

INIGO



High Street

KIMPTON, HERTFORDSHIRE

£650,000 FREEHOLD

This three-bedroom house is found in the peaceful village of Kimpton, Hertfordshire. Extending over three storeys and 1,165 sq ft of space, a considered palette of neutral tones has been used throughout. A generous bedroom sits at the top of the house in the eaves, while two further bright bedrooms occupy the floor below. A colourful garden extends to the rear of the house, its borders filled with David Austin roses, spring bulbs and cottage garden perennials. Harpenden rail station is a 15-minute drive away, with services to St Pancras International in approximately 25 minutes.

Setting the Scene

Kimpton is a pretty village that is first recorded in the Domesday Book. Most of the houses on its high street were built in the 19th and 20th centuries, when the majority of the village's inhabitants worked in agriculture as labourers, shepherds or farmers.

This characterful Edwardian house was built in 1908, and has retained many of its original features, including cast-iron fireplaces and a large bay window at the front.

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The Grand Tour

Entry is to a welcoming living room filled with light from a large bay window at the front. There is a neutral colour scheme here and throughout the house, with walls washed in a soothing grey tone. A cast-iron fireplace with decorative mantelpiece occupies a central position, and seagrass carpeting runs underfoot. A wide wood-panelled door leads through to the dining room, which has a fireplace decorated with an intricate blue and green floral pattern. Built-in shelving here is perfect for displaying favourite books and trinkets, and there are also two separate storage cupboards.

A large hatch connects this space to the kitchen, which is inset with a skylight to flood the room with natural light. Smart cabinetry is topped with granite work surfaces, and built-in appliances are supplied by Neff and Miele. A large window over the sink looks out onto the garden beyond, which is accessed via a side door. A guest shower room with WC completes the ground floor plan.

Two bright bedrooms are found on the first floor, one of which has an en suite bathroom with tiles from Fired Earth. Both rooms are illuminated by light pouring in through large sash windows, and one has an exposed brick alcove where a fireplace would have once stood. Paint colours throughout are supplied by Farrow and Ball and Zoffany.

On the second floor there is a spacious double bedroom. It has a gently pitched roof, eaves storage and an elevated view of the garden below.

The Great Outdoors

A tranquil garden extends at the rear of the house. It has a patio area for outdoor dining, as well as a lawned area and a handy garden shed. Borders are filled with cottage garden perennials and roses, and there is ample space for potted plants too.

Out and About

Kimpton is a peaceful village nestled in the Hertfordshire countryside. It is located between the Mimram and Lea River valleys and has a number of picturesque footpaths and bridleways to explore. There is a corner shop, a post office, a village school and a local pub, The Boot. Further amenities are available in the nearby towns of Harpenden and Hitchin.

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Hitchin is around a 20-minute drive away, and has a wonderful street food scene, perfect for refreshment during strolls around the town's pretty, historic centre. Tapas at Los Reyes is an award-winning favourite, while Hermitage Road Bar and Restaurant serves a delicious Sunday roast in a vast, elegant ballroom with an oyster bar downstairs.

The Farmhouse at Redcoats offers a wonderful seasonal menu with stylishly rustic interiors, and Kazoku is an attractive, intimate sushi bar. The Groundworks, just off the high street, does an excellent brunch, and for craft beer fans there is the Beer Shop. For pubs, The Sun on Sun Street is replete with local charm, and The Rusty Gun just outside the town has a lovely beer garden.

There are some wonderful walks in the area to enjoy, with many taking in the Chiltern Hills Area of Outstanding Natural Beauty. A circuitous route to Great and Little Offley is a lovely way to spend a weekend, especially if a stop at The Red Lion is included. There are also excellent pubs in the nearby villages of Gosmore, such as the The Bird in Hand or the The Windmill in Charlton. The steep chalk Pegsdon Hills offer some of the best views of the county.

The area is serviced by many excellent schools. For primaries, Kimpton, Samuel Lucas and St Andrew's C of E are highly regarded, as are Hitchin Girls' and Boys' schools.

Harpenden rail station is a 15-minute drive away, and runs regular services to St Pancras International in approximately 25 minutes. Luton Airport is around six miles away, and the A1 is also easily accessible.

Council Tax Band: E

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About

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.