



Land at Porters End, Kimpton, SG4 8ER | Guide Price £750,000 Freehold

 4 Bedrooms  2 Bath/Shower Rooms  3 Reception Rooms (Proposed property)  Double Garage  Half an Acre

 EPC Band – N/A  Council Band – TBC  North Herts District Council

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TOWN | COUNTRY | EQUESTRIAN

## Kimpton, Hitchin, SG4

### Stunning rural plot with planning for a unique detached four bedroomed family home.

- Over half an acre of land
- Planning permission for a four bedroomed family home
- Stunning contemporary architect designed low energy home
- Full solar roof and south facing garden
- Delightful rural location
- Suitable for self builders
- Easy access to Wheathampstead and Harpenden

#### Description

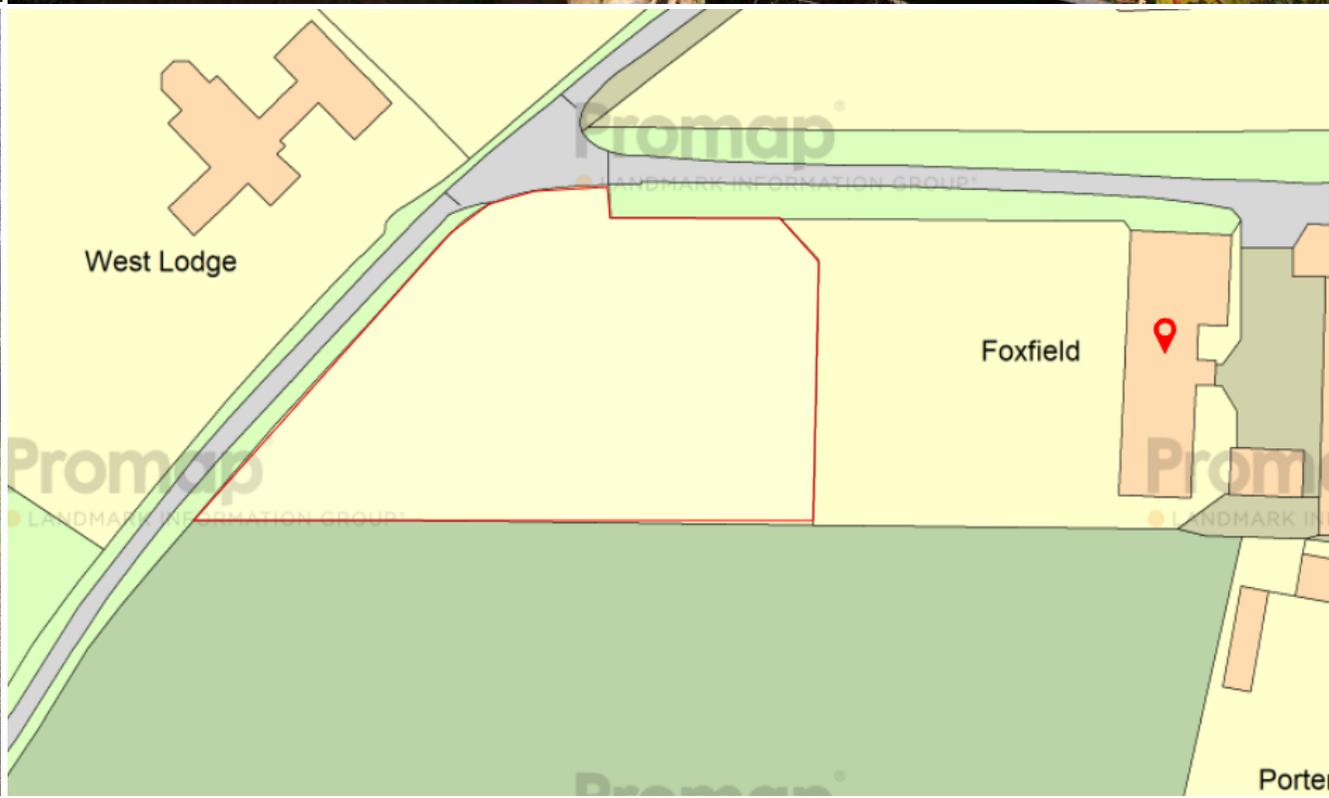
Set within a delightful rural setting, this attractive plot extends to over half an acre of level ground. It provides a wonderful opportunity for the creation of a striking new home in a peaceful yet accessible location. The proposed residence, New Lodge, is an impressive contemporary four-bedroom home extending to approximately 3,340 sq ft. The property has been carefully conceived to create a light-filled, energy-efficient family home. A welcoming entrance hall leads through to an exceptional open-plan kitchen, dining and family space, designed as the heart of the home. Floor-to-ceiling glazing frames attractive views across the gardens and floods the interior with natural light. Positioned off the hallway are a separate sitting room and study, both enjoying pleasant garden outlooks. The layout has been designed with practical family living in mind. A boot room and ground-floor shower room are conveniently accessed from the kitchen and provide direct access to both the garage/games room and the garden. Upstairs, the principal bedroom suite enjoys delightful views over the gardens and benefits from a private ensuite bathroom. Three further well-proportioned double bedrooms are served by a stylish family bathroom. The home has been carefully orientated to maximise its private southerly aspect, ensuring excellent natural light and attractive garden views while maintaining privacy. Internally, all windows will be fitted with elegant shutters, enhancing both comfort and style. Architecturally, New Lodge presents a bold yet refined contemporary aesthetic that reflects its name while maintaining a visual relationship with the neighbouring Foxfield property through complementary materials. The exterior will be finished in striking black timber cladding. The roof will incorporate innovative black solar panels, enabling the home to harness renewable energy while maintaining a sleek and cohesive design. The building's form has been carefully composed with large contemporary low-emissivity glazed windows to achieve an efficient and compact footprint, complemented by a generous roof pitch that echoes the proportions of the nearby main house. The setting will be further enhanced by a thoughtfully designed landscaping scheme, incorporating ornamental trees and textured planting to provide visual interest, natural shading and a seamless connection between the home and its surrounding countryside.



