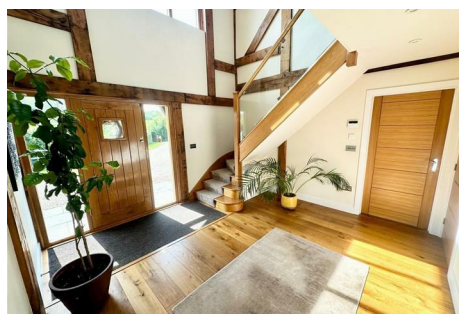
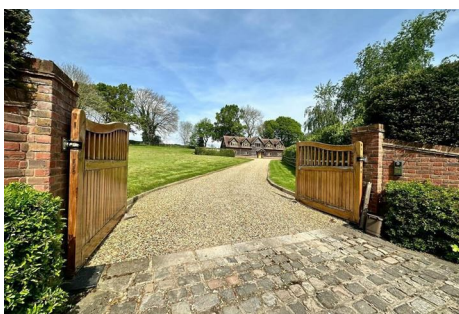




Kimpton Bottom

Hitchin, SG4 8EU

Rare opportunity to acquire a fabulous barn conversion surrounded by beautiful countryside. The property comprises of spacious reception rooms, four double bedrooms, two with dressing rooms, accessed via double gates and a sweeping driveway. Kimpton Bottom is a wonderful rural location, within easy reach of Harpenden, Wheathampstead and the surrounding villages.

Guide price £1,750,000

Kimpton Bottom

Hitchin, SG4 8EU



- Fabulous barn conversion
- Set in 1.53 acres
- Circa 2,640 sq foot
- Spacious reception rooms
- Four double bedrooms
- Easy access into Harpenden and the station
- Surrounded by beautiful countryside
- Located in the lovely semi rural village of Kimpton
- Council Tax Band G

Hall

12'8" x 12'7" (3.87m x 3.84m)

Dressing Room

12'9" x 12'2" (3.89m x 3.73m)

Kitchen/Breakfast Room

26'0" x 22'1" max (7.93m x 6.74m max)

En-suite Bath and Shower Room

Bedroom Two

14'0" x 13'2" max (4.27m x 4.02m max)

Utility Room

Study

9'0" x 8'11" (2.75m x 2.74m)

Dressing Room

7'7" x 6'9" (2.32m x 2.06)

Play Room

12'9" x 8'5" (3.89m x 2.59m)

En suite Shower

Bedroom Three

14'1" x 8'10" (4.30m x 2.70m)

Sitting Room

25'11" x 22'1" max (7.90m x 6.74m max)

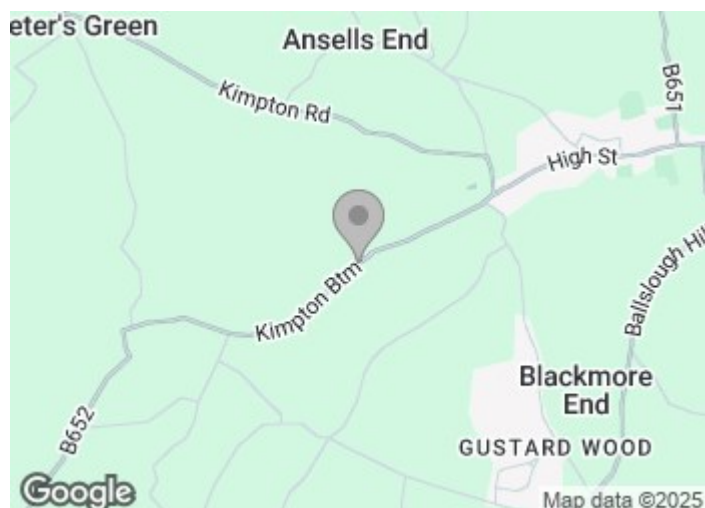
Bedroom Four

12'2" x 9'0" (3.73m x 2.76m)

Bedroom One

22'1" x 13'3" (6.74m x 4.05m)

Bath and Shower Room

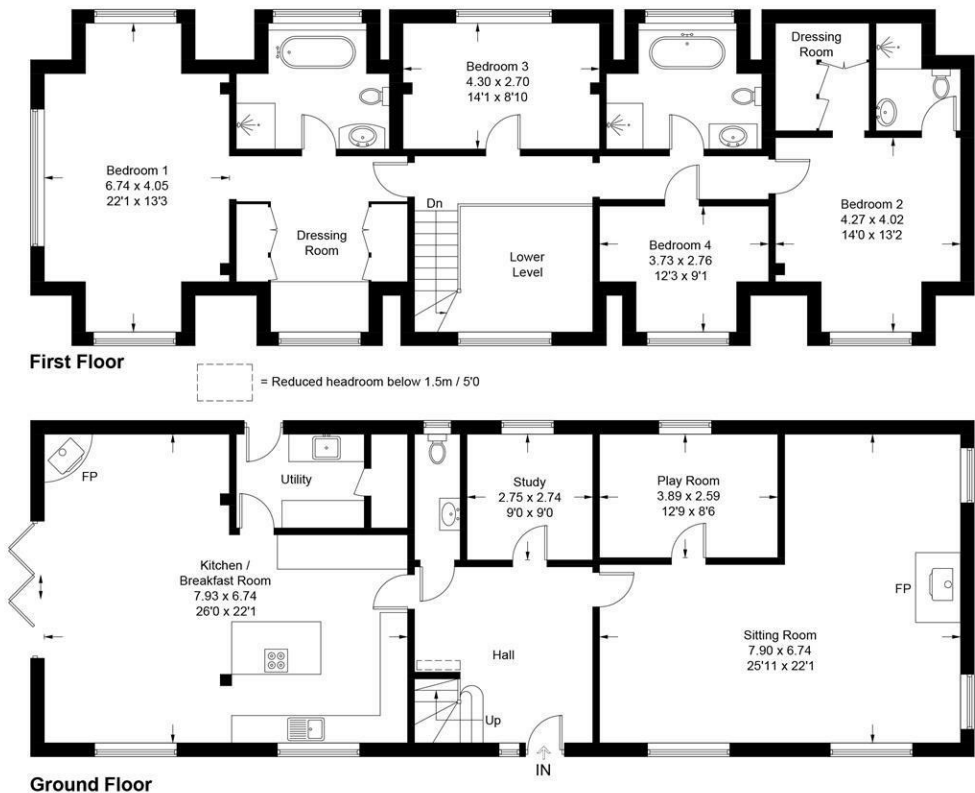




High Oaks Barn



Approximate Gross Internal Area = 245.0 sq m / 2636 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1215981)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

