



16 Church Lane, Kimpton, Hitchin, Hertfordshire, SG4 8RS

£775,000 Freehold

Satchells





Step Inside

Church Lane

Upon entering, the residence's distinguished 16th Century origins unfold gracefully. Rich exposed beams, refined period craftsmanship, and thoughtfully preserved architectural features combine to create an ambiance of enduring warmth and historic authenticity.

Entering through the porch, you are welcomed into a spacious reception hall that sets the tone for this charming 16th Century home whilst leading seamlessly into a generous sitting room/dining room that is centred around a magnificent inglenook fireplace with original bread oven, an exceptional focal point that reflects the property's heritage. Generous proportions allow for both formal seating and relaxed family living.

To the rear, the modern kitchen/breakfast room has been thoughtfully designed to complement the character of the house while providing contemporary functionality, complete with integrated appliances and ample dining space. A separate utility room and cloakroom enhance practicality.

Upstairs, four well-balanced bedrooms provide flexible accommodation, served by two bathrooms, offering comfort for both family living and guests. Throughout, the home blends period charm with modern convenience in a seamless and elegant manner.



About Hitchin

Church Lane

Located on the sought-after Church Lane in the heart of Kimpton, the property enjoys a quintessential village setting surrounded by rolling Hertfordshire countryside.

Kimpton is highly regarded for its strong community atmosphere, historic architecture, and picturesque environment. The village offers a well-regarded primary school, local pubs, a village store, and access to scenic walking routes. Nearby rail links provide convenient access into London, while Harpenden, Hitchin and St Albans offer a wider range of amenities, schooling, and transport connections.

Combining rural charm with accessibility, this location remains one of the county's most desirable village addresses.







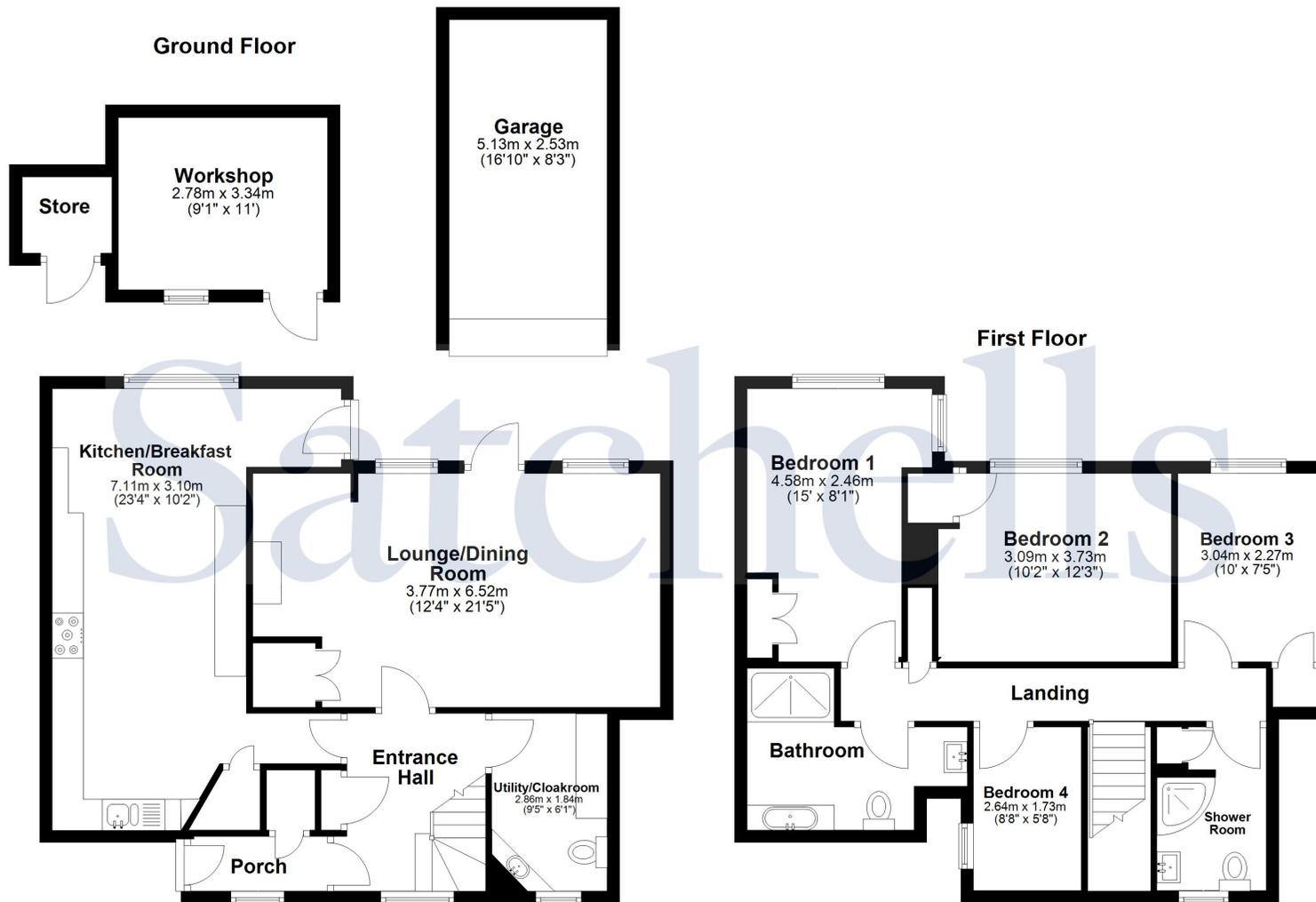
Step Outside

Church Lane

The private south-facing rear garden is a particular highlight, enjoying excellent natural light throughout the day and offering a peaceful setting for outdoor dining and entertaining. Mature planting and well-defined areas create both privacy and charm.

A substantial garden workshop provides excellent versatility, ideal for hobbies, home working, or additional storage. The property further benefits from a single garage, enhancing practicality and secure parking options.





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Plan produced using PlanUp.



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