



Orchard House

3 Ash Drive,
Kimpton Bottom

A substantial and elegant country home
including approximately 2 acres of
beautifully landscaped gardens including a
swimming pool

Kimpton village 1.8 miles, Harpenden 3.3 miles, A1(M) Junction 6 6.2 miles,
London Luton Airport 6.6 miles, M1 Junction 9 7.4 miles, Luton 7.8 miles,
St Albans 8.5 miles, Hitchin 9.8 miles, Central London 32.0 miles

Features

5 Reception rooms | 6 Bedrooms | 6 Bathrooms
Double garage | Ground of approx. 2.1 acres | Freehold
Semi-rural | 6,863 sq ft | Guide Price £4,000,000





The Property

The property has been subject to an extensive programme of improvements in recent years, utilising many artisans to update the décor with beautiful joinery and complementary fixtures and fittings. Of particular note is the stunning kitchen and breakfast room, fitted with Mark Wilkinson cabinetry. The excellent standard of workmanship extends to the locally made solid oak doors and windows, an oak staircase and the minstrel's style galleried landing.

The house is entered via double oak doors onto a magnificent entrance hall, which leads to the main accommodation. For formal occasions, a stunning reception room with an inglenook fireplace has windows on three sides and leads out to the gardens. Separately there is a formal dining room and, for family movie nights, a cinema room. The more informal family accommodation includes the open plan kitchen, which features an AGA, extensive storage, marble work surfaces and premium Miele appliances, leading to a sitting room with bifold doors opening onto the garden. There is a separate utility room and a cloakroom with WC, plus a well-fitted study with Strachan office furniture and shelving, creating a great space for working from home, and a games room which would make the ideal playroom or snug. It's the ideal setup for big family gatherings and celebrations like Christmas, as well as offering well balanced accommodation for day-to-day family life.

Upstairs, the bedrooms are arranged around a spacious galleried landing, where there is ample storage for linens and towels within a pair of wardrobes. All of the bedrooms are well proportioned and there is a bathroom for each, as well as built-in wardrobes or dressing areas.

The principal suite is appointed with Mark Wilkinson furniture and includes a dressing room leading to the en suite bathroom, which is outfitted for couples with a bath, separate shower and a twin vanity. There are three further en suite bedrooms and two further doubles, each either adjacent or directly opposite a family bathroom. Above the garage there is a useful space with a sitting area, bedroom and shower room which has its own access and is well suited to home working though could easily be transformed into a guest area or a space for grandparents or older children living at home.

Outside

Orchard House is accessed via electric gates opening to a sweeping gravel driveway providing expansive parking for a number of vehicles. The house is well positioned within the plot, surrounded by rolling lawns and a variety of specimen trees. The rear garden, which is a wonderful space for entertaining, has a favourable southerly aspect and comprises a range of terraces for garden furniture leading to a manicured lawn backed by mature trees which envelop the boundary, providing excellent privacy. Paths wind through deep, well-stocked borders featuring herbaceous shrubs and ornamental trees. To the side of the house there is an 10m x 5m outdoor swimming pool with solar cover – helping to heat the pool without electricity – set within a large terrace and, behind the attached double garage, a kitchen garden with raised beds and a home compost.

Location

Kimpton Bottom hamlet sits on the outskirts of Kimpton, a picturesque village with day-to-day amenities including a church, village store, Post Office, pubs and primary schooling.





Harpenden has a comprehensive range of high street and boutique shopping including Sainsbury's, Waitrose and a Marks & Spencer store, restaurants, coffee shops and sporting and leisure facilities including a sports centre with indoor pool, rugby, tennis, bowling and cricket clubs and three golf courses. Cycling, riding and walking can be enjoyed in the Woodland Trust's Heartwood Forest and Rothamsted Estate. Communications links are excellent: the A1(M) and M1 give access to major regional centres, the motorway network and central London and Harpenden station (3.4 miles) offers trains to central London in around 25 minutes.

Local Authority

North Hertfordshire

Services

Mains electricity, drainage and water. Oil-fired central heating.

Tenure

Freehold

Council Tax

Band H

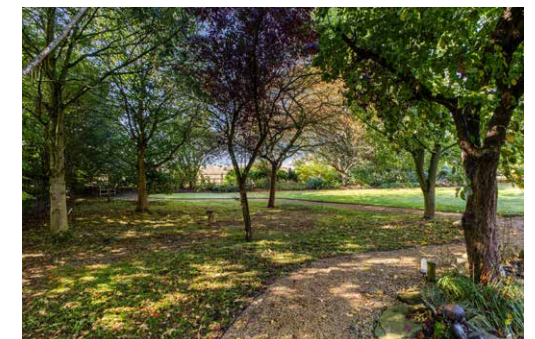
What3Words

what3words: ///drape.reef.pull - will bring you to the driveway.

