



Pouchen End Lane  
Nr Potten End



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## Offers In Excess Of £625,000

entrance hall | lounge/dining room | kitchen | master bedroom with ensuite shower | second bedroom | family shower room | mezzanine room | private garden | parking

VIDEO: A charming converted barn, beautifully upgraded by the present owner, situated within a quiet gated development in a delightful semi-rural setting with stunning countryside outlook.

Featuring engineered oak flooring throughout the ground floor, a welcoming entrance hall opens into a double height lounge/dining room. This impressive, vaulted reception space includes a new wood-burner, skylights and characterful beams. A separate, contemporary kitchen comes with high-end appliances and a breakfast bar with a view!

The ground floor master bedroom benefits from built-in storage and a refitted ensuite shower room. A second double bedroom features extensive wardrobes and is served by a stylish family shower room. The generous mezzanine level offers versatile additional space; a perfect office or guest bedroom. In addition, there is useful eaves storage.

Brownlow Farm Barns is set back from the road and approached via electric gates. Residents benefit from ample shared parking. This outstanding home includes a beautifully landscaped private front garden. To the rear, there is a lovely outlook over attractive farmland.

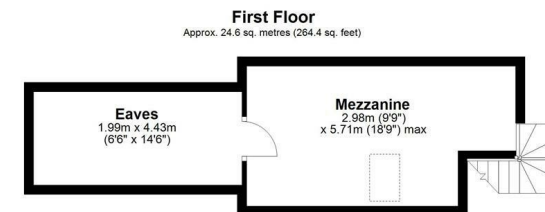
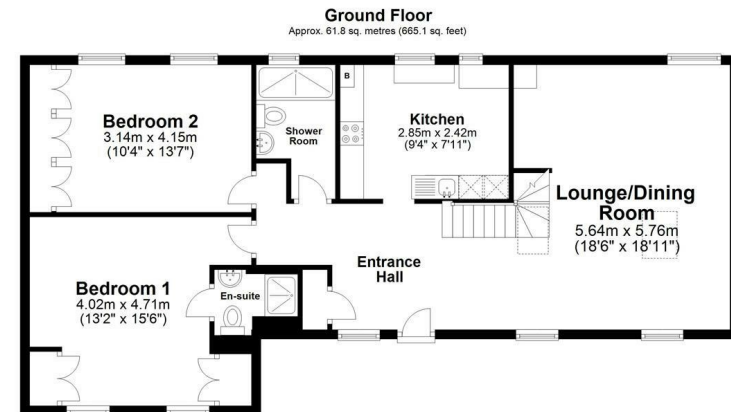
### Services

Gas fired boiler serving domestic hot water and heating. Mains water and electricity. Shared underground septic tank.

### Situation

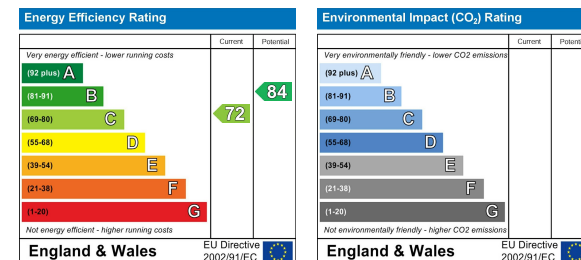
The property is situated in Pouchen End Lane, which lies between the charming villages of Bourne End and Potten End. The nearby towns of Berkhamsted and Hemel Hempstead offer excellent shopping, sporting and educational facilities. For commuters, the A41 bypass offers good connections to both the M1 and M25 whilst the mainline stations at Berkhamsted and Hemel Hempstead provide fast and frequent services to London (Euston).

These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. None of the statements are to be relied on as a statement of fact. Areas, measurements or distances are given as a guide only. We have not tested any of the equipment, appliances or services to this property nor do we have knowledge of any defects.



Total area: approx. 86.4 sq. metres (929.5 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio  
Plan produced using PlanUp.



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