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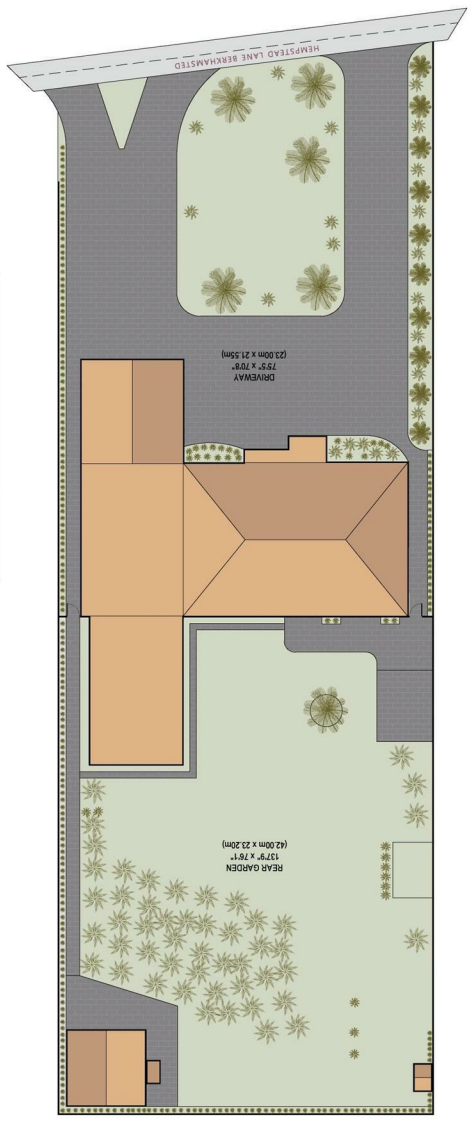
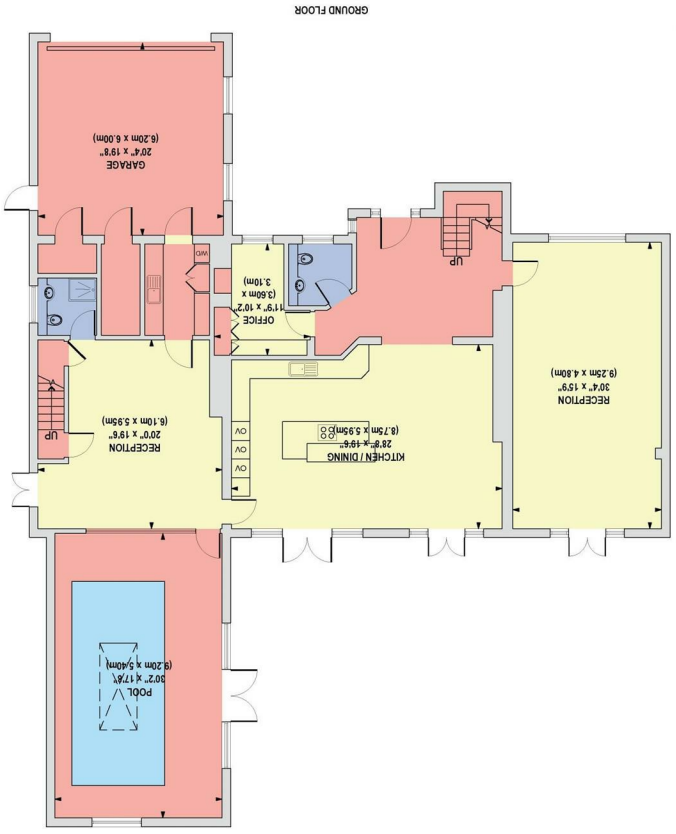
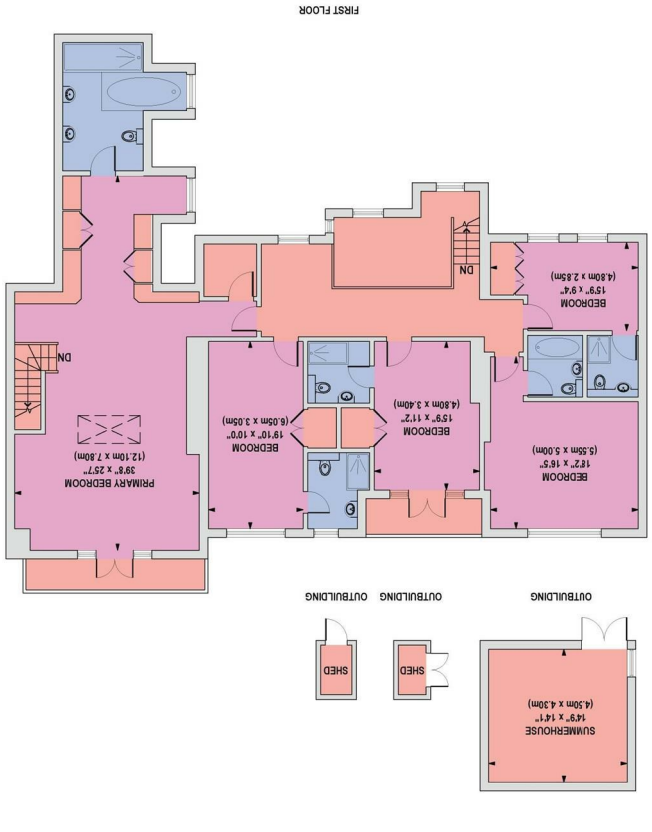
Potten End