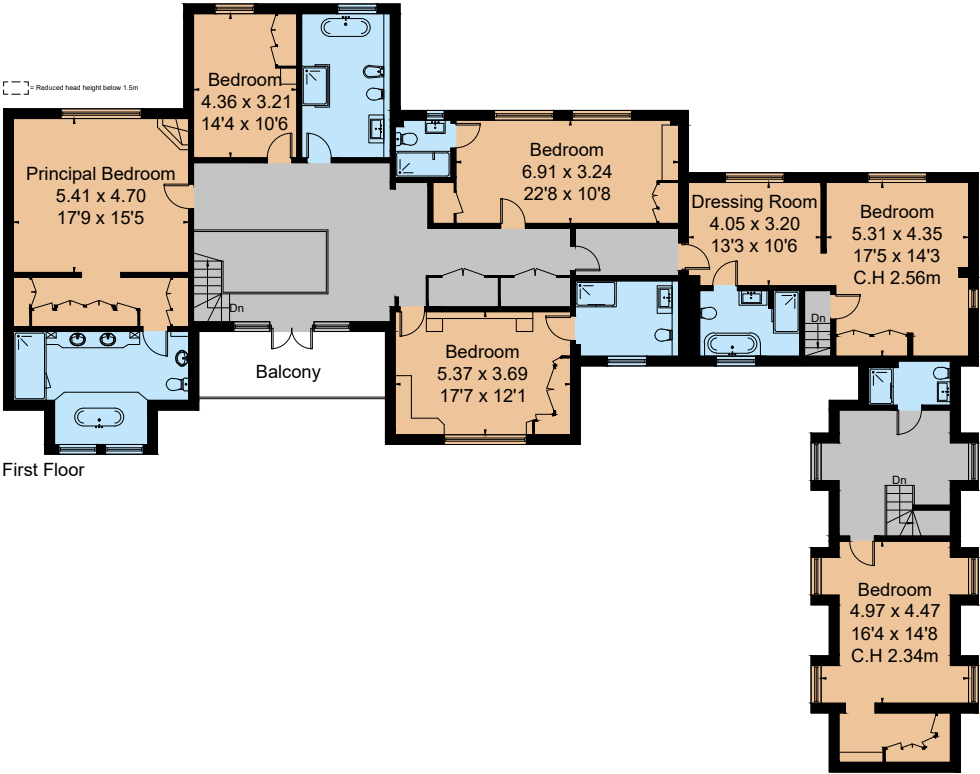
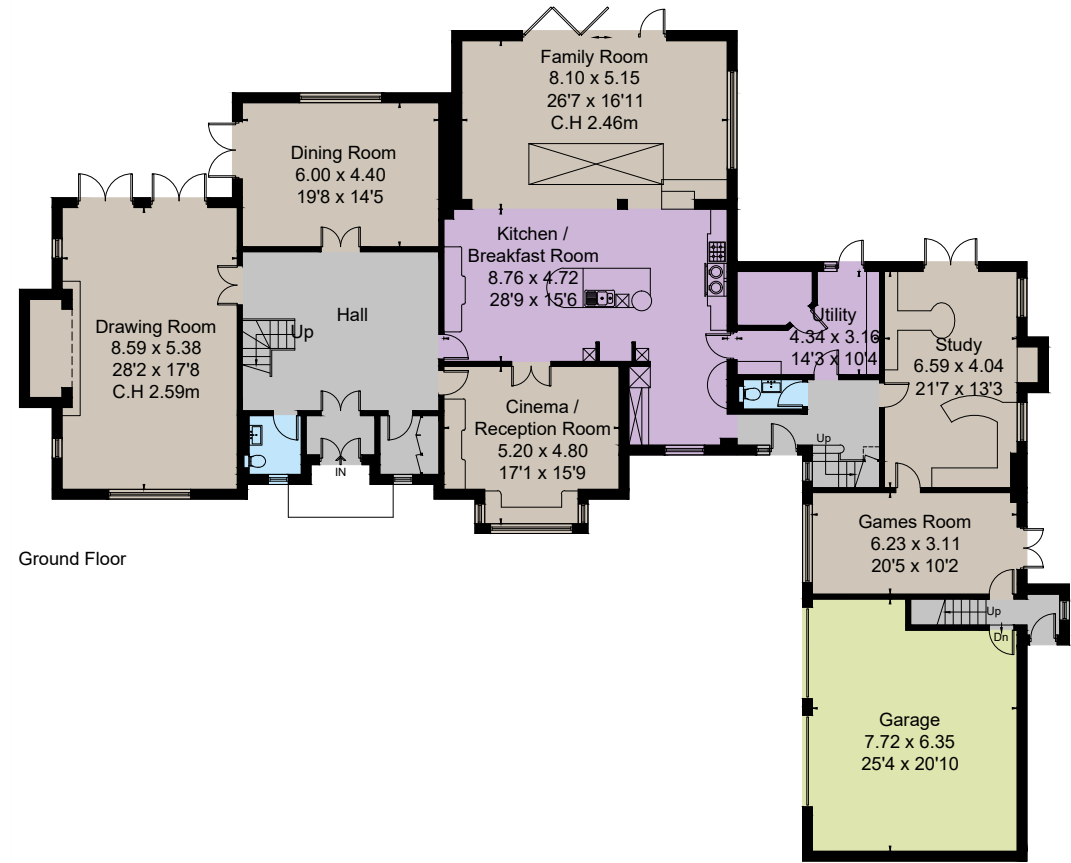
EPC Rating D

Mobile and Broadband Checker

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



Floorplan
Approximate Floor Area = 637.6 sq m / 6863 sq ft
(Including Garage)



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