



7 Cross Lane
Harpenden, Hertfordshire

**STRUTT
& PARKER**

BNP PARIBAS GROUP



An impressive six-bedroom detached family home in a sought-after setting close to Harpenden Common set in just over half an acre

Built in 2010, this generously proportioned property extends to over 5,000 sq ft, offering a wealth of versatile reception rooms and a range of premium features perfectly suited to modern family living in a sought-after area of Harpenden.



5 RECEPTION ROOMS



6 BEDROOMS



**6 BATH/
SHOWER ROOMS**



GARAGE



**JUST OVER
HALF AN
ACRE**



FREEHOLD



RESIDENTIAL



**IN ALL 5182
SQ FT**



**OFFERS IN
EXCESS OF
£4,000,000**



The property

This elegantly appointed home was built in 2010, in a traditional style, reminiscent of the 1930s to complement the local vernacular. It features an attractive facade of brick with red clay hung tiles and a charming inset porch framed by an arched doorway. Arranged over three floors this property offers a versatile layout, ideal for modern family life and entertaining. A generous entrance hall provides a sense of space and flow, giving access to all the main reception rooms. They include a sitting room with an elegant stone fireplace fitted with a log-burning stove, which flows into a bright triple-aspect room with French doors opening onto the garden terrace. Two further reception rooms enjoy the pleasant outlook over the gardens and feature log-burning stoves, offering cosy retreats or quiet workspaces.

The bespoke kitchen and dining area features traditional-style cabinetry, granite work surfaces, a characterful central island, and integrated appliances including an Everhot Range Cooker, dishwasher and fridge freezer. French doors extend the space onto

the terrace, ideal for al fresco dining in the warmer months and the adjoining reception room creates a versatile hub for daily family life or entertaining. The ground floor is further complemented by a utility room and WC, enhancing the home's practicality for family life. It also benefits from a range of premium features including underfloor heating, a Sonos sound system, CAT5 cabling and a modern alarm system with CCTV.

The first floor comprises a wonderfully spacious principal bedroom suite enjoying an outlook over the garden through full-length glazing. It features two dressing rooms and an en suite shower room and a further en suite bath/shower room. The floor offers three additional double bedrooms with en suite shower rooms. The second floor provides two further bedrooms served by a family bathroom, ideal for guests or older children.



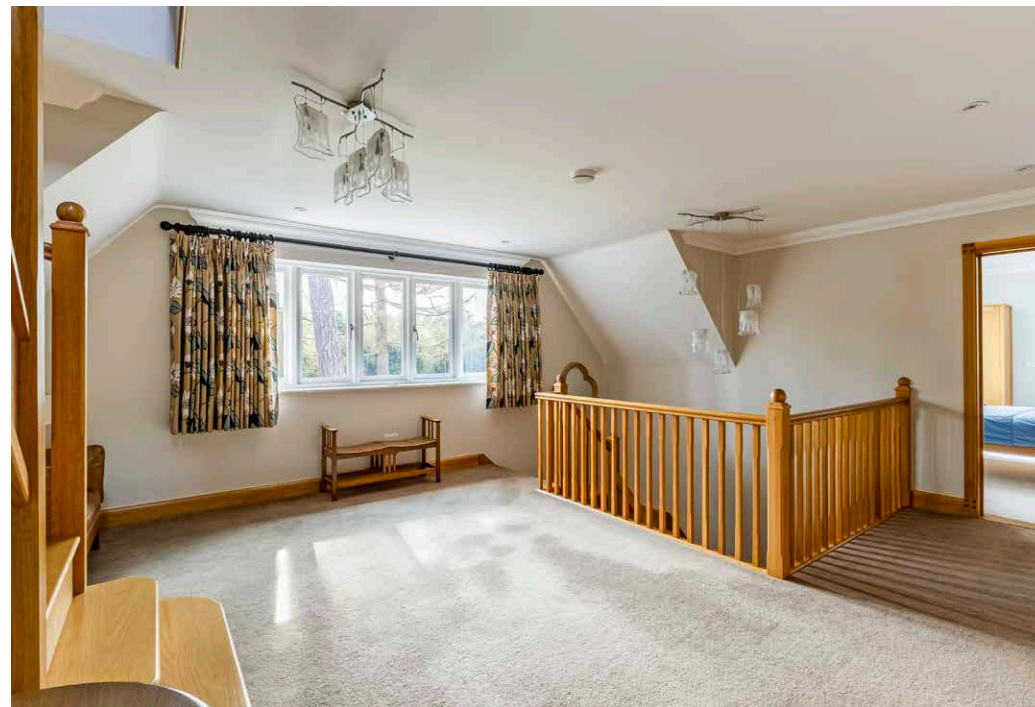


Outside

To the front, there is a carriage driveway providing parking for several cars and access to the garage with an attractive solid timber electric door. The front garden is laid to lawn and complemented by a selection of plantings and mature pine trees. A side gate leads to the rear garden, thoughtfully landscaped to include a full-width paved terrace – an ideal space for entertaining and enjoying the wonderful outlook. The large, well-maintained lawn is bordered by immaculate beech hedging which provides a fantastic sense of privacy. At the far end, a variety of specimen trees enhance the natural, leafy feel. A smart outbuilding with a mezzanine level, currently used as a gym and games room, is tucked to one side, with a shed providing practical garden storage.

