



# Hempstead Lane

Potten End

# Hempstead Lane

Potten End

## Offers In Excess Of £1,850,000

MAIN HOUSE:- reception hall | sitting room | family room | dining room | kitchen/breakfast room | utility/boot room | WC | cellar | first floor landing | master bedroom with ensuite shower | four further bedrooms | family bathroom | ANNEXE:- kitchen/diner | living room/bedroom | shower room | first floor bedroom | store | OUTSIDE:- front & side gardens | open-fronted garage | driveway parking

An impressive seven bedroom period home comprised of a characterful main residence plus cottage annexe, in a secluded setting within walking distance of village amenities and just two miles from the mainline station at Berkhamsted.

Versatile ground floor accommodation includes a kitchen/breakfast room featuring classic cabinetry, three charming receptions, a useful utility/boot room, and a WC. A cellar provides additional storage space. From the large reception hall, stairs rise to the first floor where the vaulted master bedroom benefits from fitted wardrobes and a stylish ensuite shower room. A further four bedrooms are served by the luxury family bathroom.

The garden annexe offers a separate space perfect for guests or a nanny, and includes an open-plan kitchen/reception, lounge/bedroom, shower room, and a first floor bedroom.

Set back from the road, the mature southerly facing gardens to the front and side exceed a third of an acre, and feature expansive lawns, a paved seating area, and attractive established planting. There is the benefit of an open-fronted garage and off-road parking.

### Services

Gas fired boiler serving domestic hot water and heating. Mains water, electricity and drainage. Main House - council tax band G (Dacorum). Garden Cottage - council tax band A (Dacorum).

### Situation

The lovely village of Potten End is located between Berkhamsted and Hemel Hempstead, both of which offer excellent shopping, sporting and educational facilities. For commuters, the A41 bypass offers good connections to both the M1 and M25 whilst 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.



APPROX. GROSS INTERNAL FLOOR AREA 3646 SQ FT / 338 SQ M. INC. GARAGE

Energy Efficiency Rating	
Current	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	
61	80
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	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	
50	74
England & Wales	
EU Directive 2002/91/EC	

Relax... you're with Oakleys

151 High Street Berkhamsted Hertfordshire HP4 3HH 01442 386555 www.oakleysestate.co.uk

