












109 New Fiddlers Hill
Harpenden

A splendid rural cottage with views across the surrounding fields, within easy reach of Harpenden town centre.

A charming red-brick period home in a rural setting in Kinsbourne Green, on the edge of Harpenden. The property features three bedrooms and beautifully appointed accommodation with plenty of character and attractive modern fittings, while outside there is a useful one-bedroom studio annexe.

	3 RECEPTION ROOMS		4/5 BEDROOMS		3 BATHROOMS
	GARAGE		GARDEN		FREEHOLD
	TOWN/RURAL		1,620 SQ FT		GUIDE PRICE £1,100,000



The property

This delightful end terraced period cottage is set in a stunning position, surrounded by fields and rolling countryside yet less than two miles from Harpenden town centre. The ground floor provides three well-presented reception rooms for entertaining and everyday living. They include the comfortable sitting room with its overhead timber beams, brick-built fireplace fitted with a logburner and built-in shelving and cupboard space.

There is also a drawing room/play room with a splendid brick-built feature fireplace and a sunny south-facing aspect. Further living space is provided in the form of the open-plan kitchen, dining area and family area. The family area is a stunning solid wood Orangery with a ceiling lantern skylight, dual French doors and views across the gardens and beyond, while the kitchen and dining area has shaker-style units, a range cooker and space for a large family dining table.

Upstairs there are three well-presented double bedrooms, all of which benefit from built-in storage.

These include the principal bedroom with its dressing room and en suite bathroom, which has a chrome heated towel rail, a bathtub and a separate corner shower unit. The first floor also has a family bathroom.

The studio is located in an outbuilding and offers useful further accommodation for guests or family members. It includes a sitting area and bedroom with an en suite shower room and could alternatively be used as a home gym or office space.



Outside

The house forms part of a terrace of cottages set at the end of a single-track lane, approximately 200 yards from the main road. There is a block paved and gravel driveway and parking area to the side of the house, providing parking space and access to the outbuilding, which houses the studio and a single garage, which is ideal for further parking or workshop space. The garden is mostly to the rear, benefitting from a south-facing aspect and views across the surrounding fields. It extends to approximately 100ft and includes a sunny patio for al fresco dining, with an area of lawn beyond. Bordering the lawn are well-stocked beds with various shrubs and flowering perennials and a timber-framed summer house..

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.

Distances

- Harpenden town centre 1.8 miles
- Luton 5.0 miles
- St. Albans 7.0 miles
- Welwyn Garden City 9.0 miles

Nearby Stations

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

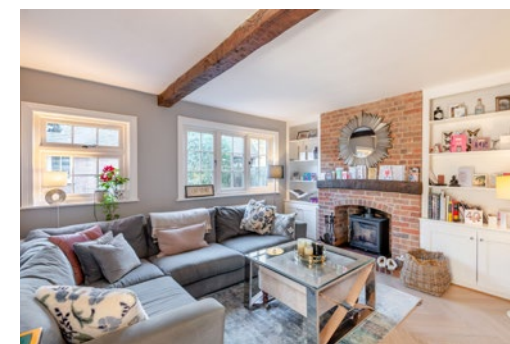
Key Locations

- St. Albans (historic cathedral city)
- Whipsnade Zoo
- Chilterns National Landscape
- Luton Airport
- Harpenden Farmers Market
- Harpenden Sports Centre
- Aldwickbury Park Golf Club
- Harpenden Common Golf Club
- Harpenden Golf Club

- Heartwood Forest
- The Eric Morecambe Centre Harpenden
- Rothamsted Park
- Rothamsted Estate

Nearby Schools

- Wood End School
- Roundwood Park School
- Roundwood Primary School
- The King's School
- St Hilda's School
- St Nicholas CofE VA Primary School
- St George's School
- Sir John Lawes
- Harpenden Academy
- Manland Primary School
- High Beeches Primary School
- Crabtree Junior School
- Crabtree Infants School





The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8639133/TML

Floorplans

Main House internal area 1,620 sq ft (151 sq m)
Garage internal area 171 sq ft (16 sq m)
Studio internal area 239 sq ft (22 sq m)
Total internal area 2,030 sq ft (189 sq m)
For identification purposes only.

Directions

RG8 9RY

///What3words: prop.entire.goes- brings you to the driveway

General

Local Authority: Bedfordshire County Council

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

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

Council Tax: E

EPC Rating: C

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

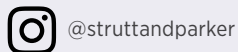
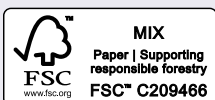
IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken March 2025. Particulars prepared March 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited

Harpenden

49 High Street, Harpenden, Hertfordshire AL5 2SJ

01582 764343

harpenden@struttandparker.com
struttandparker.com



Over 50 offices across England and Scotland,
including Prime Central London

For the finer things in property.

