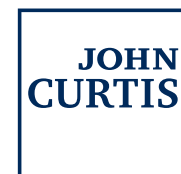




Highlands, Annables Lane, Harpenden, Herts AL5 3PJ

www.johncurtis.co.uk
Village & Country Homes





A beautifully appointed and substantial family home, offering immense accommodation, occupying magnificent grounds in the heart of Kinsbourne Green of approximately four acres.



Highlands, Annables Lane

Harpenden, Herts

Harpenden town centre - 2 miles approx.

St Albans - 7 miles approx

Harpenden Main Line Station - 2 miles approx.

Luton Airport - 3 miles approx

M1 Junction 9 - 2 miles approx.

GROUND FLOOR, Study, Dining Room, Conservatory, Drawing Room, Snug, Family Room, Entertainment Room, Games Room, Utility Room, Larder, Cellar, Two Cloakrooms, FIRST FLOOR, Nine Bedrooms, Four Bedrooms having Dressing Rooms and En Suite Bathrooms, Two Further Bedrooms, Family Bathroom, SECOND FLOOR, Bedroom Seven with En Suite, Hobbies Room/Bed Eight, Play Room/Bed Nine, EXTERIOR, Indoor Swimming complex, Gym & Changing rooms, Grounds of approximately four acres, Astro Court with lighting, 7 car 2 Garage block/Home Office,

THE HOUSE AND GARDENS

We are delighted to offer for sale this magnificent and striking family home, located in arguably one of Harpenden's finest residential location. This beautiful house was heavily extended, improved and professionally renovated by one of the area's leading housebuilders, Plowright Homes, for his own occupation.

The original part of the property boasts a wealth of character features including high corniced ceilings, attractive skirtings, architraves, panelling to dining room, stunning fireplaces and beautifully crafted staircase leading to the First Floor.

The property has been beautifully presented and refurbished, both externally and internally, to an exacting standard and replicates many of the original house's decorative detailing.

The house features a beautifully fitted, bespoke, hand built kitchen with large gas range cooker, set into recess, a central island with granite work surface, windows and French doors leading out to a large rear sun terrace. There are four reception rooms and a beautiful conservatory to the original part of the house, whilst the west wing has three further immense reception rooms, one of which could quite easily be converted into a Home Cinema.

On the first floor, there is an impressive Master Suite, including a separate dressing room, with bespoke fitted wardrobes and a large, sumptuous En Suite Bathroom. The property also benefits from having three further bedrooms, all of which have separate dressing rooms and en-suite bathrooms. Two more bedrooms and a separate bathroom complete the first floor accommodation.

Two separate staircases take you up to the Second Floor. Bedroom Seven has its own en-suite and access to a large loft area. There are two further rooms on the Second Floor which would make an ideal Hobby Room and children's Play Room or a further Guest Bedrooms.

Outside, the grounds are approached via security gates with videophone entry system. The grounds extend to approximately four acres, which have been beautifully and professionally designed and landscaped, opening on to the rear to a further flat field, which could be used as a separate paddock.

Within the grounds, there is also a tennis court/5-a-side football pitch, an extensive rear sun terrace and a further patio area in the centre of the garden. The property also boasts a superb swimming pool complex, beautifully appointed, with stunning lighting effects, separate hot tub and changing room facilities and shower.

Kinsbourne Green is located on the north side of Harpenden, enjoying a semi-rural feel, close to the Common and within easy access of Harpenden town centre and major road links and Luton Airport.

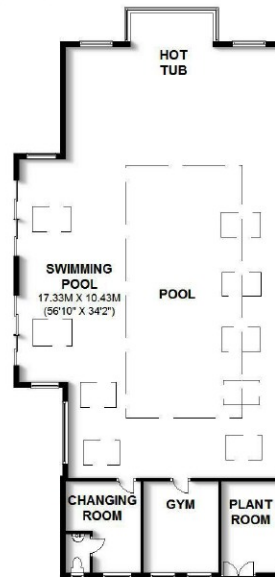
Harpenden itself is well noted for its excellent choice of junior and secondary schools, sports and social facilities, sports centre, swimming pool and Rothamsted Park. There are various clubs and associations, including rugby, cricket, tennis and bowls and a comprehensive range of fine restaurants, bars and cafes. Harpenden benefits from a main line service into St Pancras International, the City, Gatwick Airport and beyond to Brighton.

In summary to fully appreciate this spectacular and magnificent home, we strongly recommend an internal viewing.

