Hamptons

INTERNATIONAL



Darkes Lane, Potters Bar, EN6

6 3 3

GUIDE PRICE

£2,500,000

(£2,500,000)

Property details



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Key features

- **Six Bedrooms**
- **Three Reception Rooms**
- **Three Luxurious Bathrooms**
- **Detached**
- **Summerhouse and Wine Cellar**
- **Front and rear Gardens with variou**
- **Tennis Court and heated Swimming**
- **Double Garage with electric door**
- **Approx 4005 Sq Ft**

*Prices are subject to change, pound sterling price is converted using Bank of England exchange rates

Description

An outstanding Edwardian Grade II listed detached residence situated within a local conservation area, having been sympathetically modernized to provide a home of distinction and quality.Built in 1908 by Sir Bannister Fletcher (president of the Royal Institute of British Architects), this delightful home sits prominently on a beautiful plot of approximately 0.75 acres. This grand detached Edwardian dwelling has been planned and extended over time to provide the perfect family home. It is a stunning example of a modernisation programme incorporating the aesthetic elements of a period Edwardian property with high ceilings, beautiful period features, wooden flooring and generous proportions throughout. Modern day luxuries blend in seamlessly to incorporate a wonderful hand crafted kitchen breakfast room which is filled with light from above with an electric skylight and is fitted with an Aga, modern integrated appliances and a stunning Brazilian granite work surface. Further ground floor accommodation provides a delightful triple aspect drawing room which overlooks the beautifully maintained and private rear gardens, a well proportioned family room with 108" cinema screen, a dining room to the rear elevation with a spiral wine cellar and a fully equipped utility room. The bright and spacious first and second floors provide versatile family accommodation providing 6 bedrooms (one fitted as a study), 3 luxurious bathrooms (one en suite to the principal bedroom) and a dedicated laundry room.OutsideThe plot itself is extremely wide and provides stunning front and rear gardens which include various ponds and water features, an all weather tennis court, a Naturalistic heated swimming pool with an air source heat pump and a Larchwood sun area. There is a double garage with electric doors and rear access to the garden. For teenagers Tiverton also provides the perfect “getaway”, a lovely summer house which is currently used as a gym/games room. To the front aspect set back from the road by natural screening the house further benefits from off street parking for several vehicles on the gravel driveway.SituationPotters Bar mainline station is a short walk (approximately 5 minutes) with fast links into London Kings Cross (20 minutes). Junction 23 of the M25 and the A1(M) are approx 2 miles away.Local amenities include Wyllyotts theatre and within a few hundred metres Revive Fitness & Spa and Potters Bar golf course. Potters Bar tennis club is also close by.Educational facilities in the area include Stormont, Lochinver, Dame Alice Owen, Queenswood, Queen Elizabeth Boys, Haberdashers’ Aske’s Boys and Girls Schools, St John's, St Albans Schools for Boys and Girls and Haileybury.
Property Ref Number: HAM-0170







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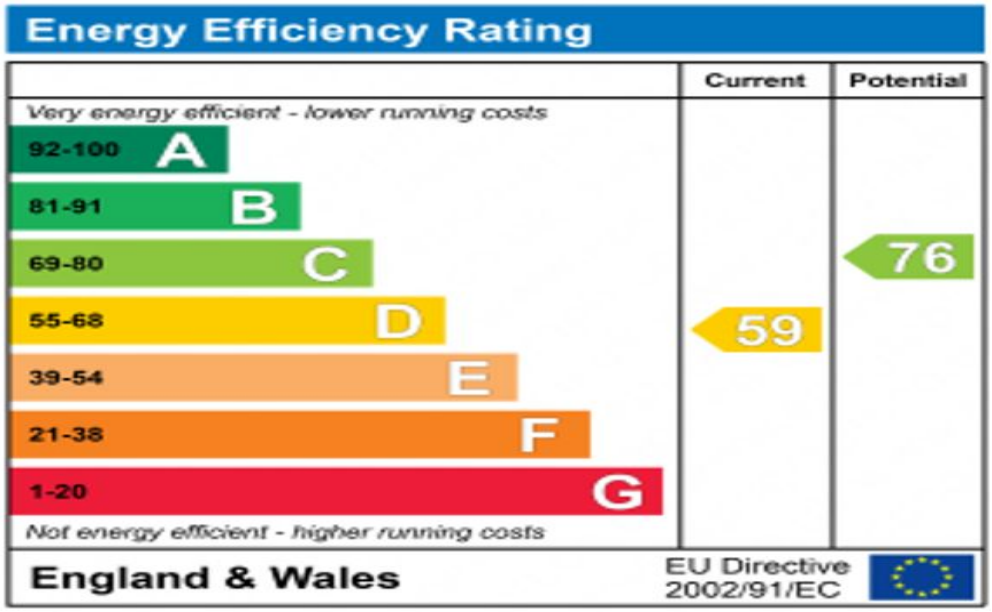




