





WOOD END

FRITHSDEN COPSE, POTTEN END, BERKHAMSTED, HERTFORDSHIRE



A UNIQUE OPPORTUNITY TO ACQUIRE A SUBSTANTIAL FAMILY HOME WITH HUGE POTENTIAL ON A PRESTIGIOUS PRIVATE ROAD.

Wood End is a characterful five-bedroom detached home positioned on a highly regarded private road near to the Ashridge Estate.

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Local Authority: Dacorum Borough Council

Council Tax band: H

Services: Mains water, electricity, and gas. Septic tank

Tenure: Freehold

What3words: essential.summer.subjects

LOCATION

Frithsden Copse is a highly regarded private road in a beautiful woodland setting adjoining the Ashridge Estate. Despite its green setting, Wood End remains conveniently connected to the nearby market town of Berkhamsted, which is approximately 1.5 miles away. The Ashridge Estate comprises approximately 5,000 acres of National Trust land and offers an abundance of picturesque space to enjoy.

Berkhamsted is a vibrant commuter town on the edge of the Chilterns, with a wide selection of independent shops, cafés, pubs and restaurants, alongside well-known retailers including Waitrose and M&S Simply Food.

Berkhamsted railway station provides regular direct services to London Euston from approximately 30 minutes. The highly rated Alford Arms restaurant and pub is nearby in the quaint hamlet of Frithsden.

There is an excellent choice of schooling in the surrounding area, including independent schools such as Berkhamsted School, which caters from nursery through to sixth form, as well as Westbrook Hay and Beechwood Park.

For golf, Berkhamsted Golf Club and Ashridge Golf Club are nearby.

Approximate distances

Berkhamsted – 1.5 miles

Berkhamsted Railway Station – 1.5 miles

M25 Junction 20 – 8.5 miles

M1 Junction 8 – 7.7 miles

Luton Airport – 13.1 miles

Heathrow Terminal 5 – 27.2 miles



WOOD END

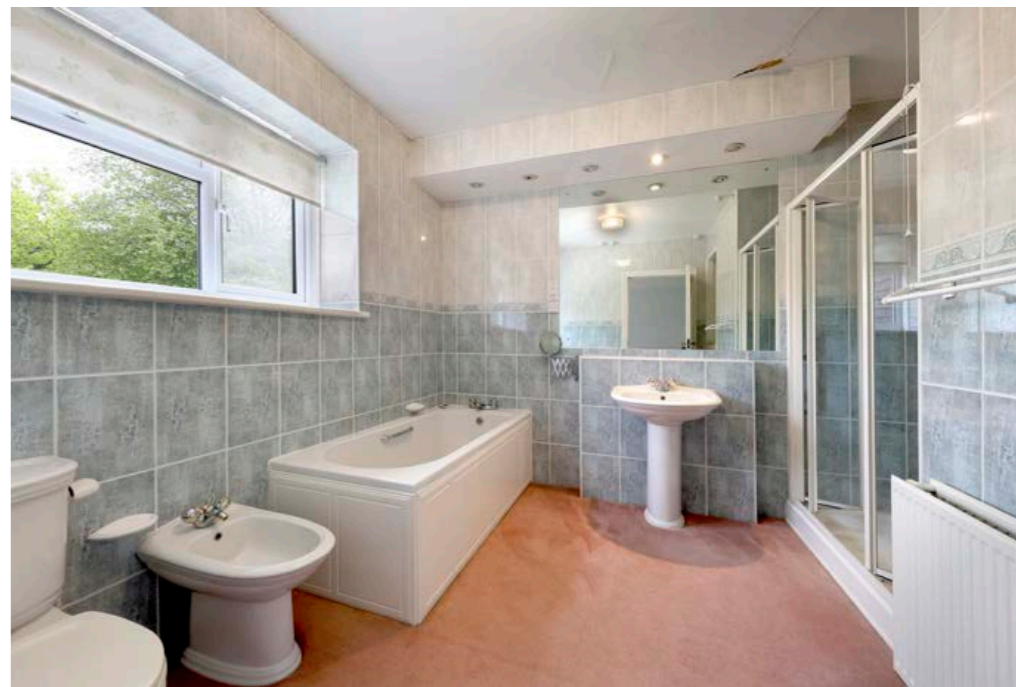
Under the same ownership for approximately thirty years, this is a rare and unique opportunity to acquire a substantial home in a wonderful setting, with potential to refurbish, extend or redevelop, subject to obtaining the necessary consents.

The ground floor accommodation is spacious and adaptable and comprises an array of separate reception spaces; a dual aspect sitting room, a dining room, a study, a garden room, and a family room. A kitchen and a practical utility room, alongside a downstairs cloakroom, complete the ground floor accommodation. Above the family room is an independently accessed and versatile space, which could be utilised as an additional reception room or a further bedroom.

Upstairs are five bedrooms, with the principal bedroom enjoying an en-suite bathroom. Two family bathrooms serve the remaining bedrooms.

Much of the accommodation enjoys a pleasant outlook over the delightful gardens and grounds of Wood End.







GARDENS AND GROUNDS

Wood End sits in a wonderful, mature, and private plot of approximately 1 acre. The house is discreetly positioned with a carriage driveway to the front which provides ample parking, alongside a triple garage. The gardens and grounds are a hugely impressive feature of this charming home, with a mixture of planting, expansive lawned areas and an array of mature trees to enhance privacy. Immediately to the rear of the property is a patio area, ideal for outside entertaining. The rear garden is also home to a sunken garden, a characterful feature. To one side of the house is an outdoor swimming pool (no longer operational) alongside a plant room and changing room/cloakroom.



Approximate Gross Internal Area
 Ground Floor = 225 sq m / 2,422 sq ft
 First Floor = 158.4 sq m / 1,705 sq ft
 Garage = 55.1 sq m / 593 sq ft
 Outbuilding = 9.6 sq m / 103 sq ft
 Total = 448.1 sq m / 4,823 sq ft

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.

We would be delighted
to tell you more.

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