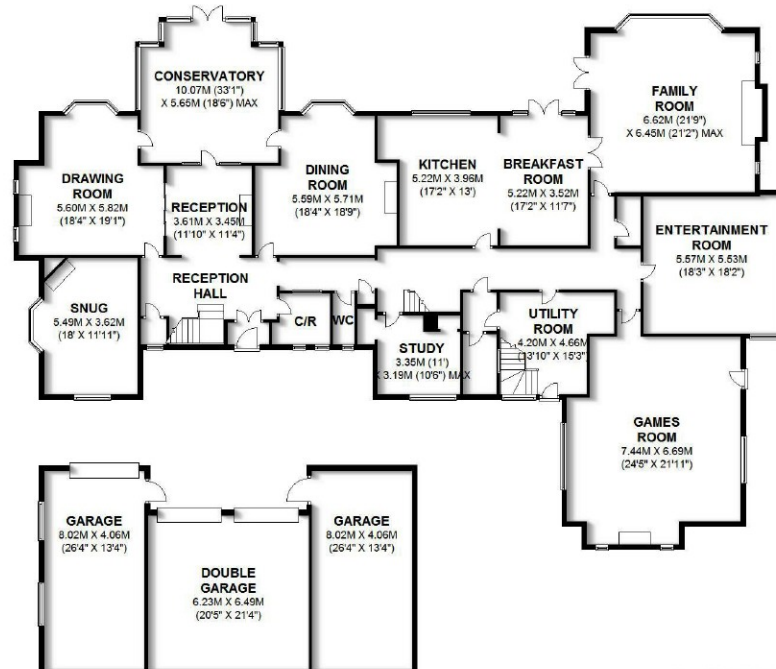
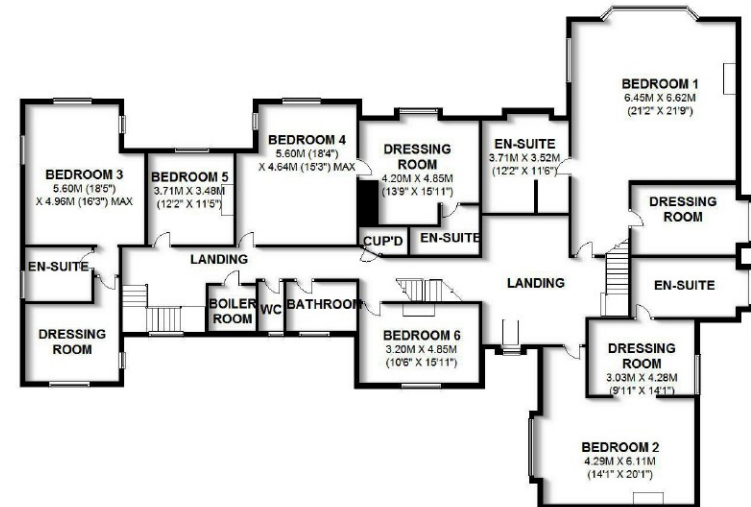
A virtual tour is available on request.



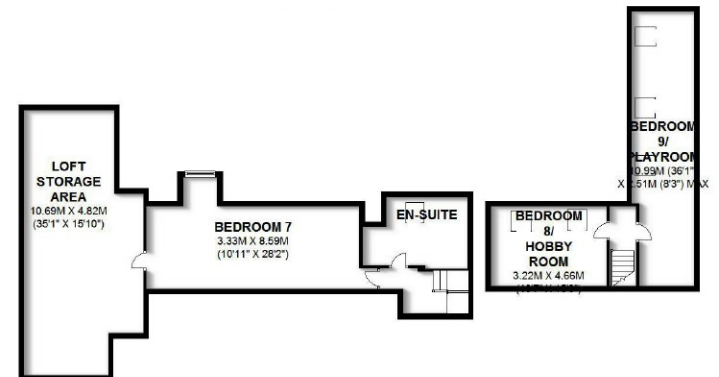
GROUND FLOOR
APPROX. 434.4 SQ. METRES (4675.5 SQ. FEET)



FIRST FLOOR
APPROX. 332.4 SQ. METRES (3578.1 SQ. FEET)



SECOND FLOOR
APPROX. 138.8 SQ. METRES (1493.9 SQ. FEET)



TOTAL AREA: APPROX. 905.6 SQ. METRES (9747.5 SQ. FEET)

For Identification purposes, not to scale.

Plan produced using PlanUp.

All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to clarify the information to you, especially if you are contemplating travelling to view the property.

Energy Performance Certificate



Highlands, Annables Lane, HARPENDEN, AL5 3PJ

Dwelling type: Detached house
 Date of assessment: 27 March 2015
 Date of certificate: 27 March 2015
 Reference number: 0838-2843-7778-9625-3201
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 1026 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

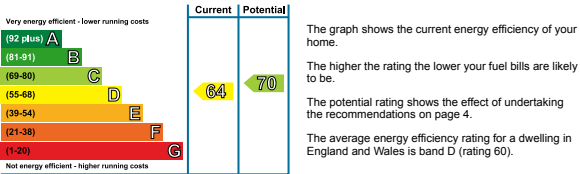
Estimated energy costs of dwelling for 3 years:	£ 22,614
Over 3 years you could save	£ 2,859

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 1,290 over 3 years	£ 660 over 3 years	
Heating	£ 20,754 over 3 years	£ 18,627 over 3 years	
Hot Water	£ 570 over 3 years	£ 468 over 3 years	
Totals	£ 22,614	£ 19,755	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (suspended floor)	£800 - £1,200	£ 684	✓
2 Low energy lighting for all fixed outlets	£650	£ 477	✓
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 1,698	✓

See page 4 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.



DIRECTIONS

Postcode for satellite navigation system is AL5 3PJ. Travelling north on the A1083 through the High Street, proceed for approximately 1.5 miles, turning left onto The Common. At the crossroads of Kinsbourne Green Lane and Annables Lane turn left. Highlands is the first house on the right hand side.

GENERAL

Services: All mains services

Council Tax: The property is in tax band H

Local authority: St Albans District Council

Viewing strictly by appointment through John Curtis
 Call us on 01582 764471 for free valuations and advice
 Visit us at 36 High Street, Harpenden, Herts AL5 2SX
 Email enquiries@johncurtis.co.uk