

# 11 Poynings Close

Harpden, Herts



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&  
PARKER**  
BNP PARIBAS GROUP

# A spacious four-bedroom detached home, with a magnificent garden, swimming pool and countryside views.

This impressive family home offers beautifully landscaped gardens and wonderful living spaces in a peaceful, semi-rural setting on the edge of Harpenden.



4 RECEPTION  
ROOMS



4 BEDROOMS



4 BATHROOMS



DOUBLE  
GARAGE



LARGE  
GARDEN WITH  
SWIMMING  
POOL



FREEHOLD



RESIDENTIAL



2,858 SQ FT



GUIDE PRICE  
£1,650,000



## The property

This charming home offers generous accommodation while enjoying a tranquil setting within easy reach of Harpenden's highly regarded schools and vibrant town centre. The house is approached via a private driveway at the end of a quiet cul-de-sac and the peaceful setting feels remarkably rural despite being well connected to local amenities.

Stepping through the porch into the entrance hall, the well-proportioned layout immediately becomes apparent, with the hallway leading to the various reception rooms that flow naturally through the ground floor.

The dining room offers a comfortable space for formal meals, whilst the generously sized sitting room features an open fireplace and provides a focal point for family gatherings. Adjacent is the family room, and a dedicated study offers the perfect solution for those working from home or needing a quiet retreat.

At the heart of the home lies the expansive kitchen and breakfast room, with a stylish breakfast bar that encourages informal dining and easy conversation. A separate staircase leads to bedroom 2 which provides flexible upstairs accommodation. The area enjoys generous ceiling heights and a bright, airy feel, with a pantry providing useful storage and a utility room offering further workspace. From the kitchen, a door opens to the garden while another leads directly to the garage.

Upstairs, all four bedrooms are thoughtfully appointed with fitted wardrobes throughout. The main bedroom is particularly impressive, featuring an en suite shower room and sliding doors that open onto a Juliet balcony with views across the gardens and surrounding countryside. Two further double bedrooms each benefit from their own en suite bathrooms with baths, with one bedroom offering flexible interconnecting accommodation that could suit family arrangements or provide additional dressing room space.



## Outside

The property occupies a prime position at the end of the cul de sac. To the front, the double garage has an electric door and the driveway offers additional parking. The gardens are the true jewel of this property, professionally designed by a Chelsea garden designer. Over the years, the owners have expanded the grounds to approximately an acre.

The gardens have been thoughtfully zoned and expertly landscaped, featuring extensive areas of lawn, established borders with mature trees and shrubs, and a covered vegetable patch. An irrigation system integrated into the lawn ensures effortless maintenance. The heated swimming pool, powered by an energy-efficient air source heat pump, provides a wonderful amenity for family enjoyment.

At the far end of the lawn, a charming arbour catches the evening sun and the gardens afford complete privacy, with open fields and mature trees beyond the boundaries. Throughout the seasons, the outdoor space provides ever-changing interest and an instant connection to the surrounding countryside.

## Distances

- Wheathampstead 1.2 miles
- Harpenden town centre 1.5 miles

## Nearby Stations

- Harpenden Station
- Luton Parkway Station
- Welwyn Garden City Station

## Key Locations

- Rothamsted Park
- Rothamsted Manor
- Harpenden Common

## Nearby Schools

- Crabtree Infants and Junior School
- Wood End School
- Roundwood Park School
- High Beeches Primary School
- Manland Primary School
- St. George's School
- Sir John Lawes School
- Aldwickbury School

The property's eco-friendly features include solar PV panels and solar water heating, which reduce energy bills significantly.

## Location

Harpenden has a thriving High Street and comprehensive range of shopping facilities, including Sainsbury's, Waitrose and Marks & Spencer. 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 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 - one just across the road from the property. Cycling, riding and walking can be enjoyed in the Woodland Trust's Heartwood Forest and Rothamsted Estate.



Approximate Floor Area = 265.5 sq m / 2858 sq ft  
 Garage = 35.9 sq m / 386 sq ft  
 Total = 301.4 sq m / 3244 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. [#99900](http://fourwalls-group.com)

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## Floorplans

**Main House internal area 2,858 sq ft (265.5 sq m)**  
**Garage internal area 386 sq ft (35.9 sq m)**  
 For identification purposes only.

## Directions

AL5 1JD

what3words: ///reward.grapes.modes

## 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 gas, electricity, drainage and water. Solar PV panels. Solar water heating.

**Council Tax:** Band G

**EPC Rating:** C

## Harpenden

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