



Skegsbury Lane, Kimpton Bottom, SG4 8EX
Guide price £2,000,000



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A wonderful rural setting surrounded by beautiful countryside near to Harpenden enjoyed by this extremely well extended and beautifully presented 4 double bedroom detached home. Set in over 5 acres, this superb equestrian home features; 4 paddocks, menage, stable block with 5 stables, foaling box, tack room and hay barn, carriage house with parking for 2 cars, gym area and store, garden studio providing ancillary living quarters with a large open living/kitchen room, double bedroom and shower room.

The main house offers; large entrance hall, cloakroom, 18'10 sitting room, family room, study, conservatory, 25'10 refitted kitchen/ dining room, utility room, four double bedrooms, three ensuite shower rooms, stunning bathroom, long driveway and fabulous gardens.



ACCOMMODATION

Entrance Hall

Radiators, oak flooring, staircase off.

Cloakroom

Beautiful white and chrome suite comprising pedestal wash hand basin and closed coupled WC, tiling, radiator, extractor fan, tiled floor.

Sitting Room 18'10 x 13'8 (5.74m x 4.17m)

Radiator, bow window to front.

Family Room 13'4 x 11'7 (4.06m x 3.53m)

Superb wood burning stove, radiator, oak flooring, television point, opens through to:

Conservatory 12'5 x 11'5 (3.78m x 3.48m)

Oak flooring with under floor heating, windows to side and rear, doors to garden.

Study 11'7 x 10'0 (3.53m x 3.05m)

Coved ceiling, radiator, oak flooring, windows to front and side.

Kitchen/Dining Room 25'10 x 13'5 (7.87m x 4.09m)

Stunning refitted range of wall mounted units, granite work surface with under mounted sink unit, built in twin ovens, microwave, electric hob and dishwasher, glass and stainless steel extractor hood. Integrated dishwasher and fridge freezer, Central breakfast island, radiator, wall mounted television point, tiled floor, window to side, bi fold doors to rear.

Utility Room 8'8 x 6'0 (2.64m x 1.83m)

Work surface with inset sink unit, space and services for washing machine and tumble dryer, wall mounted gas boiler, mega flow hot water tank, radiator, tiled floor, extractor fan, window to rear.

Landing

Radiators, window to side.

Master Bedroom 19'10 x 13'3 (6.05m x 4.04m)

Radiator, windows to front and side overlooking paddocks, door to:

Dressing Room 9'9 x 5'2 (2.97m x 1.57m)

Dressing area, door to:

Ensuite Shower Room

Stunning white and chrome suite comprising large fully tiled shower cubicle, wash hand basin and concealed flush WC, tiled floor, chrome towel radiator, extractor fan, window to side.

Bedroom Two 14'9 x 10'0 max (4.50m x 3.05m max)

Radiator, window to front, door to:



Ensuite Shower Room

Another superb white and chrome suite comprising fully tiled shower cubicle, wash hand basin and closed coupled WC, chrome towel radiator, tiled floor, extractor fan, window to front.

Bedroom Three 14'0 x 10'0 (4.27m x 3.05m)

Radiator, window to rear, door to:

Ensuite Shower Room

Another white and chrome suite comprising large fully tiled shower cubicle, wash hand basin and closed coupled WC, tiled floor, chrome towel radiator, extractor fan, window to rear.

Bedroom Four 13'3 x 9'9 (4.04m x 2.97m)

Radiator, window to rear.

Family Bathroom 9'7 x 8'0 (2.92m x 2.44m)

Stunning refitted white and chrome suite comprising double ended Albion roll top bath, wash hand basin and concealed flush WC, fully tiled walls and floor, old style towel radiator, extractor fan, window to side.

Front Garden

Deep frontage with long driveway, lawned area with flower/shrub beds, log store, gated side access to rear garden.

Carriage House

Covered parking for two cars, gym area and large store.

Rear Garden

Delightful private and secluded rear garden, laid to lawn with decked area,

Garden Studio

Superb independent living quarters with large open living room with kitchen area, double bedroom and shower room. Power and light. EPC D.

Equestrian Grounds:

Magnificent five acre plot of well drained fields sub divided into four paddocks with post and rail electrified fencing, high quality 40 x 20 metre menage with Martin Collings all weather surface topping.

Stable Block

Comprising five stables (one a foaling box), secure tack room and hay barn, water and electric, covered shelter for tractor etc., direct access to a public bridleway.

Environmental Impact Rating

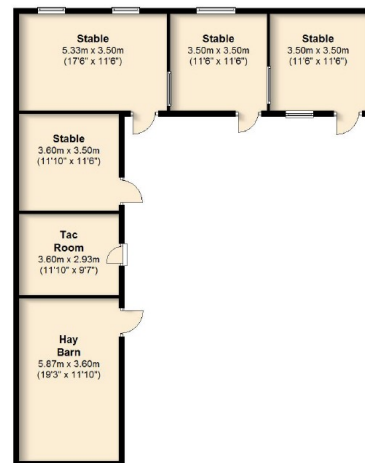
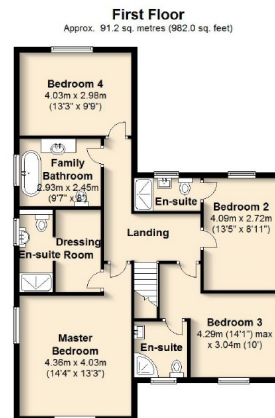
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating, the less impact it has on the environment.

Viewing Information

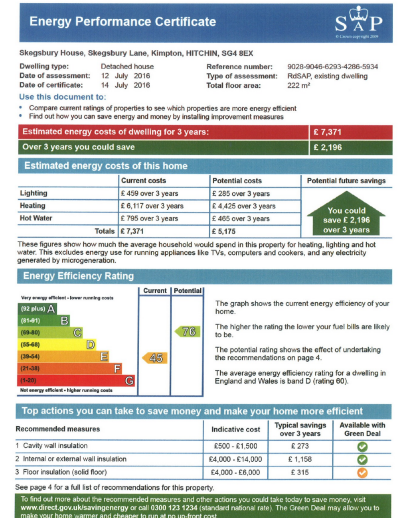
BY APPOINTMENT ONLY THROUGH PUTTERILLS OF HERTFORDSHIRE, THROUGH WHOM ALL NEGOTIATIONS SHOULD BE CONDUCTED.







Total area: approx. 208.7 sq. metres (2248.6 sq. feet)
Not to Scale. For identification purposes only. Outbuildings not included in Square Footage
Plan produced using PlanUp.



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