





Porters End Lane, Kimpton, SG4 | Freehold

 4 Bedrooms  2 Bath/Shower Rooms  3 Reception Rooms  Garage  Large Plot

 EPC Band E  Council Band: G – £4,169.27 2026/27  North Hertfordshire Council

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The
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Porters End Lane, Kimpton, SG4 8ER

A simply lovely family home in a most idyllic hamlet close to good local transport and schools.

- A superb family home set in beautiful countryside
- Lovely gardens extending to around 0.7 acres backing onto fields
- Generous modern accommodation with potential for extension
- Stunning kitchen family room with bifolds overlooking gardens
- Comfortable and welcoming living room
- Separate study and utility rooms
- Large principal bedroom with dressing room and ensuite

Description

This attractive family home with mansard roof, has been extensively modernised by the current owners. Set on a substantial plot and situated in an idyllic hamlet surrounded by beautiful Hertfordshire countryside the house has generous accommodation with further scope to extend if required. Excellent local schools and transportation are easily accessible in Wheathampstead and Harpenden.

The entrance porch leads to a light and welcoming hallway from which all the main reception spaces lead. The triple aspect living room with log burner has a fantastic outlook over the rear gardens. The study also faces the rear of the property and the extensively remodelled kitchen/dining and family room with ultra modern units with integrated appliances, central island with marble style worktops, ample space for family meals and a delightful sitting area with double bifold doors opening onto the patio and rear garden, allowing for full appreciation of the outlook in comfort. Additionally completing the ground floor there is a modern cloakroom and a large utility which adjoins the double garage. Upstairs the principal bedroom suite has a good size integral dressing room and ensuite shower room. There are three further bedrooms and a family bathroom.

Outside the large shingle driveway has ample parking for several cars. The gardens extend to approximately 0.7 acres with mature trees flower beds and hedging giving good privacy and a delightful aspect overlooking farmland. The large patio area is ideal for outside dining and there is also a timber summerhouse which has been used for occasional additional accommodation. Prospective buyers may consider the opportunity to extend the house further and should make their own enquiries with the local planning authorities to determine the scope and potential of this superb home.



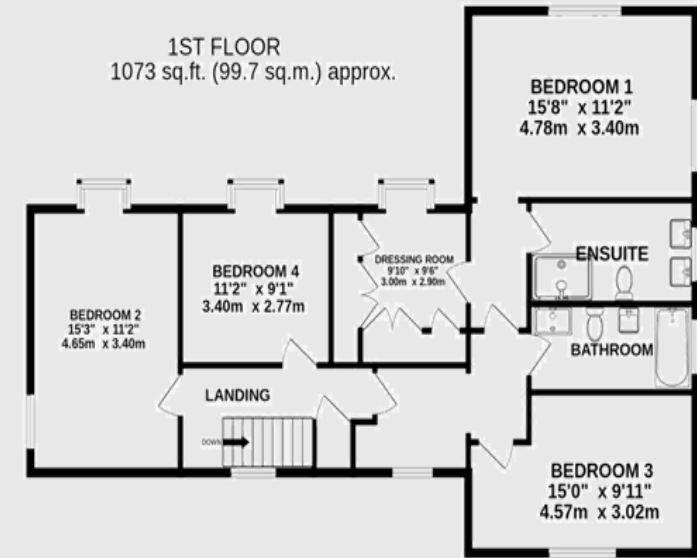
Location

Porters End is a small hamlet located close to the pretty village of Wheathampstead, with its bakery, butcher, cafes and pubs, 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 house 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.









TOTAL FLOOR AREA : 2687 sq.ft. (249.6 sq.m.) approx.

IMPORTANT INFORMATION:

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