

4 Bedrooms



2 Bathrooms



2 Receptions



Large Garden



Garage

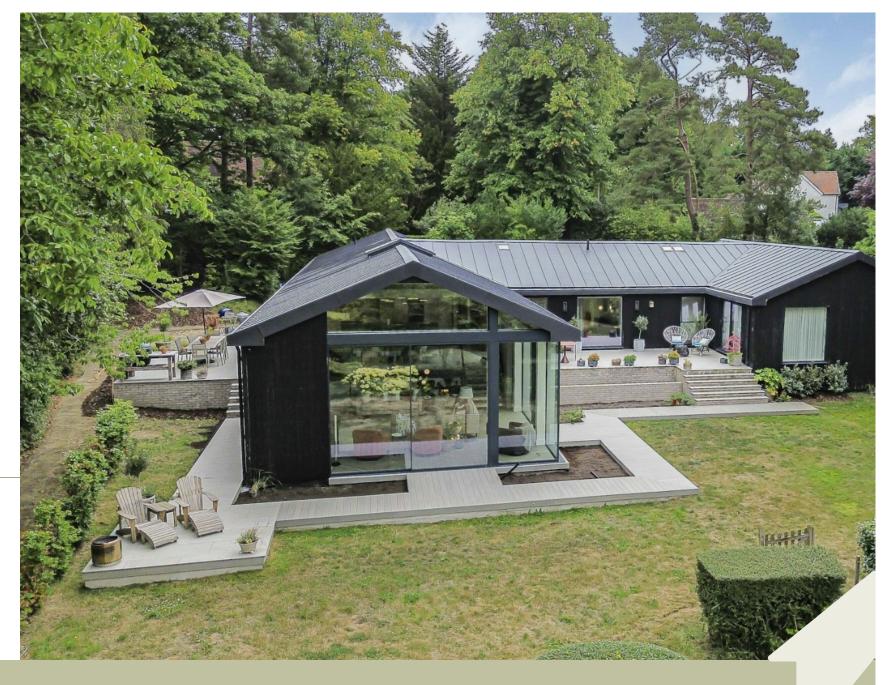


EPC Band D

Freehold

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

Local Authority:
Dacorum Council





The Hamlet, Potten End, Berkhamsted, HP4 2RD Guide price of £2,450,000

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, threemetre-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.

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