



Castles

HEMPSTEAD LANE
POTTEN END, HP4 2QJ

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Offer IEO
£1,500,000
(Freehold)

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This delightful family home combines modern comforts with a tranquil village setting, offering the perfect retreat for those seeking space and serenity



As you enter, you are greeted by a welcoming entrance hall that leads into a spacious, open-plan kitchen and breakfast room. The modern kitchen boasts pale white floor and wall cabinets, a large island/breakfast bar with slate grey cabinets and white Corian worktops forms the centrepiece, complemented by skylights and sliding/patio doors that open onto the garden. This area is perfect for both everyday family meals and entertaining. Adjacent to the kitchen is a utility/laundry room and a convenient walk-in pantry, ensuring ample storage and functionality. The dining room, with its off-white walls and large window overlooking the garden, offers a bright and airy space for formal dining occasions. The spacious living room features a cozy wood-burning stove and French doors that lead to the garden, creating a seamless indoor-outdoor living experience. A separate snug, ideal as a playroom or office, provides additional versatile living space. Completing the downstairs accommodation is a cloakroom for guests. Upstairs, the property offers four generously sized double bedrooms and one single. The master bedroom and bedroom two both fitted wardrobes, large windows, and tiled en suite bathrooms. A separate staircase leads to bedrooms three, four, and five, each with large windows, and bedrooms three and four have from fitted wardrobes. A fully tiled, family bathroom serves these rooms. The private garden is a highlight of this property, laid to lawn and adorned with mature trees and shrubs. A paved patio and wooden pergola offer delightful outdoor spaces for relaxation and alfresco dining. To the front, a gravelled driveway leads to a double garage, provide parking and storage.

Specifications

- 5 BEDROOMS
- 3 RECEPTIONS
- 3 BATHROOMS
- DETACHED HOUSE
- GARDEN
- GARAGE
- DRIVEWAY
- VILLAGE LOCATION



The addition of solar panels and an air source heat pump combines functionality and sustainability



A little about the corner of the world we call home...

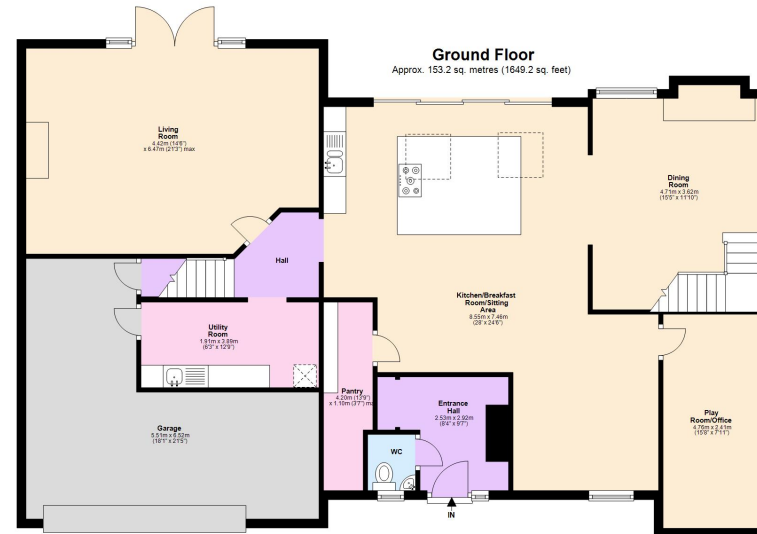
Berkhamsted is an historic market town nestled at the feet of the Chiltern Hills, a designated area of outstanding natural beauty. Berkhamsted lies in the Bourne Valley. The town is located 26 miles northwest of London. The high street is on a pre roman route to London with lots of interesting architectural styles, our own office sits in a building well over 200 years old. Berkhamsted dates back to about 1000 AD and was mentioned in the doomsday book of 1086 and has its own Castle, sadly just ruins now as it was abandoned in 1495, it now belongs to the Duchy of Cornwall and is looked after by English Heritage – the site is often used for events. Just off the High Street is the Grand Union Canal and the

Train Station which offers a frequent service in under 30 minutes to London Euston. The Town Centre has a range of independent and boutique retailers as well as national retailers such as Marks & Spencers and Waitrose. Berkhamsted is home to some of the best schools in the area, the Berkhamsted School is an independent day and boarding school dating back to 1541 with famous alumni such as Clementine Churchill, Will Fraser and more recently Roman Kemp. The town is also home to the British Film Institute and can often be seen for location filming for TV and Film. Berkhamsted really is a wonderful place to raise a family, commute into the City, check out the countryside or simply enjoy a coffee or glass of prosecco and watch the world go by.

Please Note:

We have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items.

All measurements are approximate and photographs provided are for guidance only.



Total area: approx. 259.5 sq. metres (2793.1 sq. feet)

This floorplan is not to scale. It's for guidance only and accuracy is not guaranteed.
Plan produced using PlanUp.

Tenure: Freehold
Council Tax Band: G
EPC Rating: E

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