



Castles

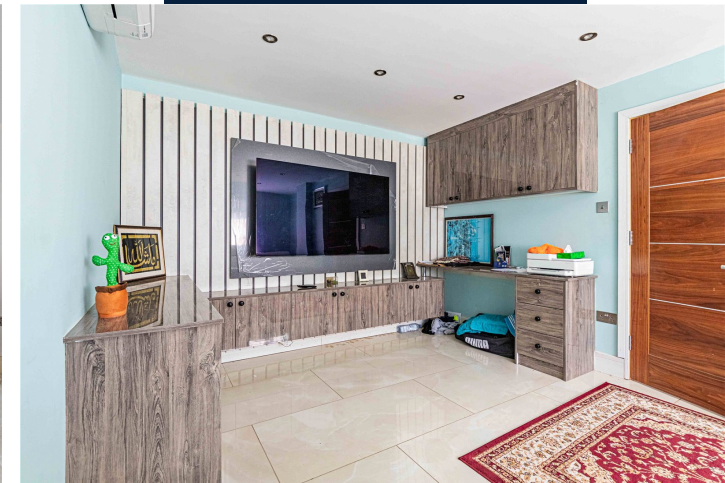
HOMEFIELD  
Potten End, HP4 2QX

# HOMEFIELD

Potten End, HP4 2QX

£725,000  
(Freehold)

Castles



Nestled in a desirable hilltop village, this exceptional property is situated at the end of a peaceful cul-de-sac



Extensively extended and renovated, it boasts nearly 1800 sq. ft of living space with a charming Southerly-facing rear garden. The front door opens into a striking entrance hall with a sweeping solid oak staircase leading to the first floor. This area also provides access to the formal living room and the spectacular open-plan kitchen/dining/family room. Bathed in natural light from bi-folding doors and a large roof lantern, this space offers a perfect blend of functionality and style. The kitchen is equipped with high-gloss base and eye-level units, a breakfast bar, and a suite of integrated appliances including a double oven, gas hob with extractor, fridge, freezer, and dishwasher. A door leads to a handy storeroom and another to a ground floor shower room. The rear of the property features a spacious family area with a media wall, complete with low-level cabinets and a feature slatted wall. The landing area on this level opens to three double bedrooms, each with integrated wardrobes. One-bedroom features doors that open to a delightful balcony, offering expansive views over the garden and the cricket pitch beyond. This floor also includes a family bathroom with a four-piece suite, including a jet spa bath and separate shower cubicle. The bedroom with the balcony also includes an ensuite shower room. The second floor features a landing with a Velux window and access to a generous storage space in the eaves. This level includes a top floor shower room with a rear Velux window. The magnificent principal bedroom on this floor benefits from fitted wardrobes, drawers, and eaves storage. It is well-lit with a rear window and two front Velux windows. The property offers unallocated parking spaces at the front. A pathway leads to the front door, with gated access to the side opening to the garden. A hardstanding area at the rear is ready for a patio, leading to the main Southerly-facing Garden, which is fully enclosed by fencing.

## Specifications

4 BEDROOMS  
2 RECEPTIONS  
4 BATHROOMS  
SEMI DETACHED HOUSE  
GARDEN  
VILLAGE LOCATION



Potten End is a picturesque village located in the Chiltern Hills, two miles of Berkhamsted



**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 Dutchy 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.

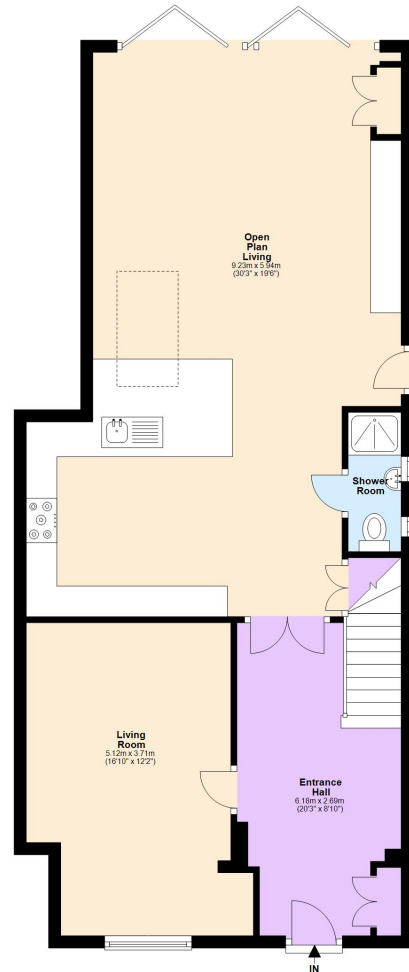
All measurements are approximate and photographs provided are for guidance only.

Tenure: Freehold

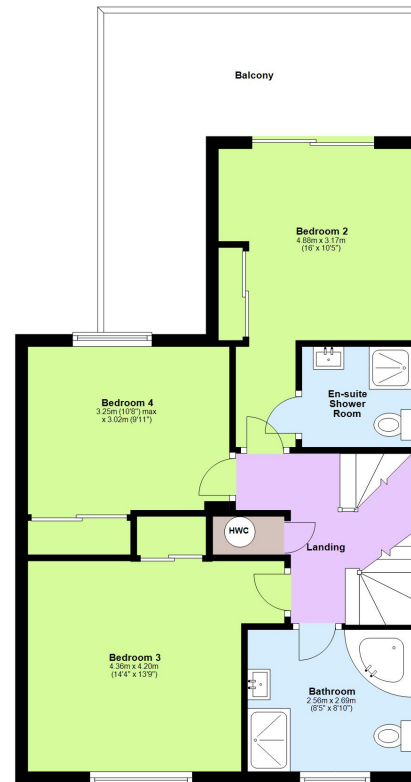
Council Tax Band: D

EPC Rating: C

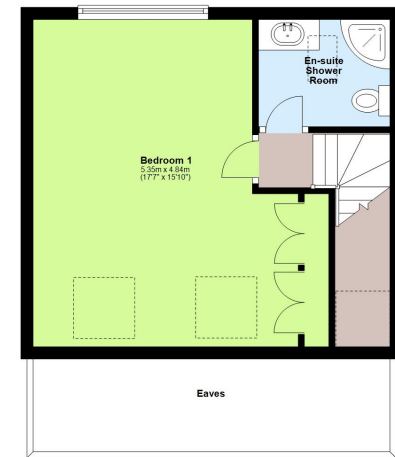
**Ground Floor**  
Approx. 79.1 sq. metres (851.6 sq. feet)



**First Floor**  
Approx. 53.9 sq. metres (580.0 sq. feet)



**Second Floor**  
Approx. 31.1 sq. metres (335.2 sq. feet)



Total area: approx. 164.1 sq. metres (1766.8 sq. feet)

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

**Berkhamsted Office:** 148 High Street, Berkhamsted, Hertfordshire HP4 3AT **Tel: 01442 865252**

**Boxmoor Office:** 33 St John's Road, Hemel Hempstead, Hertfordshire HP1 1QQ **Tel: 01442 233345**

**Eaton Bray Office:** 2a Wallace Drive, Eaton Bray, Dunstable LU6 2DF **Tel: 01525 220605**

**Kings Langley Office:** 1 High Street, Kings Langley, Hertfordshire WD4 8AB **Tel: 01923 936900**

**Associated London Office:** 121 Park Lane, Mayfair, London W1K 7QG **Tel: 020 7079 1595**

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