120.1 sq. metres (1292.7 sq. feet) Plus outbuildings. approx. 10.9 sq. metres (118.8 sq. feet) Plus garage, approx. 12.9 sq. metres (138.8 sq. feet)

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

Plan produced using PlanUp.

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