



Dancers Lane
Bentley Heath, Herts, EN5 4RX

CHAIN FREE

A PRIVATE COUNTRY RETREAT WITHIN EASY REACH OF LONDON

Privately positioned behind a gated entrance and approached via its own secluded setting, this beautifully presented converted stable block offers a rare combination of character, tranquility and contemporary comfort.

Formerly the stables to the distinguished Dancers Hill House, the property has been thoughtfully and skillfully converted, retaining a wonderful sense of character whilst providing beautifully proportioned and modernised accommodation throughout. The result is an exceptional home that feels wonderfully private and peaceful yet remains remarkably well connected.

The accommodation is generous and versatile, extending to three bedrooms, including a principal bedroom with en-suite facilities, a substantial reception room and an impressive kitchen/breakfast room designed to serve as the heart of the home. A further bathroom and guest cloakroom complete the accommodation.

Outside, the property is equally appealing. A wrap-around garden creates a wonderful sense of seclusion, with a dedicated sun terrace providing an idyllic setting for outdoor entertaining, al fresco dining or simply enjoying the peace and privacy of this picturesque rural environment.

Ample private parking with charging point further enhances the property's practicality.

The Location: Set within the beautiful countryside surrounding Dancers Hill, the property enjoys an enviable sense of rural seclusion while being exceptionally well placed for both Barnet and Potters Bar. The sought-after town of Potters Bar, within the EN6 postcode district, is particularly convenient, with its broad selection of shops, cafés, restaurants, leisure facilities and everyday amenities.

Potters Bar railway station is approximately 2.5 km from the property, providing an excellent commuter option and connecting the area with central London and beyond. The property is also well placed for Barnet, with its extensive range of shopping, dining and leisure facilities, while the surrounding countryside provides an abundance of opportunities for walking, cycling and enjoying the outdoors. This wonderful balance of accessibility and rural tranquility is one of the property's most compelling features.

For those commuting by road, the location provides convenient access to the A1 and M25, while the nearby stations at Potters Bar and Hadley Wood provide further rail connections. High Barnet Underground Station also offers access to the Northern Line.

The area is particularly well regarded for its educational provision, with a number of highly regarded schools within the surrounding Barnet and Hertfordshire area, including Dame Alice Owen's School and Queen Elizabeth's School, Barnet. Despite its wonderfully private and rural character, the property is therefore ideally positioned for those seeking the best of both worlds: a peaceful country setting, excellent local amenities and highly accessible transport links to London and the wider Home Counties.





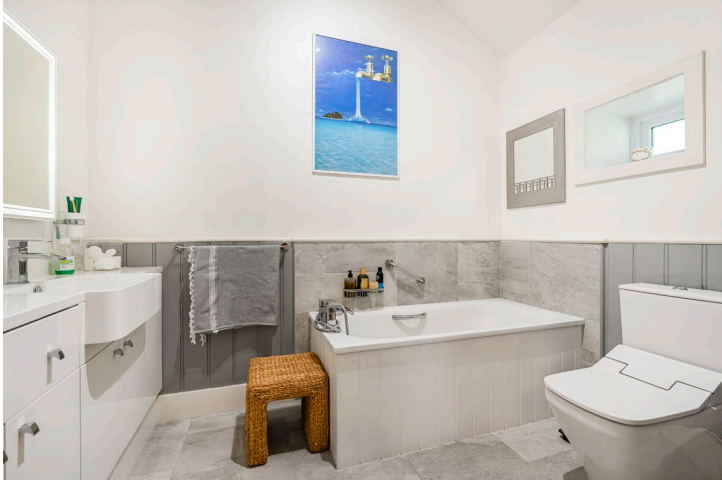












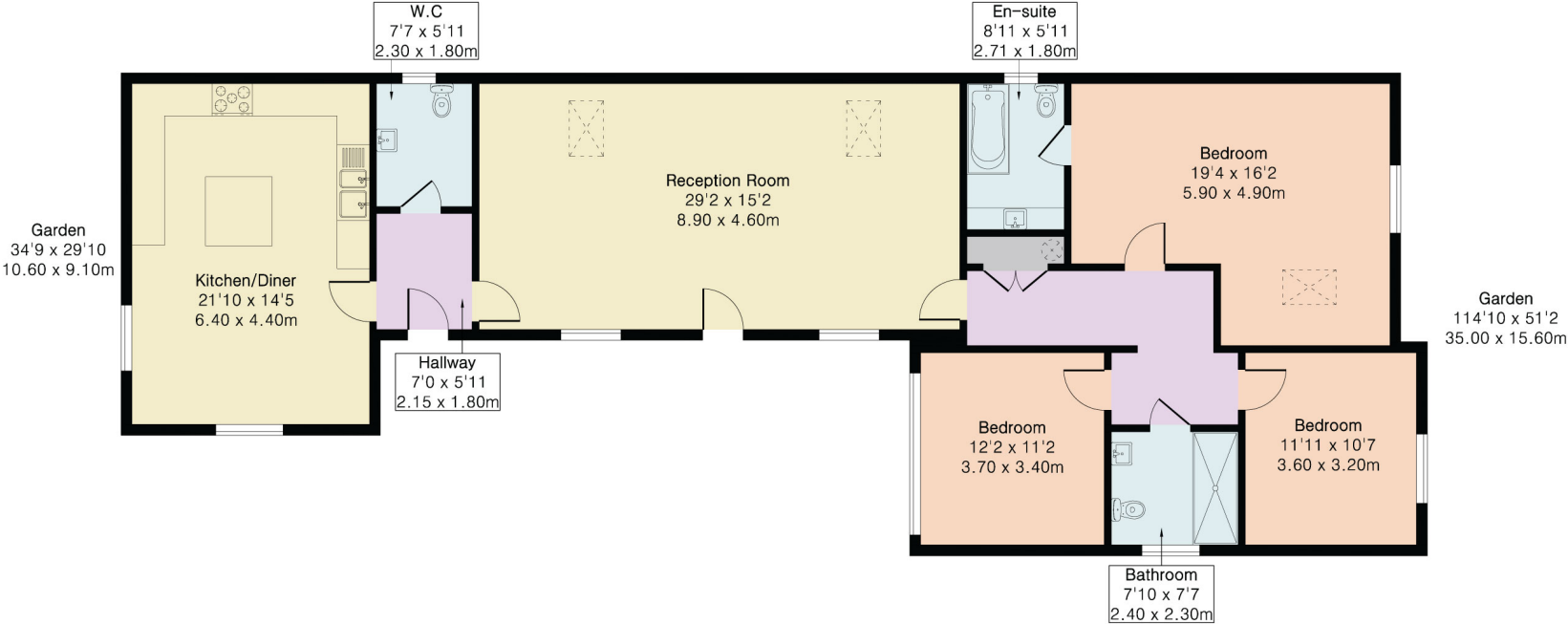








Approximate Gross Internal Area 1612 sq ft - 150 sq m



Local Authority: Hertsmere
Council Tax Band: G
Tenure: Freehold



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

DISCLAIMER: In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate. All dimensions include wardrobe spaces where applicable.

