



Old Ramridge Farmhouse, Kimpton, Hertfordshire

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Old Ramridge Farmhouse, Kimpton Road, Kimpton, SG4 8HB

A delightful Grade II listed farmhouse with outbuildings and extensive grounds, in a sought-after setting near Kimpton

Harpenden town centre 4.3, Harpenden mainline station 4.7 miles (London St. Pancras 23 minutes), Luton town centre 5.2 miles, Luton Airport 5.3 miles, M1 (Jct 10) 6.1 miles, Welwyn Garden City 8.2 miles, Stevenage 8.7 miles, St. Albans 9.2 miles, Central London 28 miles

Sitting room | Well room | Dining room | Study
Kitchen | Utility/kitchen | Cloakroom | Principal bedroom with en suite shower room | 3 Further bedrooms, 1 en suite | Family bathroom
2 Garages | Stable | Field shelter | Gardens & grounds | In all approximate 3 acres

The property

Old Ramridge Farmhouse is a Grade II listed property with huge character, set in a peaceful rural position near the popular village of Kimpton. The property is thought to date from the late 15th or early-16th century, and features plenty of charming period details, including exposed timber beams and brickwork and handsome original fireplaces. There is a flexible layout with four bedrooms, including the potential for using part of the home as a self-contained annexe.

The main part of the ground floor has two comfortable reception rooms including the well-proportioned sitting room with its inglenook fireplace, which is fitted with a woodburning stove and a formal dining room. The kitchen has tiled flooring, farmhouse-style units, wooden worktops and a central island, as well as a butler sink. The ground floor also has a utility room or a second kitchen for use in the annexe area. This separate ground-floor living space includes

a bedroom or reception room with an en suite shower, as well as a sitting room, known as the 'Well Room' because of its historic well, set into the ground and covered by a glass floor. Upstairs there is a large family bathroom and four double bedrooms, including the en suite principal bedroom, which is accessed via its own private staircase.

Outside

At the front of the property there is a gravel courtyard with plenty of parking space for residents and guests alike, as well as access to the two garages and other outbuildings. At the rear, the gardens include an area of patio for al fresco dining, as well as a lawn with established borders of hedgerow and mature trees. There is a charming natural wild life swimming pond which is well stocked with Koi Carp. Additionally, there is an orchard, another pond, meadows and paddocks, as well as a stable and a field shelter, providing space and facilities for training and exercising horses. In all approximately 3 acres.

Location

The property lies just outside the small but charming village of Kimpton in Hertfordshire, which is placed conveniently for transport links to nearby towns and with London within easy reach. The village has a local store, post office, pub and primary school, plus a parish church and two recreation grounds. The highly sought-after town of Harpenden, with its thriving High Street and comprehensive range of shopping facilities, is just a short drive away. The town has an excellent selection of restaurants, coffee shops and numerous independent shops, plus excellent sports and leisure facilities. Harpenden also offers a strong selection of outstanding state primary and secondary schools, and is located near to several excellent independent schools. Kimpton is conveniently located for commuters, with the A1(M) less than five miles and the M1 less than eight miles away respectively. Harpenden mainline station provides fast and regular services to London St. Pancras International.





