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you to **sell** or **let** your **property**?  
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# Temptation comes in many forms...



Potten End  
PRICE GUIDE £1,250,000

Potten End

PRICE GUIDE

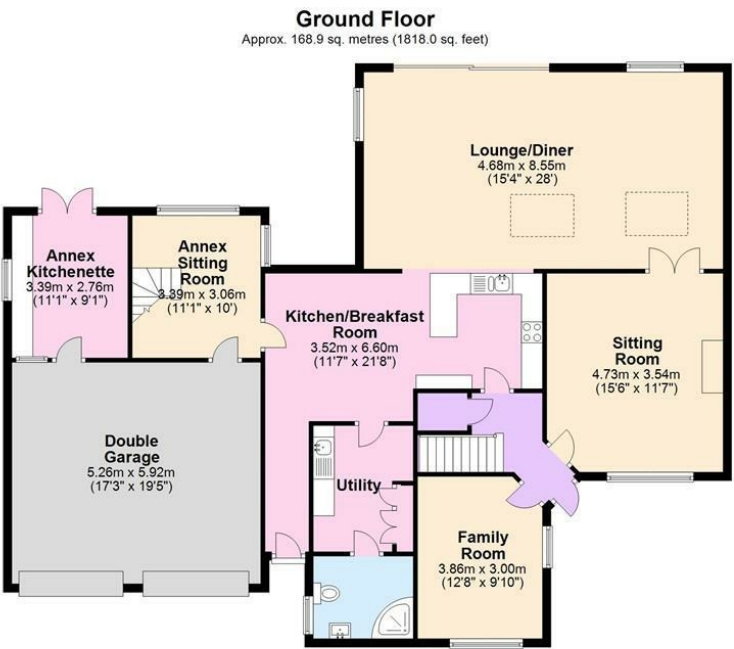
£1,250,000

Measuring in excess of 3000 sq ft, with 200ft south facing garden and situated in a set back, private position in the heart of Potten End village with a coachman's driveway. Rare to the market is a stunning and mature family home that offers extensive accommodation and the advantage of a self-contained annexe that can be accessed via the main house.

The centrepiece of the property is the 28ft living/dining room which runs the width of the main house and has bi-folding doors opening to the extensive flagstone patio and is semi-open plan to the kitchen/breakfast room which is further complemented by a ground floor utility room and ground floor shower room. Further ground floor reception rooms comprise a sitting room and a study/family room and the ground floor has Amtico flooring throughout.

On the first floor of the main house is a spacious landing area which has a family bathroom and four bedrooms. The annexe accommodation can be access via a courtesy door from the main house which opens into a sitting area with stairs leading to an extensive double bedroom enhanced by an ensuite shower room. From the annexe sitting room, a door opens to the double garage which provides further access to the annexe, however, this could be accessed directly via the annexe sitting room with minor alterations.

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Total area: approx. 287.6 sq. metres (3095.6 sq. feet)  
All measurements are approximate.  
Plan produced using Planup.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		





A stunning village home close to Berkhamsted and backing directly onto open countryside. Early viewings are essential.



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Nearest Stations & Airports  
Berkhamsted (1.8 miles)  
Hemel Hempstead (2.4 miles)  
Apsley (3.7 miles)  
London Luton Airport (9.7 miles)  
London Heathrow Airport (20.5 miles)  
London City Airport (30.9 miles)

Nearest Schools  
Potten End Church of England First School (0.2 miles)  
Great Gaddesden Church of England Primary School (1.5 miles)  
Galley Hill Primary School and Nursery (1.5 miles)  
John F Kennedy Catholic School (1.2 miles)  
The Cavendish School (1.9 miles)  
Ashlyns School (2.2 miles)  
Berkhamsted School (1.9 miles)  
The Collett School (2.0 miles)  
Egerton-Rothsay School (2.9 miles)

About Potten End  
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;4 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.

Nearby Berkhamsted  
Berkhamsted provides a wide range of shopping opportunities, including independent boutiques and eateries with major stores such as Waitrose and Boots on the High Street too. The larger towns of Hemel Hempstead and Watford offer wider facilities, including M&S and John Lewis department stores respectively. Milton Keynes and London are both easily accessible via the M1.

Further Transport Links  
Berkhamsted is considered a highly desirable commuter town, with excellent transport links by road and rail. The mainline station provides a regular and direct link to London Euston in a little over 30 minutes. Major road connections nearby include the M25 (J20) and the M1 (J8), both of which are around 8 miles away. The A41 dual carriageway runs to the South of the town, providing an excellent connection to Hemel Hempstead, Watford, Tring and Aylesbury

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