











The Hamlet, Potten End, Berkhamsted, HP4 2RD | Freehold

 4 Bedrooms  2 Bath/Shower Rooms  2 Reception Rooms  Garage  Plot exceeding 1 Acre  
 EPC Band D  Council Band: G – £3,883.96 2025/26  Dacorum Council

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# The Hamlet, Potten End, Berkhamsted, HP4

Situated on Potten End’s premier private road, this contemporary single-storey home offers almost 4,000 sq ft of luxury living on a plot exceeding one acre.

- ➡ Stunning detached home
- ➡ 4000 sq ft of accommodation
- ➡ Four double bedrooms + study
- ➡ Premier location
- ➡ Large plot exceeding 1 acre
- ➡ Fabulous open plan living/kitchen with views
- ➡ Garage and off-street parking

## 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 includes a Bora Professional Modular Hob with induction and teppanyaki plates, a full suite of Miele ovens, dual integrated dishwashers, and a Quooker system providing both filtered and instant boiling water. 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 master bedroom. Security and connectivity are equally well considered, with a monitored alarm, an 11-camera CCTV system, Nest alarms in every room, and full Cat 5 cabling with Power over Ethernet.

Externally, the property enjoys over an acre of landscaped grounds, with sweeping lawns and unspoilt countryside views providing a truly remarkable backdrop.





### 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.

Ashridge Estate, with the forest and range of footpaths and bridleways is a short distance away and Berkhamsted is approximately 2 miles (London Euston 33 minutes), M1 (J8) 6 miles, M25 (J20) 8 miles and Luton Airport 15 miles.



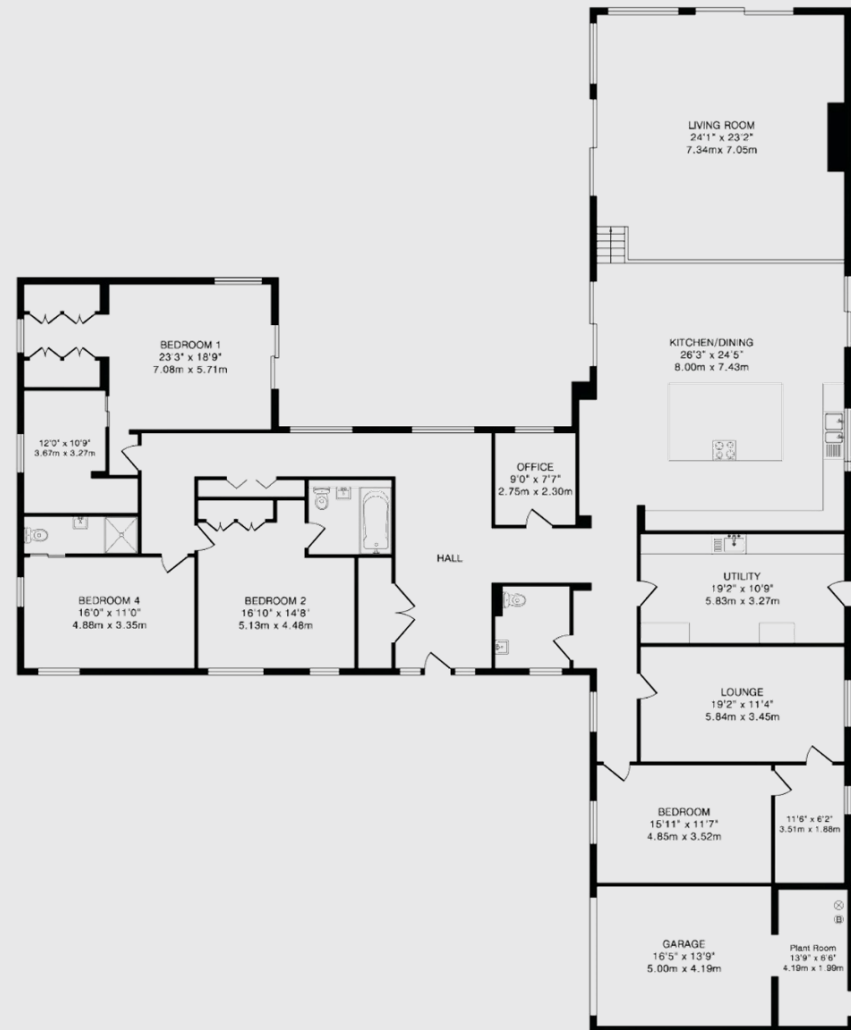












TOTAL FLOOR AREA: 3902 sq.ft.(362.5 sq.m)approx.

#### IMPORTANT INFORMATION:

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