



4 bedrooms



2 bathrooms



3 receptions



Private Garden



Driveway



EPC Band D

Freehold

Council Tax Band:
E £2,898.23 (2025-2026)

Local Authority:
North Hertfordshire



Spacious, characterful cottage in a peaceful rural location with superb private rear garden and ample front parking.

Description

This pretty family home offers generous, flexible accommodation and exudes warmth and comfort throughout. The property enjoys a stunning rural location with a large, private rear garden, which is mainly laid to lawn, has a very generous patio adjacent to the house, a brick-built shed with power and directly backs onto open countryside. There is parking for several vehicles to the front. Downstairs, two sizeable reception rooms are located at the front. One benefits from a wood burner, and the other has a characterful fireplace with built-in shelves and cupboards. A ground floor cloakroom is located along the welcoming hallway, as is the large family kitchen with adjoining utility room/pantry at the rear. The sunny, expansive rear patio is accessed via wide double doors from the kitchen/breakfast room and similar doors from the rear living room. One of the four large double bedrooms on the first floor boasts an en-suite shower room, and all the bedrooms benefit from fitted wardrobes. A modern family bathroom has a bath and separate shower.

Location

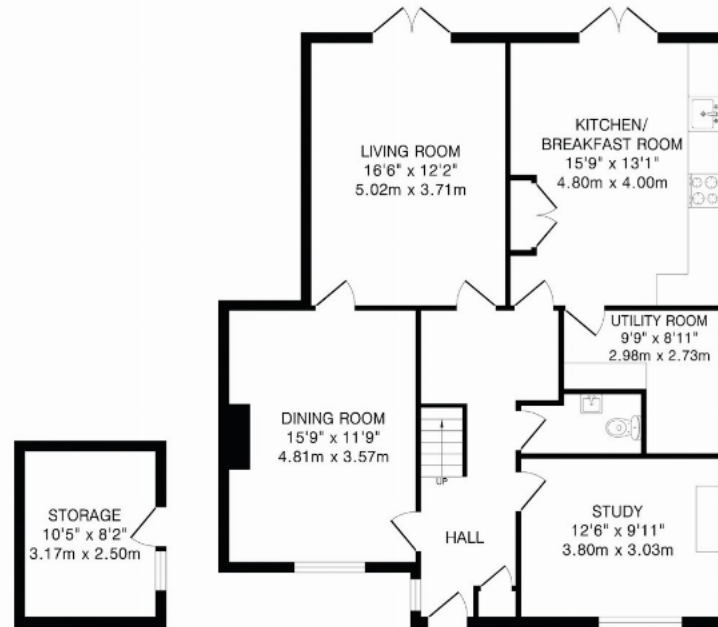
Pottersheath is a desirable locale 1 mile from Welwyn, near Welwyn Garden City's shopping & leisure, including John Lewis & Waitrose. Ideal for commuters with A1(M) Junction 6 nearby and fast trains to London Kings Cross from nearby stations.

Buyers Information: - In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person) including VAT for this service. For more information, please refer to the terms and conditions section of our website.



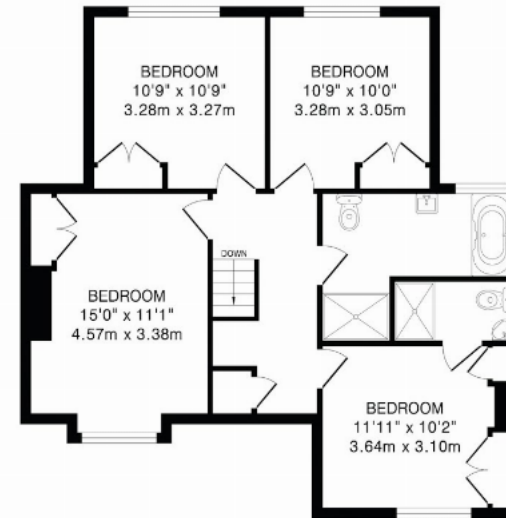






Outbuilding
85 sq.ft.(7.9 sq.m)approx.

Ground Floor
981 sq.ft.(91.1 sq.m)approx.



First Floor
715 sq.ft.(66.4 sq.m)approx.

TOTAL FLOOR AREA: 1781 sq.ft.(165.4 sq.m)approx.
This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.

Important Information These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2024 equated to £29.76 per referral.