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Your Baby!
Cuddle





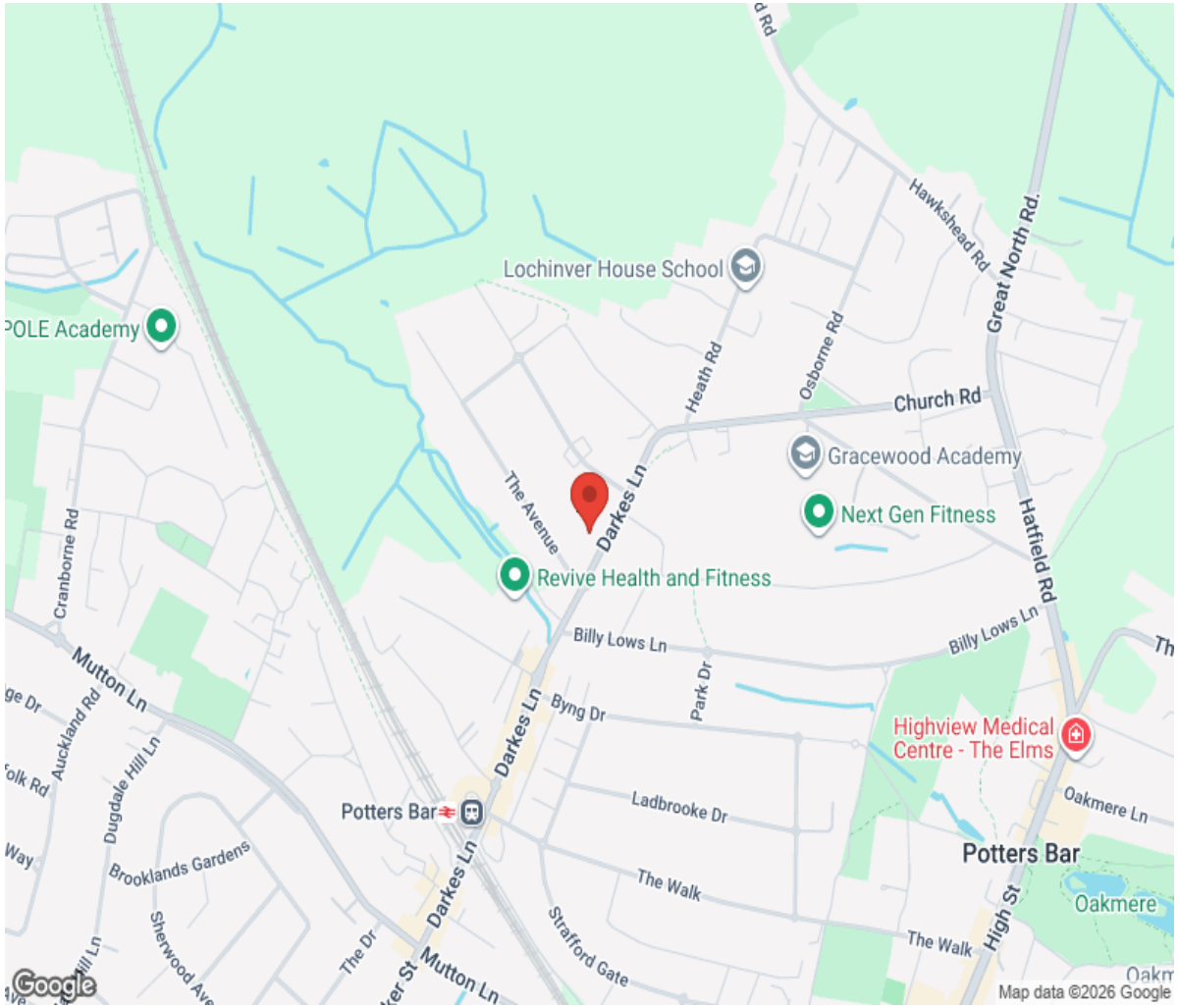
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Floor plan



Location





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