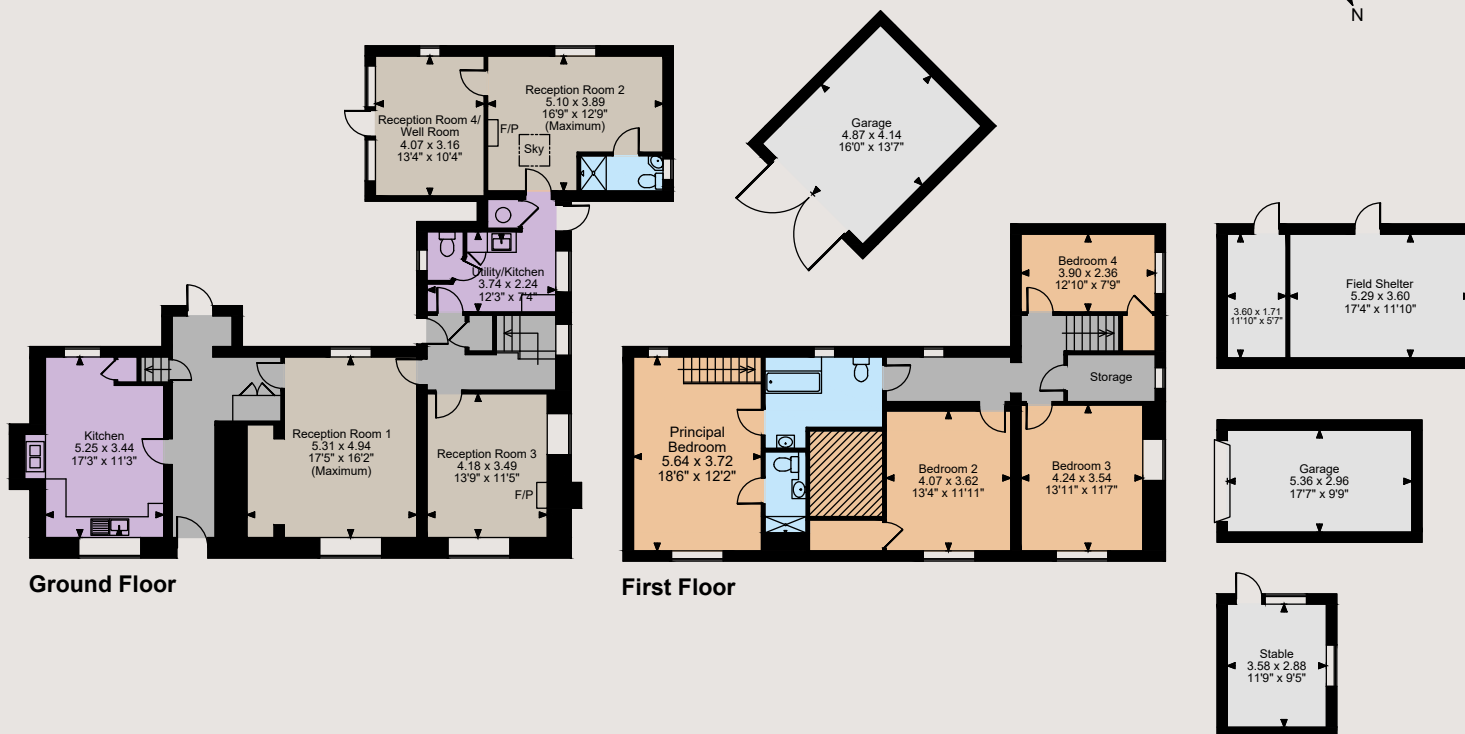








Floorplans
House internal area 2429 sq ft (226 sq m)
garages internal area 388 sq ft (36 sq m)
Outbuildings internal area 386 sq ft (36 sq m)
Total internal area 3,203 sq ft (298 sq m)
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.
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Directions What3words /// Timing.giant.silks
From Strutt & Parker's Harpenden office, head north on the High Street. Turn right at the roundabout onto Sun Lane. Take the second exit at the next roundabout then the first exit at the adjoining roundabout, onto Westfield Road. Continue straight. At the junction, turn left and immediately right onto Bower Heath Lane/B652. After 2.4 miles, turn left onto Luton Road, continue onto Kimpton Road. After 0.8 miles, take the entrance on your left and keep right to head towards the farmhouse.

General

Local Authority: North Herts Council
Services: Mains electricity and water. We understand that the private drainage at this property does comply with the relevant regulations.
Council Tax: G **Tenure:** Freehold
Guide Price: £1,595,000

Harpenden

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