

- 5 Bedrooms
- 3 Bathrooms
- 2 Receptions
- Private Garden
- Driveway:Garage
- EPC Band C

Freehold

Council Tax Band:
F £3,613.36 (2026/2027)

Local Authority:
North Hertfordshire District Council

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High Street, Kimpton, Hitchin, SG4 8PW

Guide price of £625,000

Impressive 5-bedroom family home over three floors with spacious living, stunning dining room, rear parking & garage.

Description

Situated in the highly regarded village of Kimpton, this beautifully presented five-bedroom family home offers spacious and versatile accommodation over three floors. With generous room proportions and attractive features, the property balances comfortable family living with modern practicality, complemented by a private rear garden, parking, and a garage. Upon entering, a welcoming entrance hall leads to the principal ground floor accommodation, including a cloakroom and stairs to the first floor. The living room extends over 22 feet, ideal for relaxing and entertaining. A feature fireplace and bespoke fitted media unit add style and functionality, with a bay window enhancing the sense of space. At the rear, the kitchen, with traditional cabinetry, wooden worktops, and space for a range-style cooker, opens into the dining room, perfect for modern family life. The dining room, with a glazed roof lantern, French doors to the garden, and a separate utility room, is a standout feature. The first floor offers two generously sized bedrooms, an impressive principal bedroom, and a separate study. A family bathroom and additional WC serve this floor. The second floor includes two well-proportioned bedrooms and a contemporary shower room. Outside, the property has a private, enclosed rear garden with paved seating areas and mature planting, ideal for outdoor dining. Additional benefits include rear parking and a separate garage. This attractive and spacious home offers flexible accommodation across three floors, in a convenient village setting.

Location





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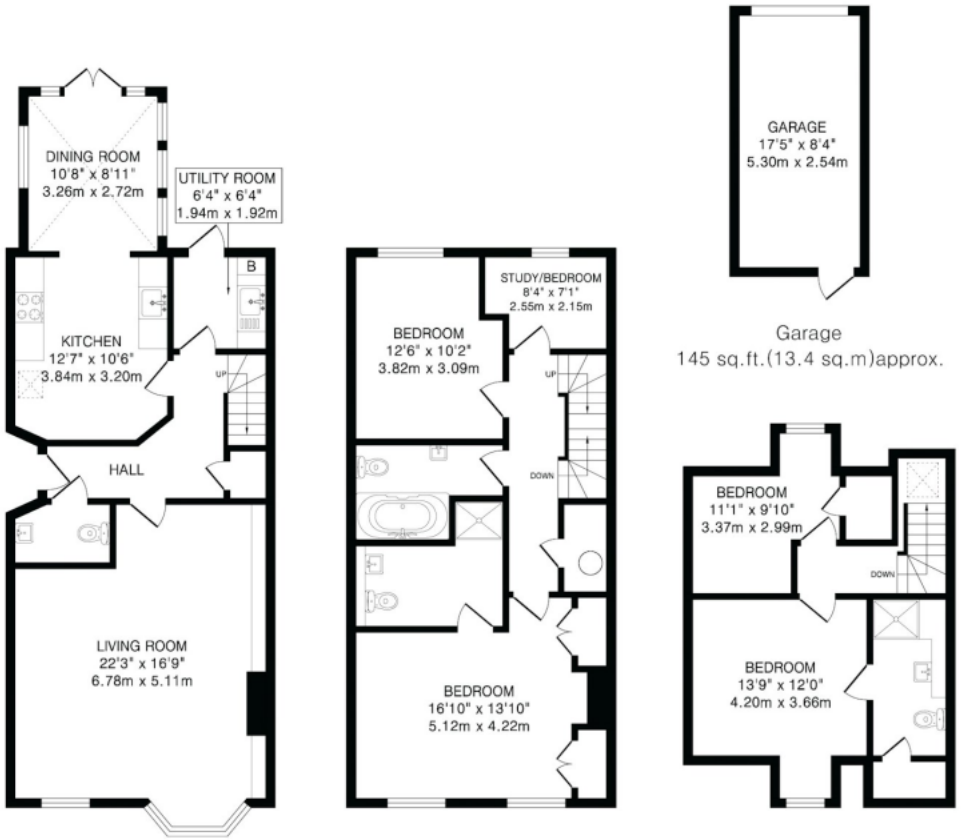












Ground Floor
743 sq.ft.(69.0 sq.m)approx.

First Floor
646 sq.ft.(59.9 sq.m)approx.

Garage
145 sq.ft.(13.4 sq.m)approx.

Second Floor
377 sq.ft.(34.9 sq.m)approx.

TOTAL FLOOR AREA: 1911 sq.ft.(177.2 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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01462 429275 | saleshtc@ashtons.co.uk | ashtons.co.uk

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