



4 Kimpton Bottom

Kimpton, SG4 8ET

A charming three-bedroom character cottage with GARAGE nearby, beautifully presented throughout, occupying a most desirable position with south-facing views to the front over grazing cattle on rolling hillside pasture, while the rear enjoys a peaceful green outlook over woodland on the Kimpton Grange estate.

Asking price £415,000

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- Pretty village cottage with countryside views to front and rear
- Modern Kitchen generously equipped with Miele oven, induction hob, extractor and integrated fridge/freezer
- Quality fitted bathroom with Villeroy & Boch sanitaryware
- Cosy sitting room with dual fuel burning stove
- 3 comfortably proportioned bedrooms, all with green views
- Paved south facing front garden and modest courtyard
- PLEASE NOTE: The Kimpton Grange owners have agreed to convey a garden sized piece of land to our client and solicitors are instructed
- Friendly village with good amenities, beautiful surrounding countryside and KWS secondary school catchment in Harpenden
- Harpenden mainline station 5 Miles
- Separate single garage

GROUND FLOOR

Entrance Hall

Sitting Room

12'8 x 12' (3.86m x 3.66m)

Kitchen/Diner

18'10 x 7'10 (5.74m x 2.39m)

FIRST FLOOR

Landing

Bedroom One

12' x 11' max (3.66m x 3.35m max)

Bedroom Two

9'8 x 8'1 (2.95m x 2.46m)

Bedroom Three

9'3 x 7'3 (2.82m x 2.21m)

Bathroom

EXTERNALLY

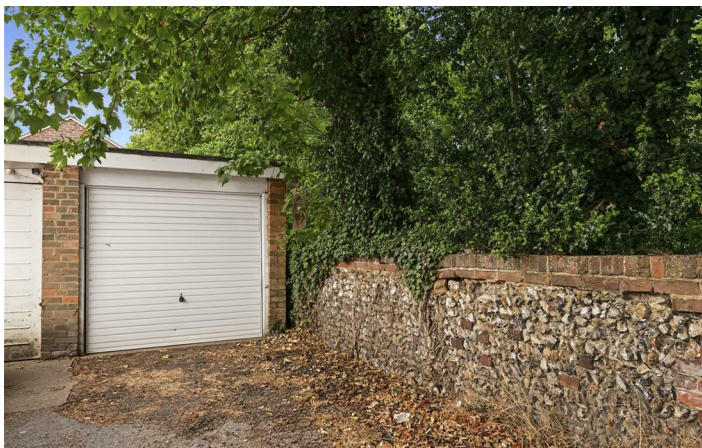
Front Garden

Small Courtyard (rear)

Single Garage (en bloc)

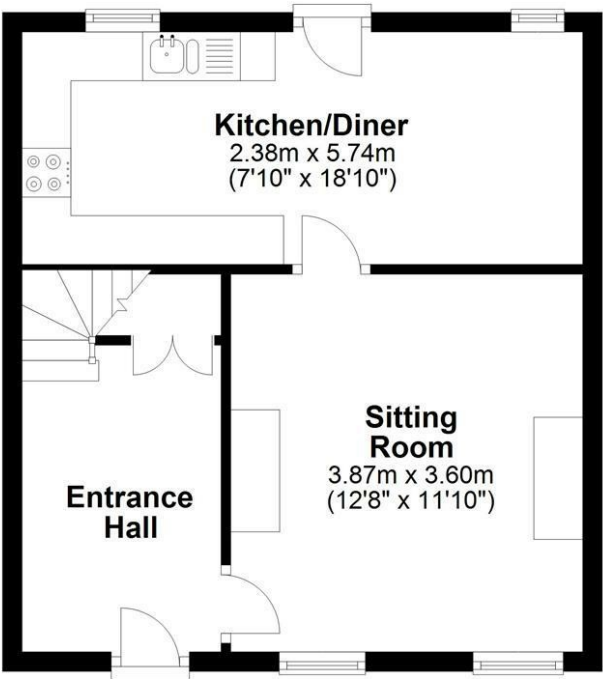


Directions



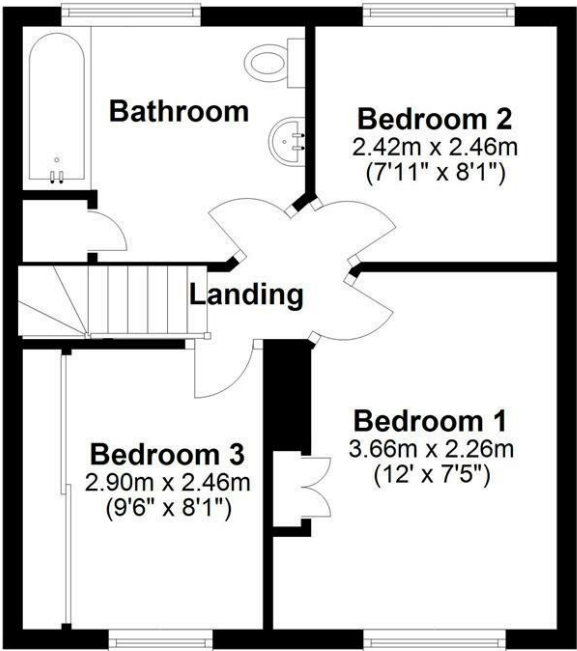
Ground Floor

Approx. 36.5 sq. metres (392.4 sq. feet)



First Floor

Approx. 33.9 sq. metres (365.2 sq. feet)



Total area: approx. 70.4 sq. metres (757.6 sq. feet)

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

Plan produced using PlanUp.

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