

Tandridge

Ash Drive, Kimpton Bottom



An attractive Georgian style country house with swimming pool and approximately 1.5 acres located in a sought-after hamlet

Tandridge, Ash Drive, Kimpton Bottom

Kimpton village 0.8 mile, Harpenden 3.2 miles, A1(M) (Junction 6) 6.2 miles, Luton 7.0 miles,
M1 (Junction 9) 7.2 miles, London Luton Airport 7.4 miles, St Albans 8.2 miles, Hitchin 9.4 miles,
Central London 31.0 miles

Features:

Porch | Hall | Sitting room | Drawing room | Family room
Study | Kitchen/dining/family area | Utility | Four bedrooms
(two en suite) | 2 Dressing rooms | Family bathroom
Shower room | Cloakroom | Store | Garage | Garden

About 1.5 acres in all





The property

Tandridge is a handsome double-fronted Georgian-styled family home offering almost 4,300 sq ft of generously-proportioned accommodation arranged over two floors.

Configured to offer a practical and cohesive living and entertaining environment, the home features elegant décor, quality fixtures and fittings throughout, and a wealth of wooden flooring across the ground floor. The accommodation flows from a welcoming reception hall with useful storage and a cloakroom. It includes a sitting room with a corner wood burner, a drawing room with a feature fireplace and wood burner, and French doors leading to a terrace. There is also a well-proportioned study, a fitted utility room with terrace access, and an extensive open-plan kitchen/dining/family area. The kitchen is fitted with bespoke wall and base units, a large central island with breakfast bar and complementary worktop. Bi-fold doors open to a terrace, while the adaptable living space includes a dining area with room for a large table and two sets of French doors to a terrace. A vaulted, luxury Vale Garden House orangery family area with full-height glazing and French doors completes the space. The ground floor accommodation is completed by a family room/bedroom 5, accessible through an angled corridor off the sitting room, with window seating, French doors to the garden and a neighbouring side hall with en suite shower room and a door to the garden and pool.

The first floor provides a principal bedroom with two dressing rooms and an en suite bathroom with corner bath and separate shower, three further double bedrooms, one with en suite shower room, and a family bathroom.

Outside

Set behind low-level walling and having plenty of kerb appeal, the property is approached through twin pillars over a gravelled driveway and forecourt with turning circle, providing private parking and giving access to the integral double garage. The well-maintained garden surrounding the property is laid mainly to level lawn bordered by mature planting and features numerous seating areas, a swimming pool with paved surround, a vegetable garden with raised beds and generous paved terraces, one part covered by a gazebo. The whole is screened by mature shrubs and trees and enjoys views over the property's remaining lawned acreage and surrounding countryside.

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 and 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.





Directions

SG4 8ES

///name.frozen.jukebox - brings you to the driveway

General

EPC rating: D

Local Authority: North Hertfordshire District Council

Services: Electricity, Mains Water, Mains Drainage, Broadband, Central Heating

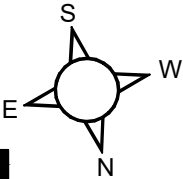
Council Tax: Band H

Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

Tenure: Freehold



Tandridge Ash Drive, Kimpton Bottom
 Main House internal area 4,282 sq ft (398 sq m)
 Garage Building internal area 615 sq ft (57 sq m)
 Total internal area 4,897 sq ft (455 sq m)



The position & size of doors, windows, appliances and other features are approximate only.
 □□□ Denotes restricted head height
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