OFFERS IN EXCESS OF £2,500,000







BERKHAMSTED

Approximate Gross Internal Floor Area
5430 sq. ft / 504.50 sq. m (Including Outbuilding)
4757 sq. ft / 442.00 sq. m (Excluding Outbuilding)

Temptation comes in many forms...

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Is there a **price** that would **tempt** you to **sell** or **let** your **property**?

Contact us for a **free valuation** and let's see if we can **tempt** you!

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Potten End

OFFERS IN EXCESS OF

£2,500,000

Measuring in excess of 5,000 square foot and offered to the market in first class decorative order on a good size Southerly plot. Offered for sale with no upper chain, stunning open plan kitchen/dining room and boasting an indoors swimming pool and gym.

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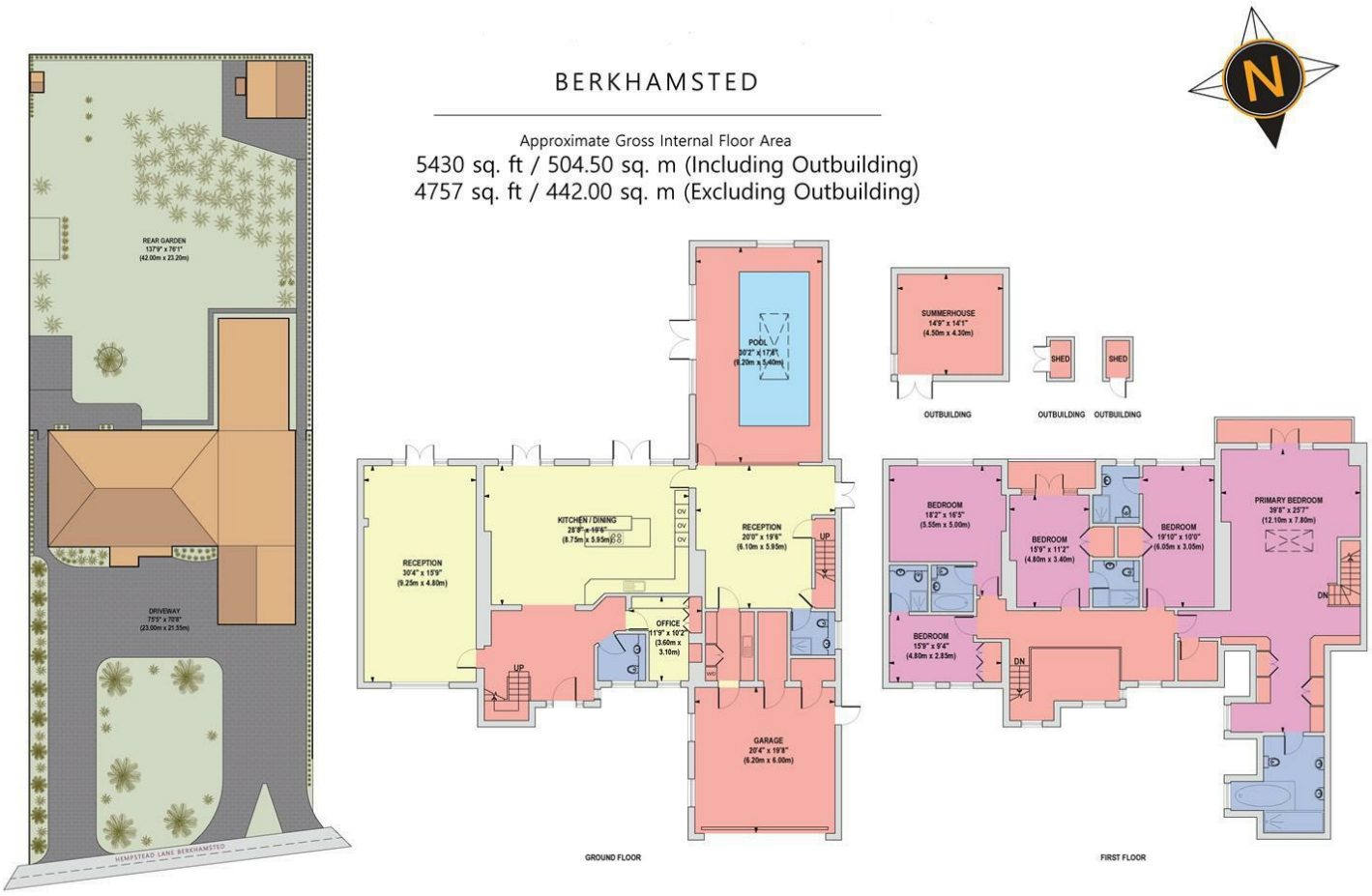
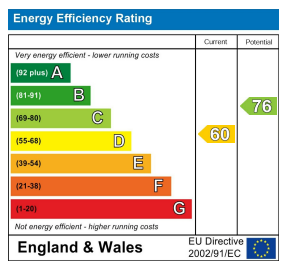
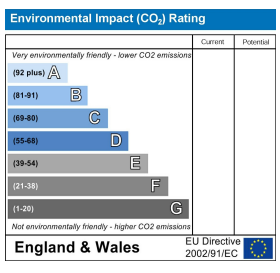


Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.
Vertas - www.vertasuk.com





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Located in a set back position and offered to the market having been the subject of extensive extensions and renovations.

Ground Floor
Double doors open to a grand entrance hall where stairs rise to the first floor galleried landing space and with an opening to a simply magnificent open plan kitchen/dining/family room which has been fitted with a comprehensive range of base and eye level units with a number of integrated appliances and central island breakfast bar. There is a formal reception room to the left hand side of the ground floor which benefits from dual aspect lighting with a window to the front and French doors opening to the rear garden. A dedicated home office and ground floor cloakroom are both positioned at the front of the property while another large reception room off the kitchen interconnects to a wonderful indoor swimming pool area which in turn has doors opening to the rear garden. A dedicated utility room and ground floor shower room complete this level.

First Floor
A large landing area with glass balustrades has doors opening to all five of the double bedrooms and windows to the front. All five of the bedrooms have the advantage of their own ensuite bathrooms, while the principal bedroom where there is double doors opening to an exclusive balcony and a dressing room which leads through to a luxuriously appointed ensuite bathroom.

Outside
To the front of the property a coachmen's in and out driveway leads to the front of the property and to the double garage with metal up and over door. Pedestrian gated access to the side of the property leads to the rear garden where there is a large flagstone patio area directly to the rear of the house and continuing down the side of the garden to a secondary patio area where there is a feature pergola. The rear garden is laid to lawn and fully enclosed with fencing while there are a large variety of mature specimen trees throughout the garden and to the rear and side boundaries. In one far corner is a timber framed garden cabin which could make an excellent treatment room or home office.

The Location
Potten End is a village in West Hertfordshire, England. It is located in the Chiltern Hills, two miles east-north-east of Berkhamsted, three miles north west of Hemel Hempstead and two miles south east of the National Trust estate of Ashridge. Nearby villages include Nettleden, Great Gaddesden and the hamlet of Frithsden. The joint Parish Council for Nettleden with Potten End CP 1 administers under Dacorum Borough Council.

At the centre of the village there is a Green and pond. The village largely comprises residential properties, together with Holy Trinity Church;3 a primary/junior school Potten End First School; a village shop; and two public houses, Martin's Pond and The Plough. A number of small businesses are also based in the village. Recreational facilities include cricket and football fields, bowls club and a children's grassed play area. A Village Hall provides community use for a wide variety of regular and special events.

Agents Information For Buyers
Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:
1. Completed Confirmation of Offer Form.
2. We will require documentary evidence to support your methods of funding e.g. Bank statements, accountant/solicitor letter, mortgage agreement in principle.

Should your offer be accepted will require from all purchasers:
1. Copies of your Passport as photo identification.
2. Copy of a recent utility bill/photo card driving License as proof of address.

Unfortunately we will not be able to progress any proposed purchase until we are in receipt of this information.