



Little Barn Garden Court

Kimpton, SG4 8QQ

A beautifully presented detached 'barn style' home which was constructed in 2023, forming part of exclusive development of just four properties. 'Little Barn' has since been extended to the ground floor, enlarging the stunning 'open plan' kitchen/dining/living room. In addition to this, our client has undertaken a superb loft conversion, producing two further doubles bedrooms, each with their own en-suite bathrooms. Viewing recommended.

Guide price £725,000

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- Immaculate detached residence with a beautiful interior and detached home office
- Impressive open plan kitchen/dining/living room
- Great kitchen incorporating: Quartz work surfaces, automatic washing machine, fridge/freezer, combination oven/microwave, separate full oven, dishwasher, induction hob, Quooker boiling tap
- Bedroom three, study/bedroom four and shower room (ground floor)
- Bedroom one and bedroom two both have en-suite bathrooms (first floor)
- Off street parking for two cars
- Well tended rear garden with detached home office
- The village has both primary and preschools, together with an excellent Budgens/post office and friendly village pub
- Harpenden station 3.9 miles, KWS secondary School 2.7 miles, St Albans City Centre 8.4 miles

GROUND FLOOR

[Entrance Hall](#)

[Shower Room](#)

[Kitchen/Dining/Living Room](#)

29'3 x 18' max (8.92m x 5.49m max)

[Bedroom Three](#)

11'7 x 10'6 (3.53m x 3.20m)

[Study/Bedroom Four](#)

10'5 x 7'7 (3.18m x 2.31m)

FIRST FLOOR

[Landing](#)

[Bedroom One](#)

12'10 x 10'8 (3.91m x 3.25m)

En-Suite Bathroom

[Bedroom Two](#)

11'3 x 10'8 (3.43m x 3.25m)

[En-Suite Bathroom](#)

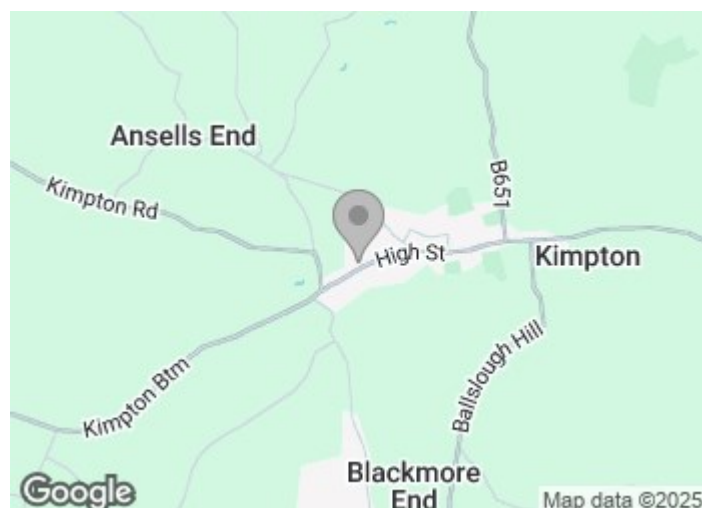
EXTERNALLY

[Rear Garden](#)

[Home Office](#)

7'4" x 7'4" (2.25 x 2.25)

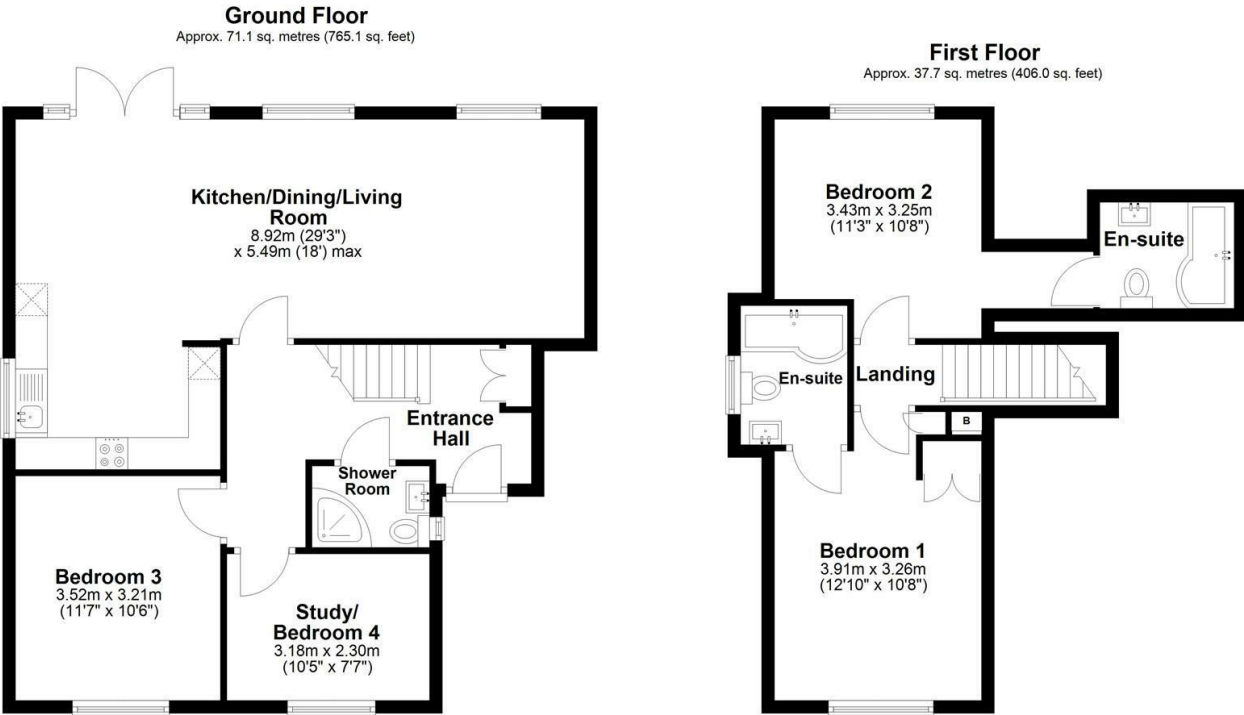
[Off Street Parking](#)



[Directions](#)



Floor Plan



Total area: approx. 108.8 sq. metres (1171.1 sq. feet)

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

Plan produced using PlanUp.

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