



Potten Farm House Chandlers Lane, Chandlers Cross

£1,450,000 Freehold

SITTING ROOM WITH 500-YEAR-OLD INGENOOK FIREPLACE • FAMILY ROOM • DINING ROOM WITH GARDEN ACCESS • LARGE RECEPTION HALL • KITCHEN, UTILITY ROOM & DOWNSTAIRS SHOWER ROOM • FOUR BEDROOMS • FAMILY BATHROOM • GRAVEL DRIVEWAY FOR 5-6 VEHICLES • TWO OUTDOOR KENNELS PROVIDING POTENTIAL BUSINESS OPPORTUNITIES • SPACIOUS GROUNDS & GARDENS WITH A WELL • BASEMENT • EASY ACCESS TO M25 & LONDON TRAIN LINKS

TREND & THOMAS
ESTATE AGENTS SURVEYORS & VALUERS



A Captivating Blend of Character and Countryside Charm

Welcome to **Potten Farm House**, a truly unique four-bedroom detached residence located in the rural hamlet of **Chandlers Cross**. This charming family home sits within **1.138 acres of private grounds**, featuring beautifully maintained gardens, mature trees, and even its own well.

Step inside and be greeted by a **large reception hall**, leading to a warm and inviting **sitting room**, where a magnificent **Inglenook fireplace**, dating back over **500 years**, takes centre stage. A seamless flow leads to the **formal dining room** with double doors opening onto the garden—perfect for entertaining.

The ground floor continues to impress with a **fitted kitchen**, **utility room**, **downstairs shower room**, and a stunning **vaulted-ceiling family room** with dual aspect views across the gardens.

Upstairs, the spacious landing leads to **four bedrooms**, including two with built-in storage, and a well-appointed **family bathroom**.

Rural Privacy Meets Accessibility

Outside, the grounds offer a perfect blend of seclusion and opportunity. There are expansive **lawns**, **flower-lined borders**, **two outbuildings** (formerly boarding kennels), and a **gravel driveway** for up to 6 vehicles. The presence of a **well** adds an intriguing feature to the landscape, echoing the home's rich history.

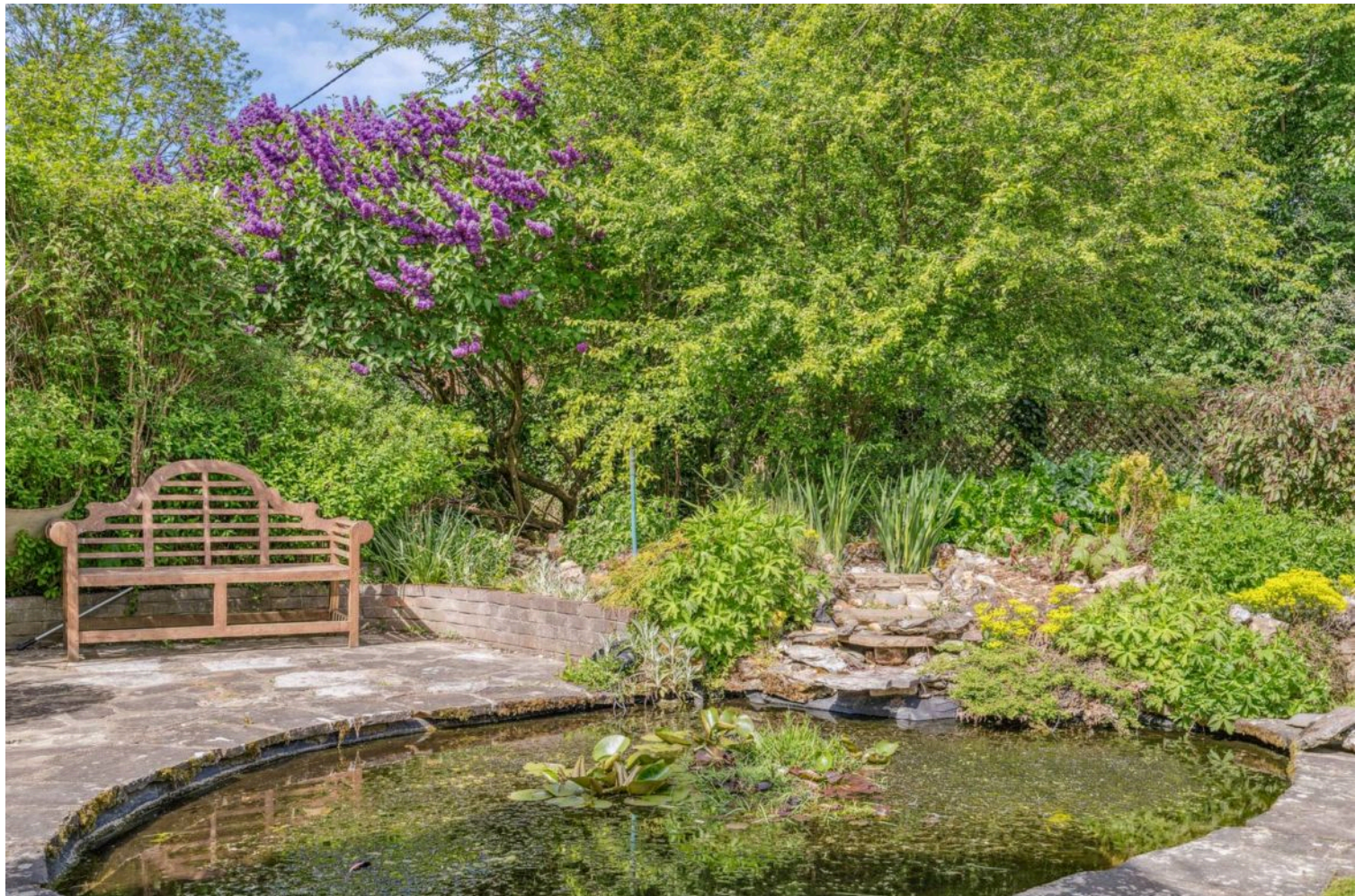
Despite the peaceful setting, Potten Farm House is ideally located just off the **A411**, with fast connections to the **M25**, and central London via **Watford Junction** or **Croxley Station**.

Whether you're seeking a family haven, a lifestyle move, or a property with development potential (STPP), this home offers an exceptional living experience.

Council Tax band: G

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





Approximate Gross Internal Area
 Basement = 10.4 sq m / 112 sq ft
 Ground Floor = 108.4 sq m / 1,167 sq ft
 First Floor = 65.0 sq m / 700 sq ft
 Outbuildings = 113.4 sq m / 1,221 sq ft
 Total = 297.2 sq m / 3,200 sq ft



Illustration for identification purposes only,
 measurements are approximate, not to scale.
 © CJ Property Marketing



Whilst these particulars are intended to give a fair description of the property, their accuracy is not guaranteed. Any purchaser must satisfy themselves as to the correctness of statements contained therein. These particulars do not constitute an offer or contract, and statements therein are made without responsibility, or warranty on the part of the vendor or Trend & Thomas, neither of whom are liable to expenses incurred should the property no longer be available.

It is not always possible on viewings to confirm the working order of the central heating or appliances included within the sale; therefore, we strongly recommend that prospective buyers satisfy themselves upon these matters before embarking upon the expense of purchase.

These particulars do not confirm that any fixtures and fittings mentioned are included within a purchase, unless otherwise stated, to include but not limited to carpets, curtains, furnishings, fittings, electrical goods, gas fires, light fittings etc.