



Pennypond

Annables Lane, Harpenden

An impressive and well-designed family home with six bedrooms in a sizeable plot surrounded by lovely countryside.

This stunning home has its own generous gardens which envelop the house in mature greenery, as well as ample private parking, a detached garage with storage and access from the doorstep to footpaths and bridleways.



3 RECEPTION ROOMS



6 BEDROOMS



4 BATHROOMS



DOUBLE GARAGE/ CARPORT



GARDEN



FREEHOLD



RESIDENTIAL



3,281 SQ FT



**GUIDE PRICE
£2,395,000**



The property

Constructed in 2018, Pennypond is a grand, attractive house built in the Georgian style from red brick with a pleasingly symmetrical front elevation with sash windows and a front door with decorative fan light. The house was built by the vendors to their own exacting specifications and is beautifully appointed, with charming features throughout. The entrance hall provides an inviting first impression, with its pretty chequerboard floor and feature staircase. It provides a central point from which to access the stunning sitting room, with its wood-burning stove; the formal dining room; the peaceful study; and the main open plan living area comprising a stunning contemporary kitchen/breakfast room, snug and family room – the latter with two sets of bifold doors onto the garden.

The kitchen, with its handmade bespoke cabinetry and engineered wood floors, leads onto a useful utility room and a cloakroom with WC, with a further WC accessed from the entrance hall. The bedrooms are arranged over the first and second floors, each one a good size with the added benefit of built-in storage. Three are en suite, while the remaining bedrooms share a family bathroom with both a modern freestanding bath and a separate walk-in shower.



Outside

Pennypond occupies a generous plot approaching one acre, set behind mature hedging making it feel wonderfully private. A gravel driveway leads to a large parking area in front of the detached double garage and carport, which has a useful first-floor storage space, which could be used as a home office or potential for an annexe with the relevant planning permissions. The gardens wrap around all sides of the house, encompassing a vast, manicured lawn, an L-shaped terrace for alfresco dining, well-established shrub borders and a small orchard. There is a separate seating area under a pergola which adjoins a large timber shed and a separate enclosed area of garden at the front of the house where there is a pond.

Location

Kinsbourne Green is situated to the north of Harpenden, with its own amenities and good schools, Wood End School and Roundwood Park School, and excellent access to local walks, parks and cycling routes locally.

Harpenden has a thriving High Street and comprehensive range of shopping facilities, including Sainsbury's, Waitrose and a Marks and Spencer store. It boasts an excellent selection of restaurants, coffee shops and numerous independent shops. The town is home to several outstanding state schools as well as independent schools, with further options accessible in nearby St Albans or Hemel Hempstead. Good sporting and leisure facilities include a sports centre with indoor swimming pool, rugby, tennis, bowling and cricket clubs, together with three golf courses. Cycling, riding and walking can be enjoyed in the Woodland Trust's Heartwood Forest and Rothamsted Estate.



Distances

- Harpenden town centre 2.3 miles
- Redbourn 5.7 miles
- Wheathampstead 5.7 miles
- St. Albans 7.5 miles
- Welwyn Garden City 11.3 miles
- Hatfield 11.9 miles
- Hemel Hempstead 12.5 miles

Nearby Stations

- Harpenden Station
- Luton Parkway Station
- St Albans City Station
- St Albans Abbey Station

Key Locations

- Rothamsted Park
- Rothamsted Manor
- Harpenden Common
- The Eric Morecambe Centre
- Heartwood Forest
- The Nickey Line

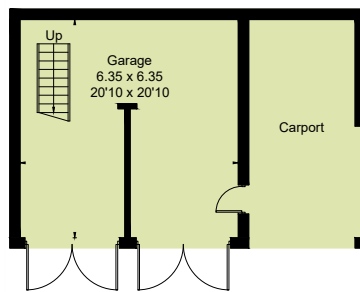
- St Albans Cathedral
- Verulamium Park
- Luton Hoo
- Knebworth House and Gardens
- Stockwood Discovery Centre
- Whipsnade Zoo
- Shaws Corner (National Trust)

Nearby Schools

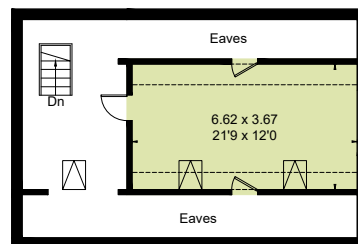
- Wood End School
- Roundwood Park School
- High Beeches School
- Crabtree Infants' and Junior School
- Manland Primary School
- St. George's School
- Sir John Lawes School
- Aldwickbury School
- St. Hilda's School
- The King's School
- St. Albans High School for Girls
- St. Albans Boys School
- Beechwood Park School



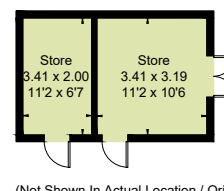
Approximate Floor Area = 304.8 sq m / 3281 sq ft
 Outbuildings = 82.5 sq m / 888 sq ft
 Total = 387.3 sq m / 4169 sq ft (Including Garage / Excluding Void)



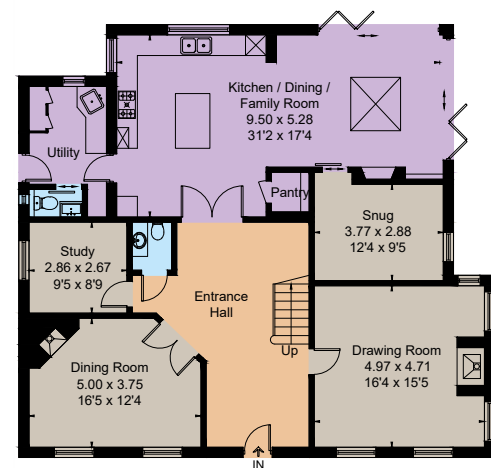
Outbuilding - Ground Floor
 (Not Shown In Actual Location / Orientation)



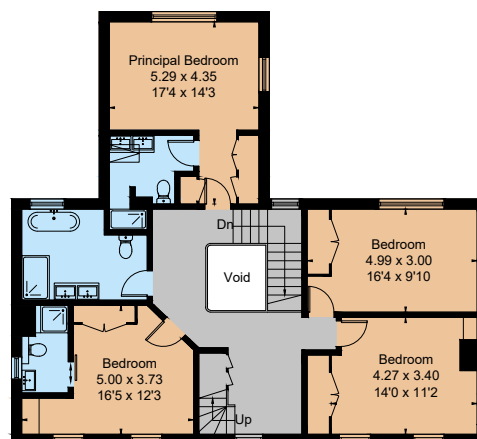
Outbuilding - First Floor



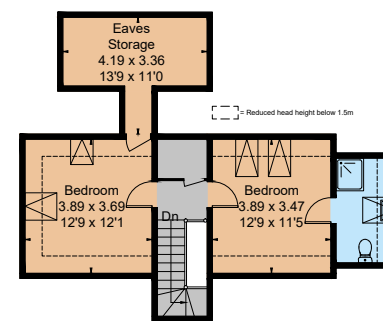
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Ground Floor



First Floor



Second Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #102061



Floorplans

Main House internal area 3,281 sq ft (304.8 sq m)
 For identification purposes only.

Directions

AL5 3PL

what3words: ///upset.payer.habit

General

Local Authority: St Albans City & District Council

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Services: Mains connected gas/electric/water.
 Mains drainage. Gas central heating.

Council Tax: Band H

EPC Rating: B

Harpenden

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For the finer things in property.



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