



The Red Cottage

Potten End, Berkhamsted, Hertfordshire





An impressive, modern family home designed in a contemporary yet country style with luxury finishes throughout.

Berkhamsted 2 miles (London Euston 33 minutes), Central London (Baker Street) 30 miles,
Hemel Hempstead 1.5 miles, M1 (J8) 7 miles, M25 (J20) 10 miles, Luton airport 7.5 miles
(All distances & times are approximate).



Summary of accommodation

Entrance hall | Cloakroom | Office/study | Dining room | Reception room | Utility room | Boot room | Kitchen

Principal bedroom with dressing room and en suite bathroom | Bedroom two with en suite bathroom | Three further bedrooms | Family bathroom

Garden and Grounds

Large patio | Garden | Driveway | Carport for two cars | Garden office

In all about 0.27 acres



Situation

The pretty village of Potten End lies just north of Berkhamsted. It has two public houses, a village store, a coffee shop and a well-regarded primary school. The village has a quintessential feel, complete with a village green with a pond, a cricket club, a bowls club and a village hall. More extensive shopping, restaurants and amenities can be found in nearby Berkhamsted.

There is a broad range of schooling for girls and boys of all ages in Berkhamsted and the surrounding area too; including Berkhamsted School, an independent co-educational school which caters from nursery to sixth form.

For the commuter, the M25 is just 10 miles away, the M1 7 miles and from Berkhamsted station, regular trains run into London Euston. The nearby countryside offers a wide range of walking and riding throughout the National Trust Ashridge Estate which is set in 4,000 acres of downland, common land and woodland.



The Red Cottage

The Red Cottage is a wonderful family home situated in Potten End, a charming village which lies within close proximity to Berkhamsted. The house is set back from the road behind a gated driveway. Little Heath Lane is an idyllic edge of village location which blends the seclusion of country living alongside the convenience of being nearby to village amenities.

The property has been subject to extensive work by the current owners, who have totally transformed the space by way of extensions and refurbishment. The Red Cottage today is an impressive, modern family home with generously proportioned rooms. The house has a contemporary yet country style and luxury finishes throughout.

The property is approached via a large driveway, with parking for several cars and a double car port. A spacious entrance hall greets you upon arrival, which gives access to much of the accommodation on the ground floor. The house has been meticulously arranged with a functional 'flow' throughout to suit modern family needs. The lounge at the rear of the house is a beautiful room, with double doors that lead onto the garden, a wood burner and characterful panelling on the walls. The dining room also benefits from double doors that lead to the garden, as well as wall panelling too. The front reception room is a versatile space which would be perfect as a home office, a snug or a playroom.

The kitchen is a real standout feature of this property, with bespoke cabinetry, a large island and sliding glass doors which lead to a large patio. Off of the kitchen you will find a highly practical and generously sized pantry, which enhances the ample kitchen storage solutions. Also on the ground floor is a large utility room and a boot room; the boot room giving side access to the property.





On the first floor are five well-proportioned bedrooms, two of which benefit from an en-suite. There is a further family shower room.

The principal bedroom suite is located to the rear of the property and has an exceptional feature design with a vaulted ceiling and a Juliet balcony offering views over the garden and the local countryside. The principal bedroom suite houses a dressing area and a spacious en-suite bathroom.



Outside

Immediately to the rear of the property is a large patio, which has plenty of space for entertaining – perfect for al fresco dining in warmer weather. Steps lead down from the patio to the main section of garden, which has been landscaped with lawned and gravelled areas and an array of planting. In the far corners of the garden, you will find a versatile summer house and a further paved area- an ideal seating spot to enjoy a morning coffee.

To the front of the property is a large driveway, double car port and a gated entrance.

