



Little Heath Lane, Potten End, Berkhamsted



Summary of accommodation

Entrance hall | Double living room | Study | Garden/Family room | Kitchen | Utility room | Cloakroom

Main bedroom with adjacent shower room | Three further bedrooms, one with a roof terrace | Family bathroom

Garage and Summer House

Gardens and grounds extending to approximately 0.32 acres.



Guide price: £1,600,000

Tenure: Freehold

Local authority: Dacorum Borough Council

Council tax band: G





White Stacks

White Stacks is approached via a gravelled driveway, leading to the garage and front door. The home is entered via the entrance hallway with stairs rising to the first floor.

The large living room extends to the depth of the house, with windows to three sides and casement doors opening to the rear gardens.

Overlooking the front driveway, the study then leads through to the kitchen which is fully fitted with a range of eye and base level units and a large island. Beyond this is the lovely family/garden room overlooking the rear, with further doors to the gardens. There is a utility and cloakroom finishing the accommodation on the ground floor.

On the first floor there are four bedrooms, one with a large roof terrace and two bathrooms.





Services:
Mains water,
electricity, gas and
drainage.



Location

The pretty village of Potten End lies just north of Berkhamsted and has a choice of public houses, a village shop and a well-regarded primary school. More extensive shopping can be found in Berkhamsted.

There is a broader range of schooling for girls and boys of all ages in nearby Berkhamsted and the surrounding area.

For the commuter, the M25 is just 10 miles away, the M1 7 miles and from Berkhamsted station, regular trains run into London Euston.

The nearby countryside offers a wide range of walking and riding throughout the National Trust Ashridge Estate which is set in 4,000 acres of downland, common land and woodland.

Gardens & Grounds

To the front of the house is a large gravelled driveway bordered by mature hedging with areas of lawn. From here there is access to either side of the house, both of which lead to the rear.

Immediately adjacent to the house is a paved terrace with a step down to the lovely lawns. The gardens are enclosed by mature hedging, interspersed with specimen trees, floral beds and borders with a pond, greenhouse and summer house. Beyond the gardens there are views over open fields and woodland.

Distances:

Berkhamsted 2 miles

Central London 30 miles

M1 (J8) 7 miles

Luton Airport 7.5 miles

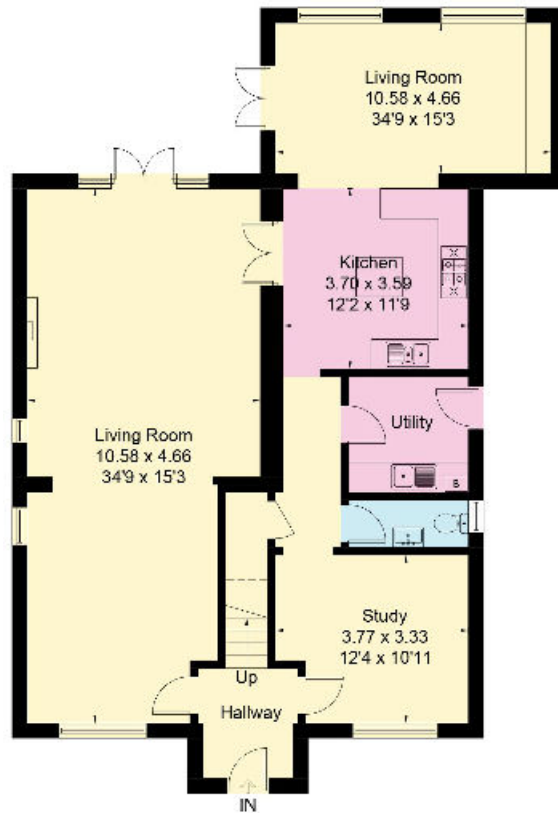
(All distances & times are approximate)



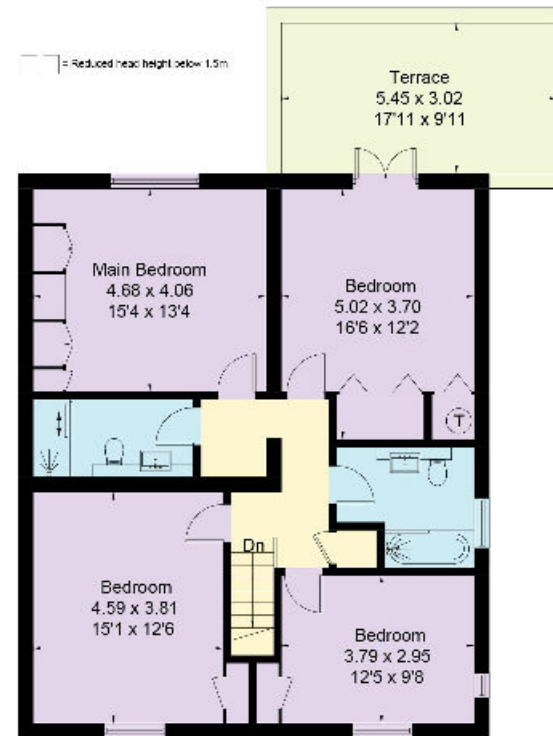


This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

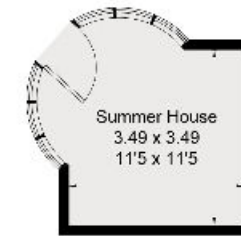
Approximate Area = 207.7 sq m / 2,236 sq ft
 Outbuildings = 28.9 sq m / 311 sq ft
 Total = 236.6 sq m / 2,547 sq ft
 Including Limited Use Area (0.6 sq m / 6 sq ft)



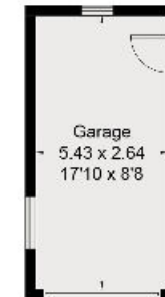
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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