

 4 Bedrooms

 2 Bathrooms

 2 Receptions

 Large Garden

 Garage

 EPC Band D

Freehold

Council Tax Band:
G £3,883.96 (2025/26)

Local Authority:
Dacorum Council



Luxury living in a contemporary single-storey home on Potten End's premier private road, offering nearly 4,000 sq ft on a plot over an acre.

Description

Located on The Hamlet, one of Potten End's most desirable private roads, this impressive single-storey residence extends to almost 4,000 sq ft (362 sq m) and sits within a plot of more than an acre. Designed with contemporary living in mind, the property offers four bedrooms, expansive interiors, and a specification of exceptional quality. The approach provides parking for several vehicles, leading to a welcoming entrance hall where a feature window immediately frames views of the garden and open fields beyond. At the heart of the home is the magnificent kitchen, dining and reception space, defined by its breathtaking view, vaulted ceiling, three-metre-high windows and a central fireplace. The handmade kitchen, crafted by Luke Jones Furniture, has been finished to the very highest standard and a large utility room, also by Luke Jones Furniture, offers additional practicality with direct side access. Throughout the home, comfort and technology are seamlessly integrated. Underfloor heating is individually controlled in each room via the NuHeat app, while air conditioning is installed in the principal living areas and bedrooms. An MVHR system ensures continuous fresh air circulation, and bespoke fitted furniture by Luke Jones enhances both the hallway and principal bedroom.

Location

Potten End has a vibrant community centred around its pretty village green and pond. There is a popular primary school, village shop, village hall and two pubs.

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









TOTAL FLOOR AREA: 3902 sq.ft.(362.5 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.