



Dundry  
Water End Road | Potten End | Berkhamsted | Hertfordshire

FINE & COUNTRY



## The Property

A deceptively spacious detached five/six bedroom family home offering flexible accommodation and situated on a stunning plot close to the centre of the popular village of Potten End near the desirable market town of Berkhamsted. The property offers additional scope to further extend to the rear subject to the necessary planning consents.

## Ground Floor

- Sitting room
- Dining room
- Kitchen/breakfast room
- Utility room
- Family room
- Study
- Cloakroom

## First Floor

- Principal bedroom with ensuite and dressing room
- Guest bedroom with ensuite
- Four further bedrooms
- Family bathroom

## Outside

- Mature and private rear garden
- Garage and driveway parking



The entrance hall is warm and welcoming and provides direct access to the principal reception rooms to the ground floor. The sitting room is of particular note, spanning the entire depth of the property from front to rear and ensuring maximum light being dual aspect. It has a feature fireplace as its focal point and sliding doors onto the rear terrace. The dining room is conveniently open to the sitting room with a large bay window offering stunning views over the garden. It sits adjacent to the kitchen which allows a seamless flow and ensures this whole space is ideal for entertaining and gathering as a family. The kitchen has solid wood shaker style units designed and built by Chiselwood with integrated appliances, ample work surface and breakfast bar. The integral garage is accessed off the kitchen where the utility can be found to the rear. Completing the ground floor is a large family room and separate study to the front aspect and a cloakroom. On the first floor the principal bedroom is an excellent size with vaulted ceiling, large floor to ceiling window offering stunning views of the garden and fields beyond, a dressing room and ensuite bathroom with shower. Adjacent is bedroom six currently used as a craft room and would make an ideal nursery or 2nd study for anyone working from home. The guest bedroom is ensuite with storage, three further double bedrooms and the family bathroom. Outside the rear garden can be accessed via the sitting room where there is a terrace, ideal for entertaining. The garden is mature and private with a large area of lawn and well stocked flower beds and a number of areas to enjoy. To the front, the driveway offers parking for numerous vehicles and access to the garage.





## Area Information



There is an extensive choice of highly reputable private and state maintained schools within nearby Berkhamsted and a primary school in the village.



Mainline fast rail service from Berkhamsted to London Euston, approx 32 mins.



Cedar Village shop within a short walk and wider shopping facilities in Berkhamsted from independent local shops to supermarkets including Waitrose and M&S Food Hall.



Superb road links with excellent access to M1, M25 and A41. Luton Airport approx 15 miles, Heathrow Airport approx 26 miles.

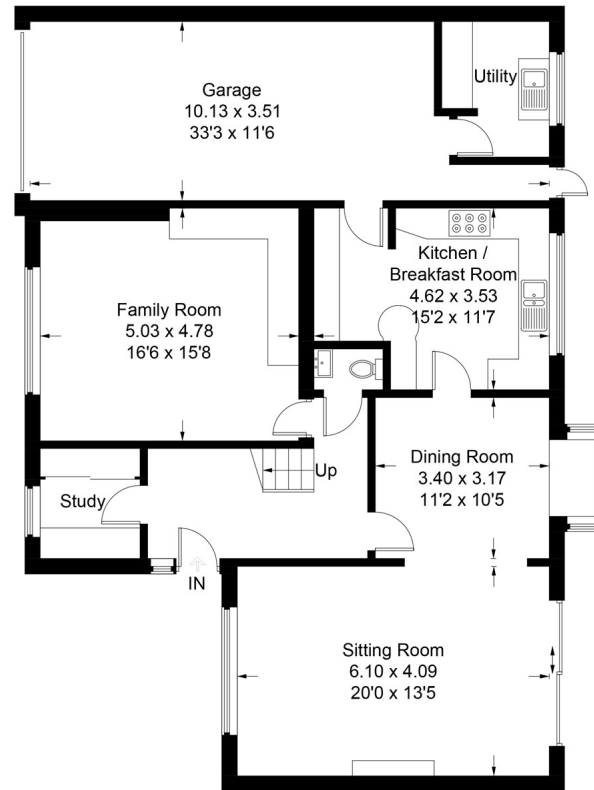


A wide range of sporting and recreational facilities, including tennis, cricket and golf clubs and fine country walking, cycling and riding within Ashridge forest.

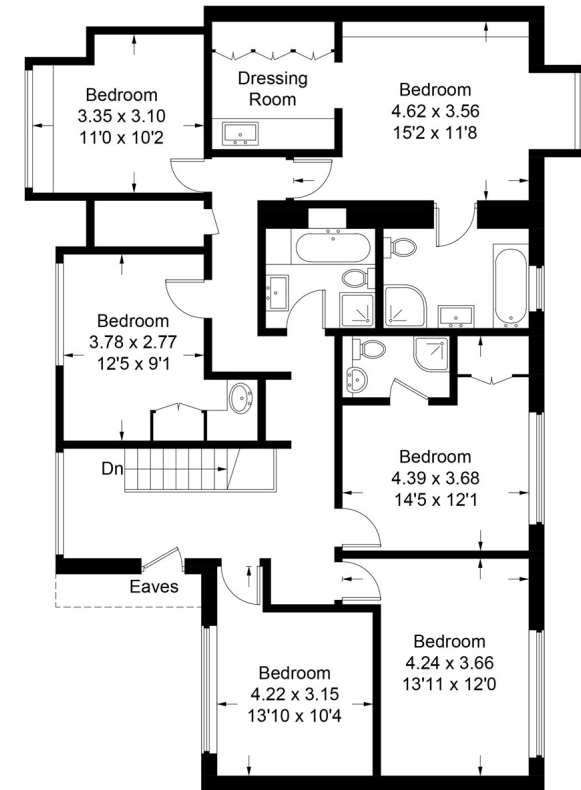


There is an excellent choice of places to dine out in Berkhamsted and the renowned Alford Arms pub in Frithsden is walkable from the village.

Approximate Gross Internal Area  
 Ground Floor = 131.7 sq m / 1,418 sq ft  
 First Floor = 122.6 sq m / 1,320 sq ft  
 Total = 254.3 sq m / 2,738 sq ft  
 (Including Garage)



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.