



{ Oak Tree House, Kinsbourne Green, Harpenden, AL5

**Hamptons**  
THE HOME EXPERTS

# THE PARTICULARS

Oak Tree House, Kinsbourne Green,  
Harpenden, AL5

Guide Price £1,975,000

Tenure: Freehold

 Bedrooms: 4

 Bathrooms: 3

 Receptions: 3

## Features

Private gated collection of luxury residences, Large plots with up to 0.5 acres of land, Surrounded by nature with easy rail access to London in approx. 26 minutes\*, Highly desirable location on the edge of Harpenden, All homes complete and ready for occupation, Oak-framed Carports with EV charging points, Premium design & craftsmanship throughout, Statement kitchen/dining & family spaces, Siemens integrated appliances & flooring, 10-Year New Homes Warranty

## Council Tax

Council Tax Band G

## Hamptons

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# Exceptional newly completed residence: Oak Tree House offers refined countryside living in a prime location

## The Property

Introducing Oak Tree House at Lady Bray Grange, an exclusive private gated collection of just three inspirational detached homes on the edge of sought-after Harpenden. Oak Tree House sits proudly within a generous plot, offering a rare opportunity to enjoy a new level of refined countryside living in an exceptional setting. Surrounded by the natural beauty of the Hertfordshire Greenbelt and overlooking rolling fields, each individually designed home provides a peaceful retreat while remaining conveniently close to the vibrant market town of Harpenden. Here, tranquillity and accessibility come together seamlessly.

Thoughtfully positioned to maximise light and scenic views, every home features generous private gardens, spacious driveways, and oak-framed car ports. The result is a beautiful selection of elegant homes, designed with both comfort and lifestyle in mind—perfect for modern family living.

Meticulously created by the award-winning developer Revere Homes, these properties showcase outstanding craftsmanship and attention to detail. Timeless architectural features blend effortlessly with premium contemporary interiors, including incredible open-plan kitchen, dining, and family spaces with mesmerising open views. Impressive bespoke fitted kitchens with premium appliances, stylish bathrooms, and well-proportioned bedrooms.

With only three homes available, this unique development combines exclusivity, style, and location, an exceptional choice for families, professionals, or anyone seeking an idyllic yet well-connected lifestyle.

## Outside

Substantial plots ranging from 0.3 through 0.5 acres with magnificent open views to countryside. Oak-framed carports equipped with Electric Vehicle charging points.

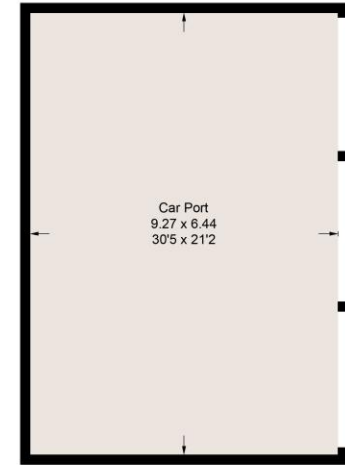
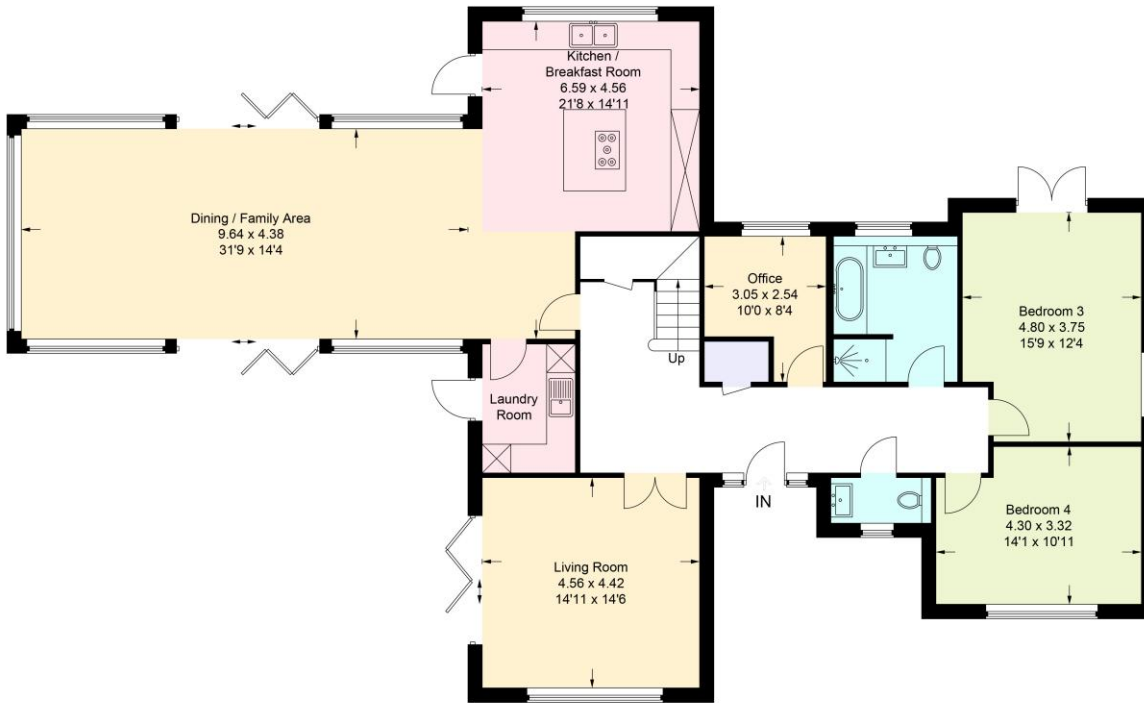
## Location

Kinsbourne Green is a sought-after location on the edge of Harpenden, bordering countryside and ideally placed for commuters, with easy access to the motorway network via Junction 9 of the M1. Harpenden offers fast rail links to London St Pancras International (approx. 26 minutes), while London Luton Airport is just 6 miles away.

The area benefits from a popular local pub and a wide range of amenities in Harpenden town centre, including independent boutiques, well-known retailers, and a monthly farmers' market offering fresh local produce. There is also an excellent selection of cafés, restaurants, and pubs to suit all tastes.

Leisure facilities include tennis, rugby, and cricket clubs, along with a modern leisure centre and a vibrant arts venue hosting year-round events. Combined with highly regarded schools and excellent transport links, the area offers the perfect balance of village charm and connectivity.

Approximate Gross Internal Area  
 Ground Floor = 169.7 sq m / 1,827 sq ft  
 First Floor = 63.9 sq m / 688 sq ft  
 Car Port = 59.7 sq m / 643 sq ft  
 Total = 293.3 sq m / 3,158 sq ft



(Not Shown In Actual Location / Orientation)

Ground Floor

First Floor

**For Clarification**

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc.

Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars. Images include virtually staged photography for guidance and illustrative purposes only.

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| 92-100<br><b>A</b>                          |                         |           |
| 81-91<br><b>B</b>                           |                         |           |
| 69-80<br><b>C</b>                           |                         |           |
| 55-68<br><b>D</b>                           |                         |           |
| 39-54<br><b>E</b>                           |                         |           |
| 21-38<br><b>F</b>                           |                         |           |
| 1-20<br><b>G</b>                            |                         |           |
| Not energy efficient - higher running costs |                         |           |
|   | 74                      | 81        |
| England & Wales                             | EU Directive 2002/91/EC |           |