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 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 miles
- Harpenden train station 1.9 miles
- Wheathampstead 3.6 miles
- Redbourn 3.8 miles
- St. Albans 3.8 miles
- Welwyn Garden City 8.5 miles

Nearby Stations

- Harpenden Station
- Luton Parkway Station
- St Albans City 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

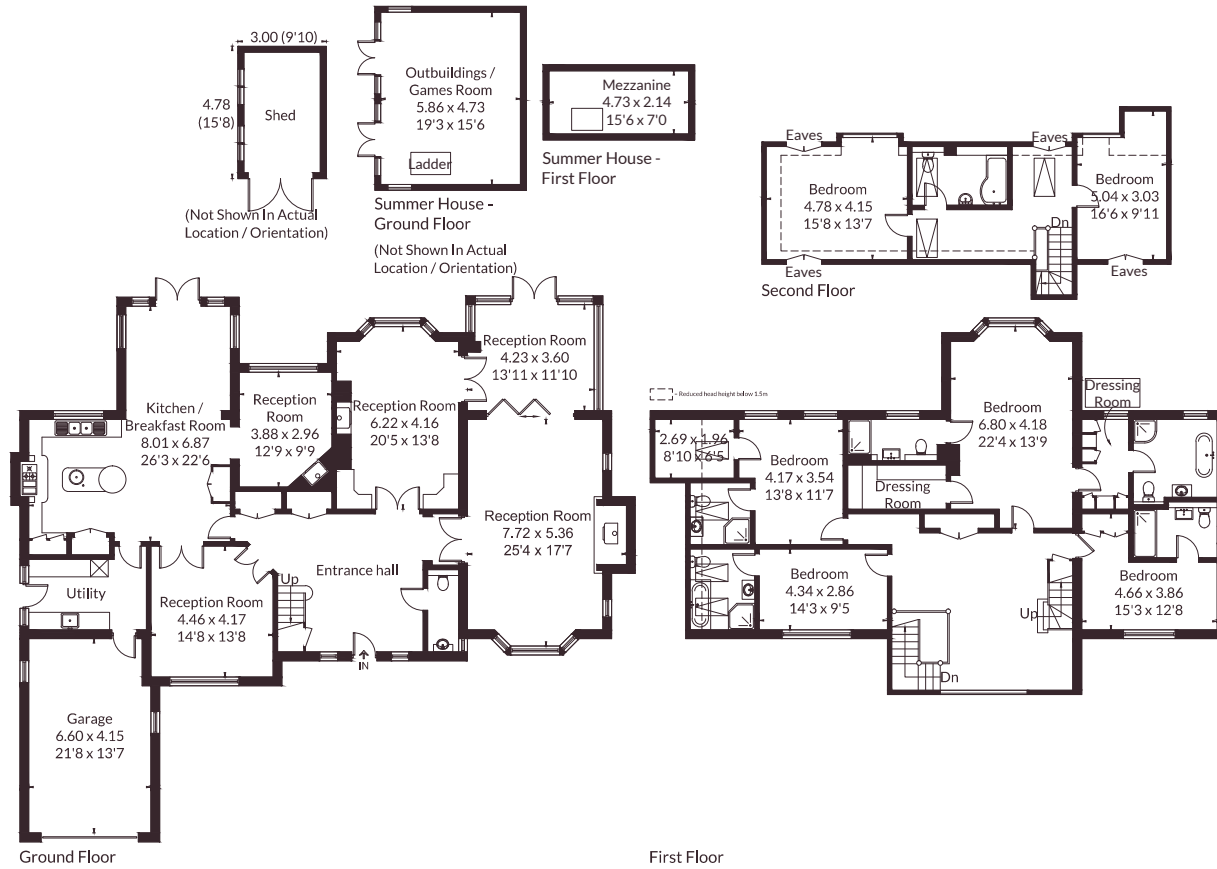
- The Grove School
- St Dominics School
- St Nicholas C of E Primary School
- Harpenden Academy
- High Beeches Primary School
- Crabtree Infants' and Junior School
- Manland Primary School
- St. George's School
- Sir John Lawes School
- Roundwood Park School
- Wood End School and Nursery
- Aldwickbury 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 = 443.5 sq m / 4773 sq ft
 Outbuilding = 38 sq m / 409 sq ft
 Total = 481.5 sq m / 5182 sq ft



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 #105184

Floorplans

Main House internal area 4,773 sq ft (443.5 sq m)
Outbuilding internal area 409 sq ft (38 sq m)
 For identification purposes only.

Directions

AL5 1BX

what3words: ///plug.trail.device

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 electricity, drainage and water.
 Gas-fired central heating.

Council Tax: Band H

EPC Rating: C

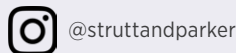
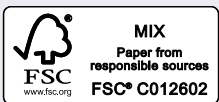
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Harpenden

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