FLOORPLANS

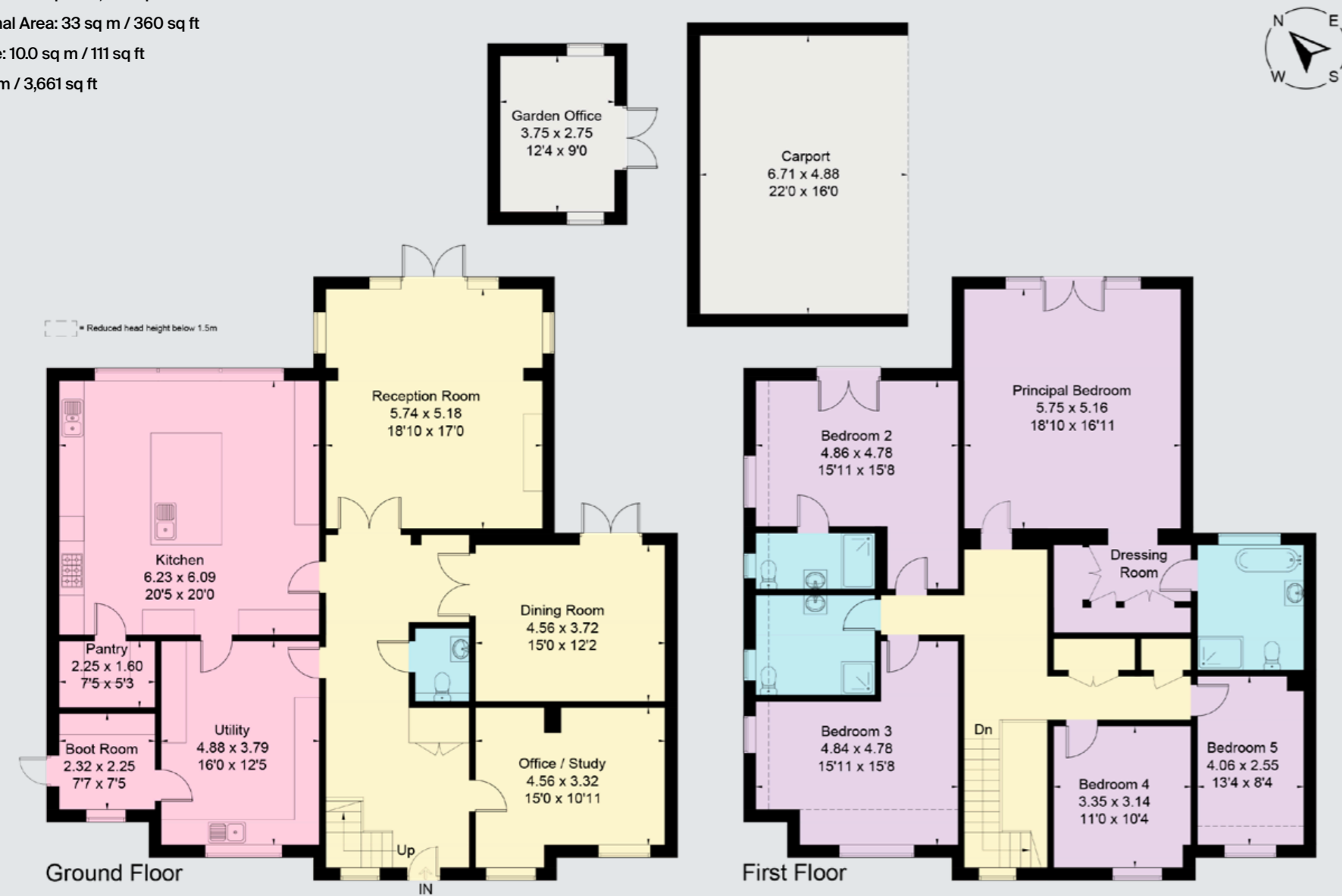
Approximate Gross Internal Floor Area

Main House: 296.0 sq m / 3,190 sq ft

Carport Internal Area: 33 sq m / 360 sq ft

Garden Office: 10.0 sq m / 111 sq ft

Total: 339 sq m / 3,661 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

PROPERTY INFORMATION

Property Information

Guide Price:

£2,250,000

Services:

Mains water, gas, drainage and electricity.

Underfloor heating throughout.

Tenure:

Freehold.

Local Authority:

Dacorum Borough Council

Council Tax:

Band G

EPC:

C (rating 76)

Postcode:

HP4 2RY

what3words:

//await.known.slot

Viewings:

All viewings strictly by appointment only through the vendors' joint selling agents, Knight Frank LLP.





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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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