Whittaker & Co

THE PROPERTY PEOPLE

Kiln House Brick Kiln Lane

Tea Green, LU2 8PU

An outstanding detached residence with an uncompromising interior which sits within a superb plot measuring approximately 0.79 of an acre. Backing woodland with balcony views over open countryside, this special home features 5 bedrooms with 5 bathrooms, and an exceptional kitchen/breakfast room.

Guide price £1,500,000

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- Splendid detached residence occupying a sizeable plot measuring approx. 0.79 of an acre
- Principle bedroom with balcony views over countryside, dressing room and en suite bathroom
- Beautiful landscaped grounds which include and extensive lawn, patio areas, feature Koi pond and summer house
- Super living room with Inglenook style fireplace, family room and study
- 4 further bedrooms with en suite bathrooms or shower rooms
- Tea Green is a charming HERTFORDSHIRE hamlet on the border of Bedfordshire
- Exceptionally well fitted kitchen opening to a fine dining area with vaulted ceiling
- Private drive to automatic gates, extensive parking area and double garage
- Harpenden 7.4 miles, Luton Parkway Station 3.1 miles

GROUND FLOOR

Entrance Hall

Cloakroom

Living Room
23' x 14'4 (7.01m x 4.37m)

Family Room
21'8 x 9'9 (6.60m x 2.97m)

Study
11'4 x 9'6 (3.45m x 2.90m)

Kitchen.Dining Room
32'4 x 24'6 (9.86m x 7.47m)

Utility Room
13'1 x 8'6 (3.99m x 2.59m)

Boot Room
9'6 x 9'6 (2.90m x 2.90m)

FIRST FLOOR

Galleried Landing

Principle Bedroom
14'7 x 14'4 (4.45m x 4.37m)

Dressing Room

En-suite Bathroom

Bedroom Two
12'7 x 10'10 (3.84m x 3.30m)

En Suite Shower Room

Bedroom Three
17'11 x 9'9 (5.46m x 2.97m)

En-suite Bathroom

Bedroom Four
18' x 12'2 (5.49m x 3.71m)

En Suite Shower Room

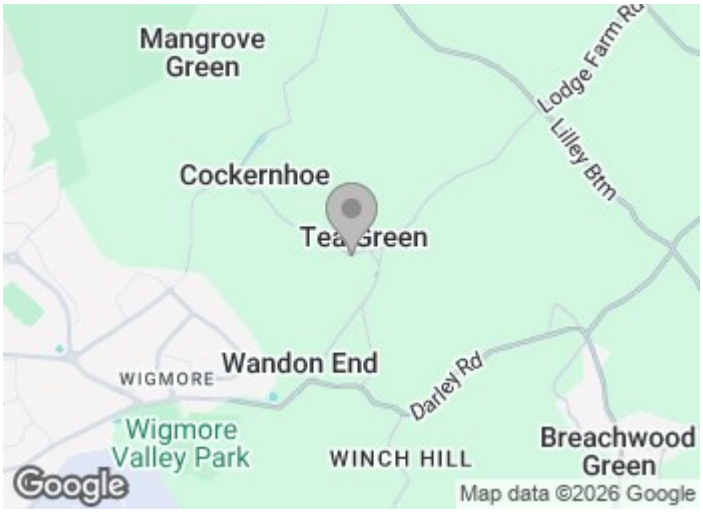
Bedroom Five
16'10 max x 12'11 (5.13m max x 3.94m)

En Suite Shower Room

EXTERNALLY

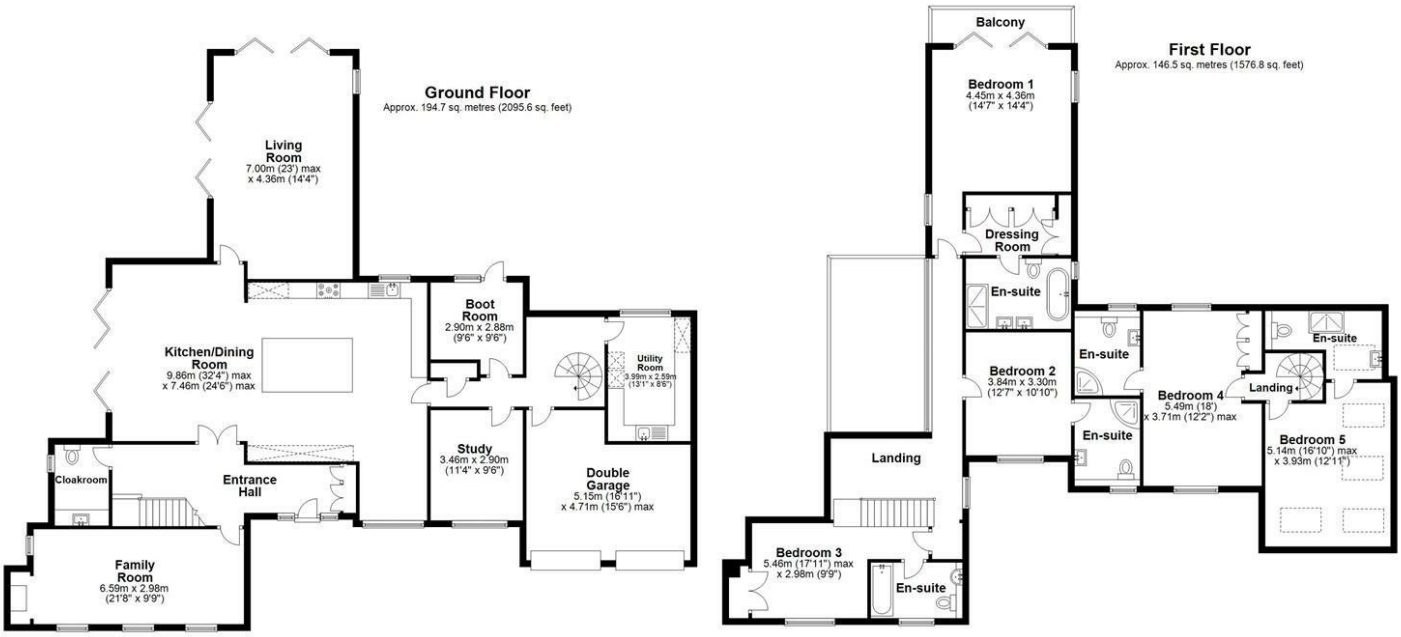
Double Width Garage and Large Drive
16'11 x 15'6 max (5.16m x 4.72m max)

Generous Landscaped Plot 0.79 acre approx.



Directions

Floor Plan



Total area: approx. 341.2 sq. metres (3672.4 sq. feet)

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

Plan produced using PlanUp.

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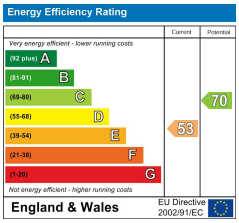

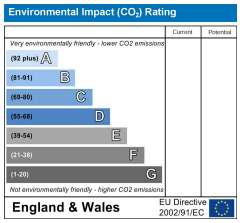

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