



**Rambling Way, Potten End Berkhamsted HP4 2SE**





"Acorns" is a stunning family home which has been tastefully extended and fully refurbished to a very high standard throughout with a contemporary twist. The entrance hall leads to all rooms. The lounge is bright and spacious with exposed brick wall with an inset wood burning stove, large glazed sliding doors opening onto the rear garden and doors leading to the dining room and the capacious kitchen/ breakfast room. The dining room is equally bright and spacious with natural light flooding the room through the sky lantern, windows and French door opening onto the rear garden. Of particular note is the impressive kitchen/ breakfast room which has been recently renovated and is immaculate. It features a range of base and wall units as well as a centre peninsula and a breakfast bar. It offers a range of integrated items: induction hob, double electric oven, dishwasher and fridge/freezer.

There are four generous bedrooms. The principal bedroom is simply stunning, boasting a dressing room with built in wardrobes, ensuite and a separate shower. Bedroom two is generous in size, bright with triple aspect windows and benefitting from an ensuite.

#### Outside

The rear garden is certainly one of the features of this beautiful family home with a generous lawn area and two decking areas, providing a perfect spot to entertain friends and family or simply relax and enjoy. There is a significant sized shed providing ample storage for all the usual items. The front garden is enclosed by mature hedging and accessed via double picket gates with a central driveway, providing parking for several cars.

#### Location

Rambling Way is an extremely sought after location within the quintessential English village location of Potten End and just two miles from Berkhamsted. Centred around the Village Green and pond are the Church, two pub/restaurants, primary/junior school, and village shop. Recreational facilities include cricket and football fields, bowls club and children's park/play area, and a Village Hall holding a variety of events.

Berkhamsted itself is a busy market town with a thriving High Street filled with independent coffee shops, restaurants and boutiques, alongside familiar High Street names such as Waitrose, Boots, Marks & Spencer and Starbucks among others.

The area is popular with commuters, for its excellent road and rail links (A41 linking M25 (J20) and mainline station providing regular service to Euston in approximately 30 mins) and highly desirable for families, with its exceptional choice of schooling, including the renowned Berkhamsted School.









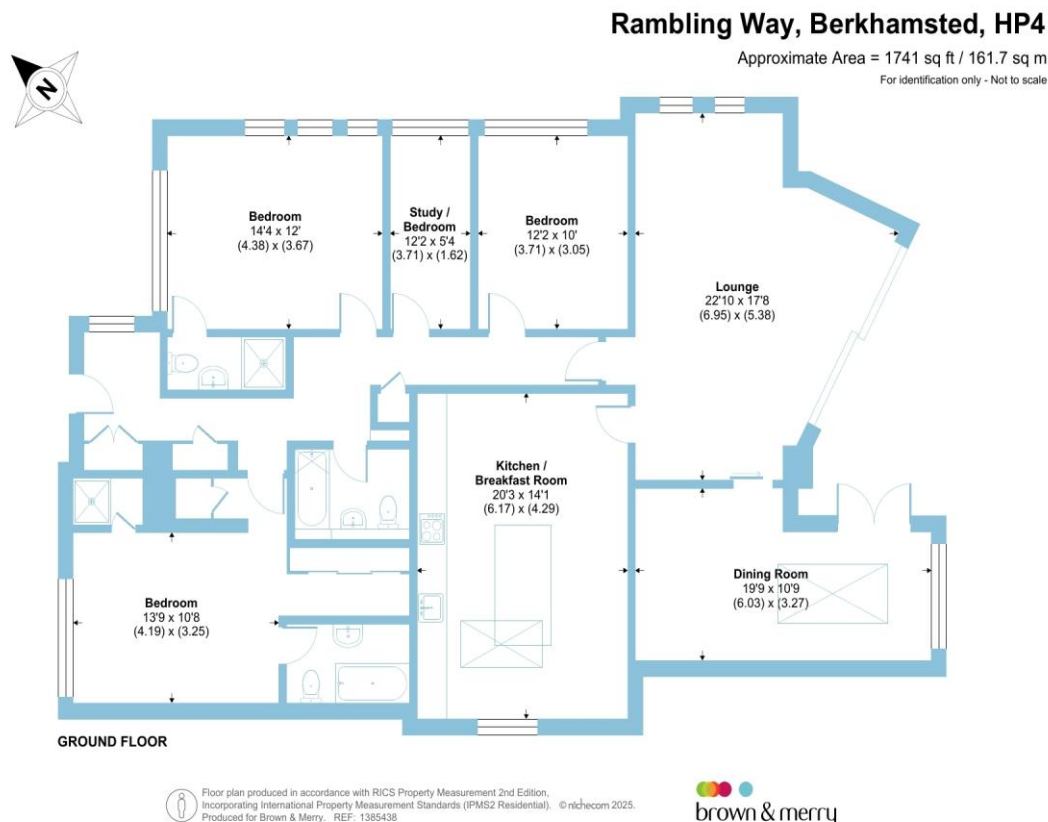
## welcome to Rambling Way, Potten End Berkhamsted

- Detached
- Four Bedrooms
- Family Bathroom & Two En-Suites
- Kitchen/Breakfast Room
- Driveway

Tenure: Freehold EPC Rating: C  
Council Tax Band: E

offers in excess of  
**£1,100,000**

An extended four bedroom detached bungalow situated in one of Potten Ends most popular locations and within a short walk away from the heart of the village.



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**Property Reference:**  
BKH103203- 0002

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