## Location

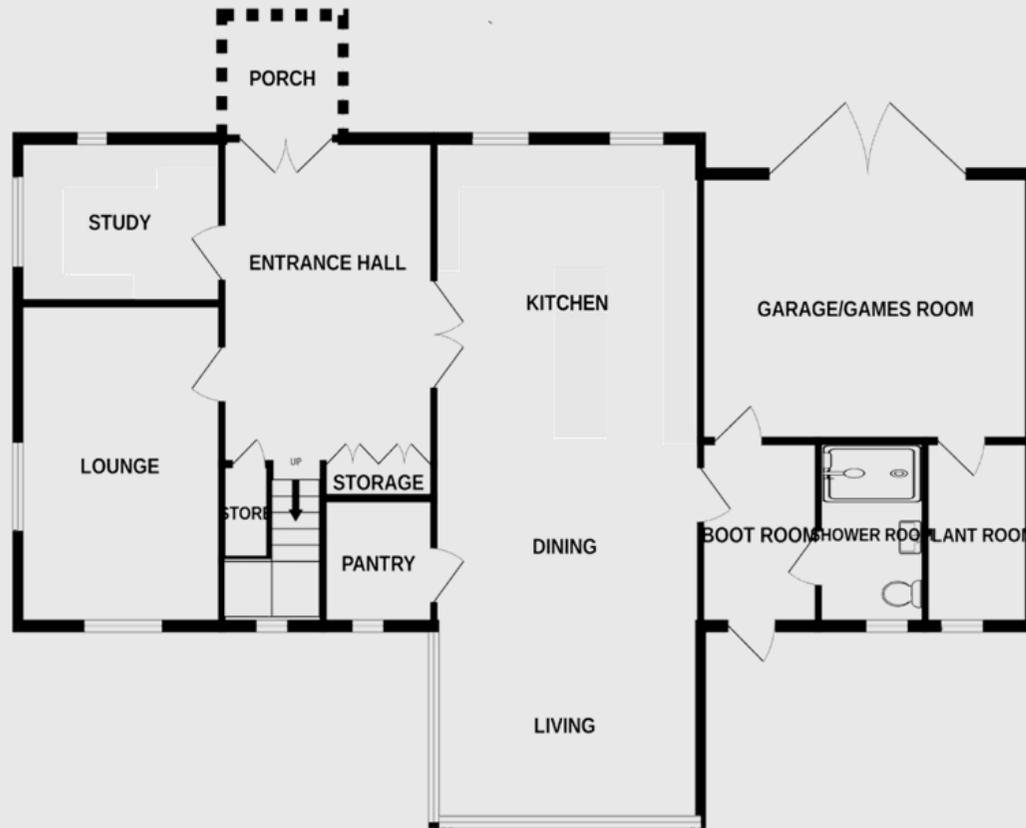
New Lodge is located on a quiet rural road close to the hamlet of Mackerge End. The pretty village of Wheathampstead, with its bakery, butcher, cafes and pubs, is just a few minutes' drive away, as is the town of Harpenden with its excellent schools and 25-minute train link to London St Pancras. From the plot there's a network of winding lanes, paths and bridleways through woodland and farmland, a haven for walkers, cyclists and dog walkers, and a country pub a mile away. St Albans, Welwyn Garden City and Luton Airport are all less than 20 minutes' drive from the house.







GROUND FLOOR



1ST FLOOR



**IMPORTANT INFORMATION:**

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Contact one of our property experts today:

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