



- OUTSTANDING CHARACTER HOME
- BEAUTIFUL GALLERIED RECEPTION HALL
- FIVE DOUBLE BEDROOMS
- THREE BATHROOMS

### Kimpton Road, Wheathampstead, St. Albans, AL4 8LX

Asking Price Of £1,600,000

We present this OUTSTANDING AND RARELY AVAILABLE five bedroom four/five reception, three bathroom detached residence providing bright, spacious and versatile accommodation and set on stunning grounds of approximately 0.75 of an acre.

Some of the numerous features offered within this wonderful home include a beautiful galleried reception hall, an enormous split level family room/kitchen/dining room, a further spacious lounge, a music room and a very large office. Upstairs there is a stunning galleried landing with five double bedrooms and a family bathroom leading off, two of which have en suite bathrooms.





## Property

**ENTRANCE PORCH** Open entrance porch, Double glazed front door with double glazed leaded light side screens. Leading into reception hall.

**RECEPTION HALL** Stairs to 1st floor landing leading to galleried landing. Large range of built in storage cupboards. Panel radiator.

**CLOAKROOM** White suite comprising of low flush w/c. Vanity wash hand basin with mixer tap. Heated towel rail. Fully tiled walls. Ceramic tiled floor. Double glazed window to rear.

**MAIN LOUNGE/DINING AREA/KITCHEN AREA** 31' 3" x 23' 10" (9.53m x 7.26m) **KITCHEN**

Inset 1.5 bowl stainless steel sink unit with mixer tap. Range of matching wall units and base units with roll top work surfacing areas. Part tiled walls. Ceramic tiled floor. Double glazed window to side.

### DINING AREA

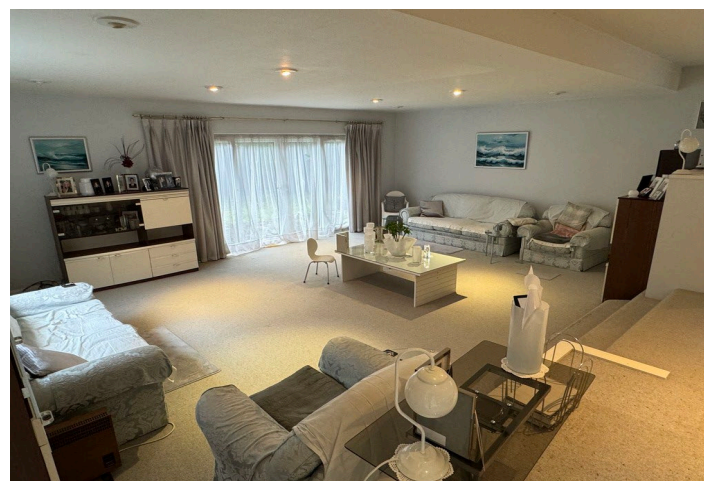
Double glazed leaded light casement doors leading onto rear garden. Door through to middle lounge. Steps down to main lounge. Panel radiator. Inset ceiling spotlights

### MAIN LOUNGE

Double aspect with double glazed doors with side screens leading onto rear garden. Further double glazed window to side Double panel radiator x 2. Inset ceiling spot lights.

**UTILITY ROOM** 14' 1" x 7' 11" (4.27m x 2.44m) Single drainer stainless steel sink unit with mixer tap. range of matching wall and base units with work surfacing areas. Plumbing for washing machine. Space for fridge and freezer. Gas central heating boiler. Double glazed window to rear. Panel radiator. Ceramic tiled floor.

**MUSIC ROOM** 20' 1" x 17' 8" (6.12m x 5.38m) Double aspect room with frosted double glazed leaded light floor to ceiling screens to front. Double glazed window. Double glazed leaded light casement doors leading to rear garden. Panel radiator. Inset ceiling spot







lights. Double doors through to far lounge. Secondary access to reception hall.

**LIVING ROOM** 17' 0" x 13' 0" (5.18m x 3.96m) Double glazed windows to front and rear. Panel radiator. Fireplace with surround and hearth with mantle over. Panel radiator. TV aerial point.

**STUDY** 24' 1" x 15' 9" (7.34m x 4.8m) Double aspect room with double glazed window to front and side. Panel radiator x 2. Neon lights. Doors to large walk in airing cupboard with 2 x self lagged hot water tanks.

**MASTER BEDROOM** 24' 1" x 15' 11" (7.34m x 4.85m) Double aspect room. Double glazed window to front. Double glazed sliding doors with side screens over looking rear garden. Range of floor to ceiling mirror fronted wardrobe cupboards with sliding doors extending along 1 x wall. Door to ensuite shower room.



