



 2 Bedrooms

 1 Bathroom

 1 Reception

 EPC Band D

Council Tax Band:  
E £2,917.88 (2025/26)

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Church Lane, Kimpton, Hitchin, SG4 8RS  
**£1,400 PCM**

Beautiful Grade II listed period cottage with Inglenook, overlooking the church in this tranquil and very pretty village location.

### Description

This charming period cottage is tucked away in a quiet location just off the Green in Kimpton, adjacent to and overlooking the village church. From the entrance hall, there is a good-sized reception room with a magnificent inglenook fireplace, parquet flooring, and door to the garden. The modern fitted kitchen has a gas hob, electric cooker, and 'fridge. To the first floor, there is a large master bedroom with beams and an adjacent dressing room. There is a second double bedroom and a modern bathroom with shower. Both bedrooms enjoy stunning views across rolling countryside. To the rear, there is a lovely mature and secure garden with a small outhouse housing a washing machine. Additionally, there is a small outbuilding to the rear with freezer, which could also be used as a workshop.

### Location

The village of Kimpton has a range of amenities including an excellent junior school. Harpenden town and main line station are within 10 minutes drive. Luton airport and the M1 can be reached within 15 minutes.









TOTAL FLOOR AREA: 1131 sq.ft.(105.0 sq.m)approx.

This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.

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