



Raven House










Kinsbourne Green, Harpenden, Hertfordshire

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A splendid five-bedroom detached home in the small hamlet of Kinsbourne Green, a delightful semi-rural location.

A beautifully presented detached family home offering light, airy, and highly attractive accommodation, set in a desirable location within approximately two miles of Harpenden town centre and just moments from open rolling countryside and walks. The property includes a swimming pool and wonderful views of surrounding the countryside.

 3 RECEPTION ROOMS	 5 BEDROOMS	 3 BATHROOMS
 GARAGE	 GARDEN	 FREEHOLD
 TOWN	 2,318 SQ FT	 GUIDE PRICE £2,000,000



The property

Raven House is a handsome detached property providing five bedrooms and comfortable, well-presented reception rooms, in a sought-after position in Kinsbourne Green on the edge of Harpenden. There are three flexible reception rooms on the ground floor, including the 22ft main sitting room with its wooden flooring, open fireplace and dual aspect, including French doors opening onto the rear garden.

The ground floor also has a study, providing useful private space for home working, as well as a third reception room which is currently used as a home gym, but could be a snug, a family room or a dining room. At the rear of the ground floor, the large, social kitchen welcomes plenty of natural light through its skylights and dual French doors, providing plenty of space for a dining table or a seating area. There is tiled flooring and recessed LED lighting, while the kitchen itself is fitted with shaker-style units to base and wall level, a butler sink, a central island and a range cooker, as well as space for all the necessary home appliances.

There are four double bedrooms on the first floor. These include the principal bedroom with its en suite shower room and three further bedrooms of similar proportions, two of which have built-in storage. The family bathroom is also located on the first floor, while the second floor provides a further large double bedroom with dormer windows overlooking the rear garden, built-in cupboard storage and an en suite shower room with access to eaves storage space.



Outside

At the entrance to the property, five-bar wooden gates open onto the gravel driveway, which provides plenty of parking space for several vehicles, as well as access to the integrated garage for further parking or home storage. The front garden is lined by mature hedgerows and beds with various flowering perennials, with a central area of lawn, while at the rear, the garden provides further areas of lawn, bordered by tall hedgerows and with a wooded copse at the end of the plot, providing shade and a sense of peace and privacy. The garden also includes a large patio area across the back of the house, with steps leading to the heated outdoor swimming pool and its surrounding sun terrace.

Location

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, with

independent schools nearby including Beechwood Park, St. Albans High School and Boys School and Aldwickbury Prep School. 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.

Harpenden station offers direct services to London and the M1 gives access to major regional centres and the motorway network which is located a short distance from the property.



Distances

- Harpenden town centre 2.2 miles
- St. Albans 7.0 miles
- Hemel Hempstead 8.0 miles
- Welwyn Garden City 11.0 miles
- Hatfield 11.5 miles

Nearby Stations

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

Key Locations

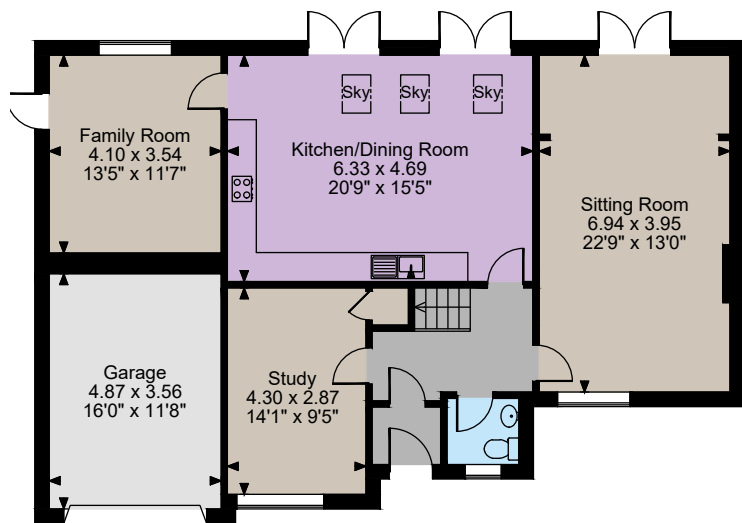
- Rothamsted Manor
- The Eric Morecambe Centre
- Harpenden Golf Club
- Harpenden Common
- Harpenden Sports Centre
- Stockwood Discovery Centre
- Heartwood Forest

- St Albans Cathedral
- Verulamium Park
- Verulamium Museum
- Someries Castle
- Hatfield House
- Shaw's Corner (National Trust)

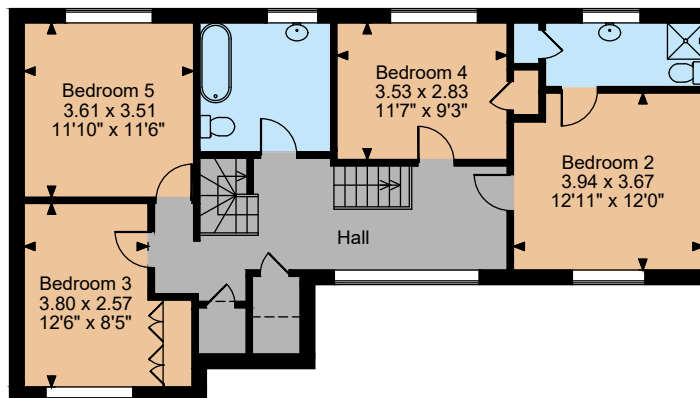
Nearby Schools

- Roundwood Park Shool
- Wood End School
- Wood End Primary
- St Georges School
- St Hilda's School
- Aldwickbury School
- The King's School
- St Albans High School for Girls
- St Albans School
- Beechwood Park

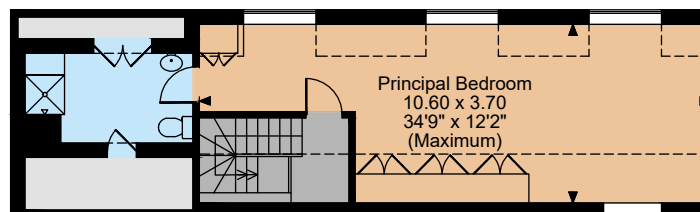




Ground Floor



First Floor

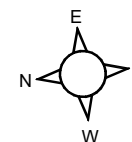


Second Floor

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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Floorplans

Main House internal area 2,318 sq ft (215 sq m)

Garage internal area 187 sq ft (17 sq m)

Total internal area 2,505 sq ft (233 sq m)

For identification purposes only.

Directions

AL5 3PW

what3words: ///aside.fine.tables - brings you to the driveway

General

Local Authority: St Albans District Council

Services: All mains electricity, gas, water and drainage are connected.

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

Council Tax: G

EPC Rating: D

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

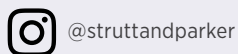
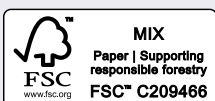
Harpenden

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