



Rambling Way | Berkhamsted | HP4 2SF
Offers In Excess Of £1,875,000



An exceptional newly built four bedroom detached home extending to 3,908 sq ft, situated in the highly sought-after village of Potten End, close to Berkhamsted.

The ground floor is thoughtfully designed to combine open-plan living with more private spaces. At the heart of the home is a magnificent kitchen, dining and family room, an expansive, beautifully designed space that effortlessly brings everyone together. Elegantly appointed and bathed in natural light, it offers the perfect setting for relaxed family living as well as sophisticated entertaining. A separate lounge offers a quieter retreat, while a dedicated games room adds versatility for leisure and social gatherings.

There is also a well-appointed home office, perfectly suited to remote working. Practicality has been carefully considered, with a utility room, boot room, plant room and two WCs ensuring the home functions as effortlessly as it impresses. Completing the ground floor is a private sauna, introducing a luxurious wellness element to this superbly designed home.

On the first floor, the property offers four large bedrooms arranged around a spacious landing. Bedroom one is a superb principal suite featuring a spacious layout and a stylish contemporary ensuite bathroom and walk in wardrobe. A second bedroom benefits from an ensuite shower room and walk in wardrobe making it an ideal secondary suite. Two further generous double bedrooms are served by a stylish family bathroom featuring a contemporary bath and separate shower, providing a striking focal point and a luxurious space in which to unwind.

To the front, the property benefits from driveway parking for multiple cars. The delightful rear garden features a generous terrace providing superb entertaining space, complemented by an easily maintained artificial lawn, mature boundary planting and a charming semi-rural outlook

This impressive home combines space, flexibility and village charm, presenting a rare opportunity in a highly regarded Hertfordshire location.

VENDORS' SPECIFICATION NOTES:

Constructed new in 2022 to a high specification throughout. Solid concrete first floor with suspended ceilings. Hardwired internet and integrated Sonos sound system. Wet underfloor heating to ground and first floors, plus water softener. Solid oak kitchen with quartz worktops. Bathrooms fitted with premium stone resin sanitaryware.

Tenure

Freehold.

Services

Gas fired boiler serving domestic hot water and heating. Mains water, electricity and drainage.

Council tax band E (Dacorum).

Situation

The lovely village of Potten End is located between Berkhamsted and Hemel Hempstead, both of which offer excellent shopping, sporting and educational facilities. For commuters, there are good connections to both the M1 and M25, whilst the mainline stations at Berkhamsted and Hemel Hempstead provide fast and frequent services to London (Euston).



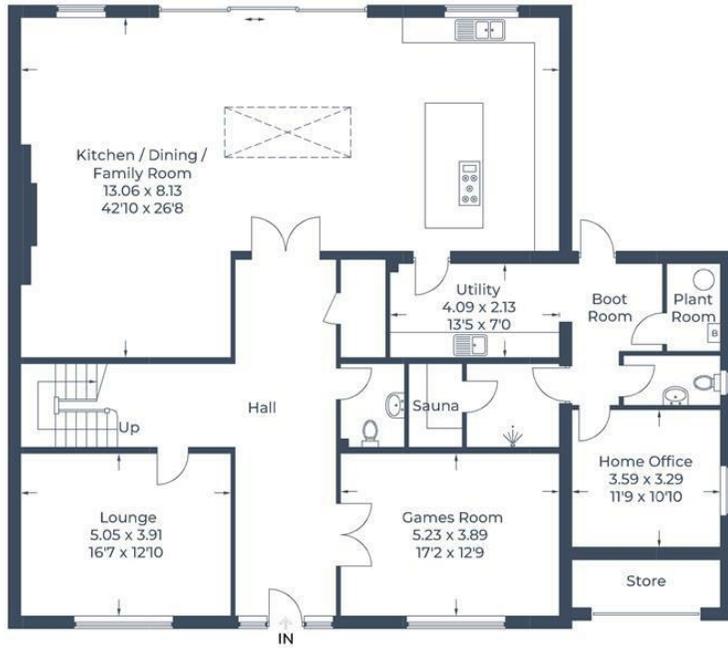




- Beautifully designed accommodation
- 3908 sq ft
- Four bedrooms
- Exceptional kitchen/dining/family room
- Separate Lounge
- Underfloor heating
- Sauna and wetroom
- Utility, boot and plant rooms
- Semi-rural outlook
- Walk to village amenities



Approximate Gross Internal Area
 Ground Floor = 214.8 sq m / 2,312 sq ft
 First Floor = 148.3 sq m / 1,596 sq ft
 Total = 363.1 sq m / 3,908 sq ft
 (Excluding External Store)



Ground Floor



First Floor

Illustration for identification purposes only,
 measurements are approximate, not to scale.
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Council Tax Band: E
 Tenure: Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			EU Directive



These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. None of the statements are to be relied on as a statement of fact. Areas, measurements or distances are given as a guide only. We have not tested any of the equipment, appliances or service to this property nor do we have knowledge of any defects.





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