**ENSUITE SHOWER ROOM** 4 piece suite comprising fully tiled independent shower cubicle with glazed screen and door. Pedestal wash hand basin with mixer tap. Low flush w/c. Bidet. 2 x heated towel rails. Fully tiled walls. Ceramic tiled floor. Double glazed frosted leaded light window to side. Inset ceiling spot lights.

**FAMILY BATHROOM** Whisper grey suite comprising panel bath with mixer tap. Pedestal wash hand basin with mixer tap. Low flush w/c. Bidet. Double glazed frosted leaded light window to side. Heated towel rail. Ceramic tiled floor. 3/4 tiled walls.



**BEDROOM** 2 15' 2" x 11' 1" (4.62m x 3.38m) Double glazed window to front. Panel radiator.

**BEDROOM** 3 13' 2" x 12' 5" (4.01m x 3.78m) Double aspect room. Double glazed dormer window to front. Double glazed window to side. Panel radiator.

**FAMILY BATHROOM** Inset dual bath with central mixer tap. Pedestal wash hand basin. Low flush w/c. Double glazed frosted glass leaded light window to side. Ceramic tiled floor.

BEDROOM 4 14' 6" x 13' 1" (4.42m x 3.99m) 2 x Double glazed windows to rear. Panel radiator.

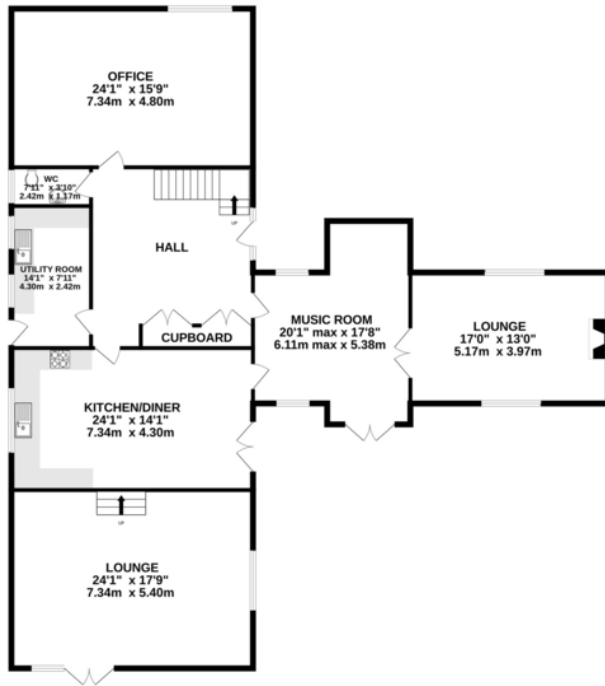
BEDROOM 5 13' 7" x 11' 3" (4.14m x 3.43m) Double aspect room. Double glazed windows to front and rear. Panelled radiator. Access to roof space.

#### FRONT DRIVEWAY

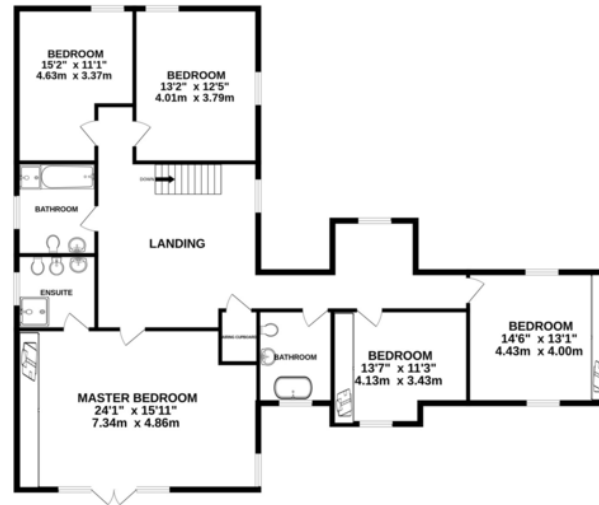
Driveway leading to spacious car park area with parking for several vehicles. Attached double garage with electric door light and power. Window to side. Consumer unit. Laid to lawn with flowering shrubs, well stocked borders and mature trees. Path to side with garden store and lawn with shrub borders.

REAR GARDEN Large rear garden with large patio with loggia and grapevine. Further lower patio. Laid to lawn with mature trees and shrubs with central shrub border. Lawn extends round the side of the property.

GROUND FLOOR  
2092 sq.ft. (194.4 sq.m.) approx.



1ST FLOOR  
1673 sq.ft. (155.5 sq.m.) approx.



TOTAL FLOOR AREA : 3766 sq.ft. (349.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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