



Pheasants Park Lane

Kimpton, SG4 8EG

Well positioned on a quiet, no-through lane, this highly desirable home occupies a generous 0.43-acre plot, moments from open countryside yet just a short stroll from the popular Boot pub and Budgens village store and Post Office. Notable features include a stunning open-plan kitchen/dining/family room with bi-fold doors opening onto the garden, and a spacious principal bedroom featuring a glass Juliet balcony and en suite bathroom.

Guide price £1,395,000

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- A beautiful detached residence, located on the semi-rural fringe of Kimpton Village
- Impressive kitchen/dining/family room with bi-fold doors
- Timber outbuildings that include a 17'4 x 7'6 cabin
- Generous 0.43 acre plot
- Sitting room with log burner
- Extensive carriage drive with parking for many vehicles
- 4 bedrooms and 3 bathrooms
- Master bedroom with glass 'Juliet' balcony
- Harpenden station and town centre (4.6 miles), KWS secondary school (3.4 miles)

GROUND FLOOR

Entrance Hall

Living Room

17'3 x 11'5 (5.26m x 3.48m)

Study

9'3 x 6'5 (2.82m x 1.96m)

Kitchen/Dining/Family Room

25'9 max x 19'2 max (7.85m max x 4.29m max x 5.84m max)

Utility Room

17'10 max x 10'10 (5.44m max x 3.30m)

Bedroom Four

12'3 x 8'1 (3.73m x 2.46m)

Cloakroom/WC

FIRST FLOOR

Landing

Principal Bedroom

17'4 x 11'5 (5.28m x 3.48m)

En Suite Bathroom

Bedroom Two

16'4 max x 14'1 max (4.98m max x

En Suite Shower Room

Bedroom Three

14'2 max x 11' (4.32m max x 3.35m)

En Suite Shower Room

EXTERNALLY

Carriage Drive (ample parking)

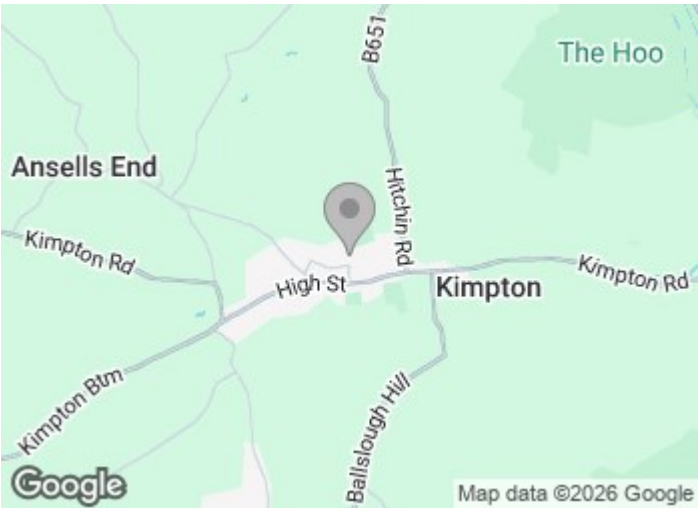
Generous Plot

Cabin

17'4 x 7'6 (5.28m x 2.29m)

Garden Room

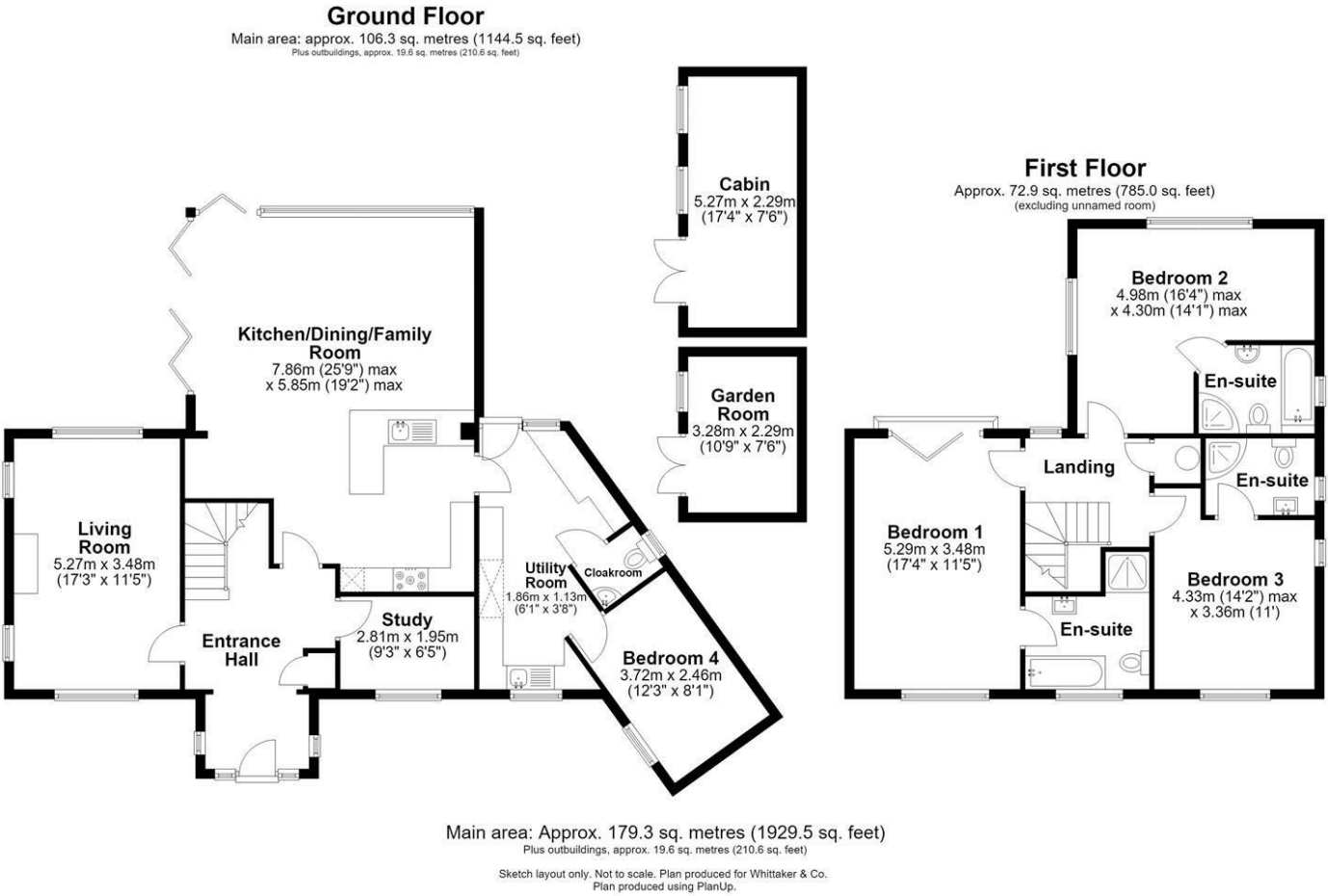
10'9 x 7'6 (3.28m x 2.29m)



Directions



Floor Plan



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