



Potters Hall

Potters Green | Dane End | Nr Ware | SG12 0JU

FINE & COUNTRY

Potters Hall, Potters Green, Dane End, Nr Ware, SG12 0JU

This is a most impressive, detached country house that is set in the small hamlet of Potters Green amidst some of Hertfordshire's most beautiful rolling countryside yet within a few minutes' drive of Ware (3.5 Miles) and Hertford (5.5 Miles).

Originally the farmhouse to Potters Hall Farm, the property dates back to the 17th Century with later additions. Today the house provides generous sized rooms with high ceilings, exposed timbers to the original part of the house, lovely fireplaces, and chimney breasts. The house has had considerable work carried out to it in recent years and is beautifully presented. The layout is flexible and ideal for those with a young family, those who work from home or for those who require a good size one bedroom annex/bungalow with its own courtyard garden allowing independence from the main house.

The main house also benefits from extensive parking, garaging, and a lovely formal garden. In addition, there are around six acres of paddocks. Ideal for those with equestrian or other interests but presently looked after by the local farmer who takes the hay in exchange.



STEP INSIDE

Potters Hall

As soon as you step over the threshold you are welcomed by a large hallway with red brick fireplace with adjacent bread oven, polished Oak flooring and a feeling of space. Stairs rise to the first floor and there are doors off to the principal reception rooms and kitchen. The lounge and the dining room are in the older part of the house with lovely, beamed ceilings and each with a red brick fireplace and chimney breast. The ceiling heights are very good and both rooms are lovely and light with windows to two aspects. Across the hallway is the hub of this lovely home, the most impressive kitchen/breakfast room. This is a kitchen on a grand scale. Beautifully fitted with an most extensive range of units with granite worktops, integrated appliances and an AGA range. The high vaulted ceiling, windows, and doors to both the front and rear aspects and flagstone flooring really sets the room off. The perfect setting for entertaining all your family and friends. From the kitchen a door opens into an inner hallway. From here onward could form a self-contained annex if desired. Presently there is a useful utility room and an attractively fitted shower room. There is garden room that opens onto a pretty private courtyard. There is a good size second kitchen/breakfast room and doors open into a large living/family room.

Upstairs, on the first floor there are three double bedrooms and a family bathroom. the principal bedroom enjoys an en suite and fitted wardrobes. The guest/ 2nd bedroom also benefits from fitted wardrobes and is double aspect with views over the paddocks and countryside. On the top/attic floor are two further bedrooms and a separate washroom/WC, that are built into the eaves. Ideal teenagers' rooms.









STEP OUTSIDE

Potters Hall

Potters Hall is approached through large gates that lead into an extensive driveway and to the four garages. The front garden is attractively landscaped and laid to lawn with attractive borders, shrubs and climbers.

A gate through a red brick wall at the side of the house leads into the good size rear garden. There is an extensive patio to the rear of the house that is enclosed by low walls and raised beds. Beyond this, pathways lead through the garden and lawn to a further patio, a pergola and a large summerhouse. The garden is enclosed to one side by a high red brick wall with natural hedges providing excellent screening to the other boundaries.

The paddocks extend to around five acres and are enclosed by post and rail fences. They are presently looked after by a local farmer in return for the hay he takes from them.



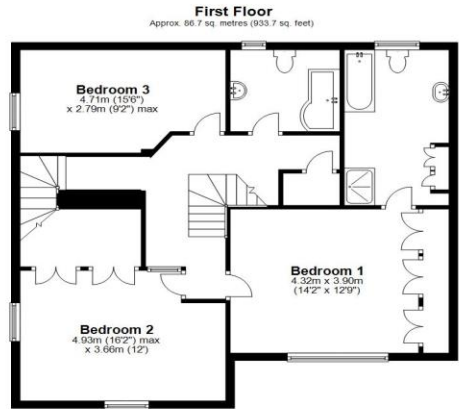
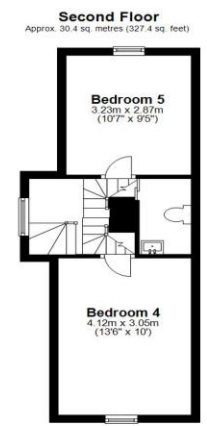
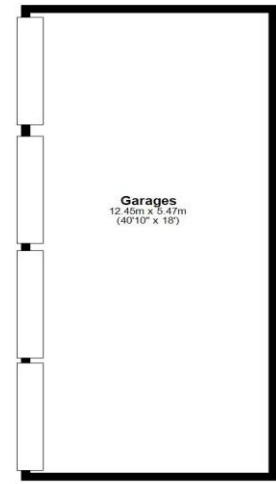
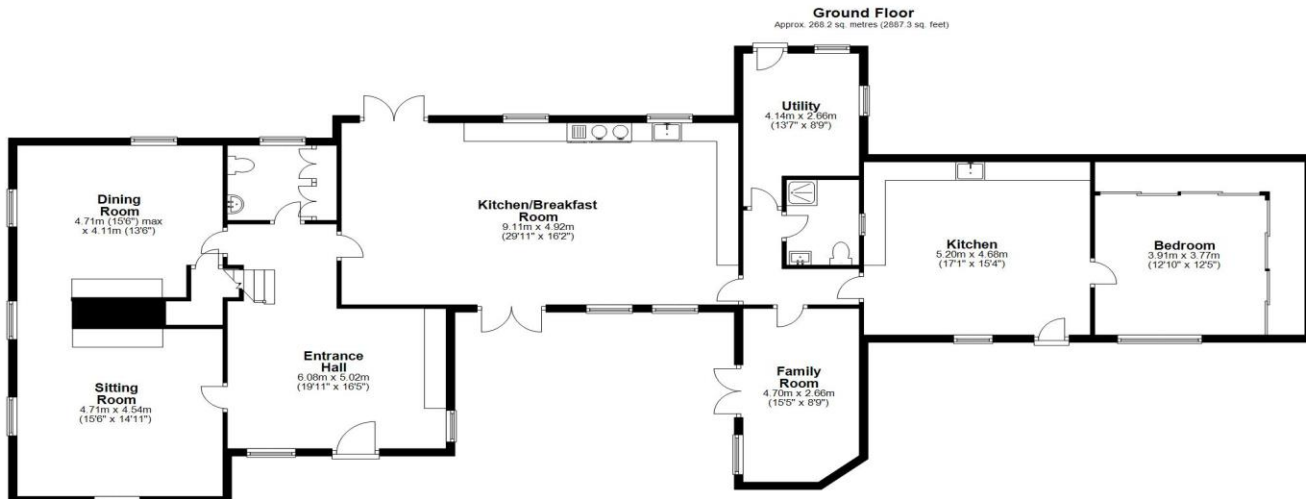


LOCATION

Potters Green is midway between the hamlets of Sacombe and Dane End. One of the benefits of living here is that whilst semi rural the property is not isolated. The neighbouring village of High Cross (2 miles) and Thundridge (3 miles) offer two outstanding state primary schools. St Edmunds College is only 3 miles away and Haileybury 8 miles away.

The pretty market towns of Ware and Hertford are both within a 10 or 15 minute drive and provide extensive facilities. The nearby A10 provides excellent access to London and the M25.

Throughout the area there are many fine golf courses, numerous equestrian facilities and sports centres.



Total area: approx. 385.4 sq. metres (4148.4 sq. feet)

AGENTS NOTE: Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Floorplans are for identification purposes only, are not to scale and should not be relied upon for their accuracy.



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