



Hedgeside  
Potten End

# Hedgeside

Potten End

## Offers In Excess Of £1,175,000

entrance hall | WC | utility room | kitchen/breakfast & dining room | laundry room | sitting room | family room | study | first floor landing | Main Bedroom with en suite | Guest Bedroom with en suite | three further bedrooms | family bathroom | detached 'Lodge' | outbuilding | gardens to rear | private driveway & off parking

A stunning five bedroom family home offering 3500 sq. ft of accommodation to include a detached 'Lodge' with rental income opportunity set on an impressive 1/4 acre plot and offering a cul de sac location in the admired village of Potten End.

This amazing family property offers truly generous sized living space to include a magnificent open-plan kitchen/breakfast & dining room with bi-folding doors opening onto the patio and garden plus a stunning 27' sitting room with feature wood burning stove. Additionally on the ground floor there is a large family room (currently used as a study) and smaller study which is currently the playroom.

On the first floor the Main Bedroom suite features extensive fitted wardrobes and en suite along with a Juliette balcony. The Guest bedroom also has an en suite shower room. Additionally there is a family bathroom and three further bedrooms. The home is set on an impressive level plot featuring a large private rear garden backing onto Berkhamsted Common woodland complete with a gate providing access to a public footpath.

Rental Income Opportunity: to the side of the property there is ancillary accommodation by way of a detached 'Lodge' which is well presented and offers a large open plan fully fitted kitchenette/lounge/diner and a bedroom with shower room. The owners have previously let the Lodge at £1250 per calendar month.

Excellent local amenities include a primary school, church, a highly regarded village store/coffee shop, two public houses, village green with duckpond, and a golf course nearby. Footpaths link to the beautiful National Trust Ashridge Estate.

### Services

Gas fired boiler serving domestic hot water and heating. Mains water, electricity and drainage. Council tax band F (Dacorum).

### Situation

The picturesque village of Potten End is located between Berkhamsted and Hemel Hempstead, both of which offer excellent shopping, sporting and educational facilities. For commuters, there are good connections to the M1 and M25, while the mainline stations at Berkhamsted and Hemel Hempstead provide fast and frequent services to London (Euston).

These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. None of the statements are to be relied on as a statement of fact. Areas, measurements or distances are given as a guide only. We have not tested any of the equipment, appliances or services to this property nor do we have knowledge of any defects.

### Hedgeside, Potten End, Berkhamsted, HP4 2RE

Approximate Gross Internal Area = 2484 sq m / 2674 sq ft  
Outbuildings = 79.4 sq m / 855 sq ft  
Total = 3278 sq m / 3529 sq ft



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Current: 77	Potential: 83
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
Current: 77	Potential: 83
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