

TUDOR HALL

NORTHAW • HERTFORDSHIRE







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A well-positioned family house close to major communications

Reception hall • Sitting room • Drawing room • Kitchen/breakfast room • Dining room • Cigar room • Utility room

Master bedroom suite with dressing room, bathroom and terrace

Further dressing room/second bedroom and en suite bathroom • 5 further bedroom suites

Staff bedroom • Indoor swimming pool • Jacuzzi • Gym • Sauna • Steam room • Changing rooms • Wine cellar

Beautiful formal gardens • Tennis court • Garaging

In all about 2.84 acres

For sale freehold

Potters Bar 2 miles (London Kings Cross from 16 minutes) • Cuffley 1.5 miles (Moorgate from 33 minutes)
Brookmans Park 2.2 miles • M24 (junction 24) 3 miles • Central London 18 miles • London Luton Airport 20 miles
London City Airport 29 miles • London Heathrow Airport 35 miles
(Distances and times approximate)



Statons

53 Bradmore Gardens,
Brookmans Park,
Hertfordshire AL9 7QS

Tel: +44 1707 661 144
nick@statons.com



Knight Frank LLP

26 North Street,
Bishop's Stortford CM23 2LW

Tel: +44 1279 213 340
paddy.pritchard-gordon@knightfrank.com

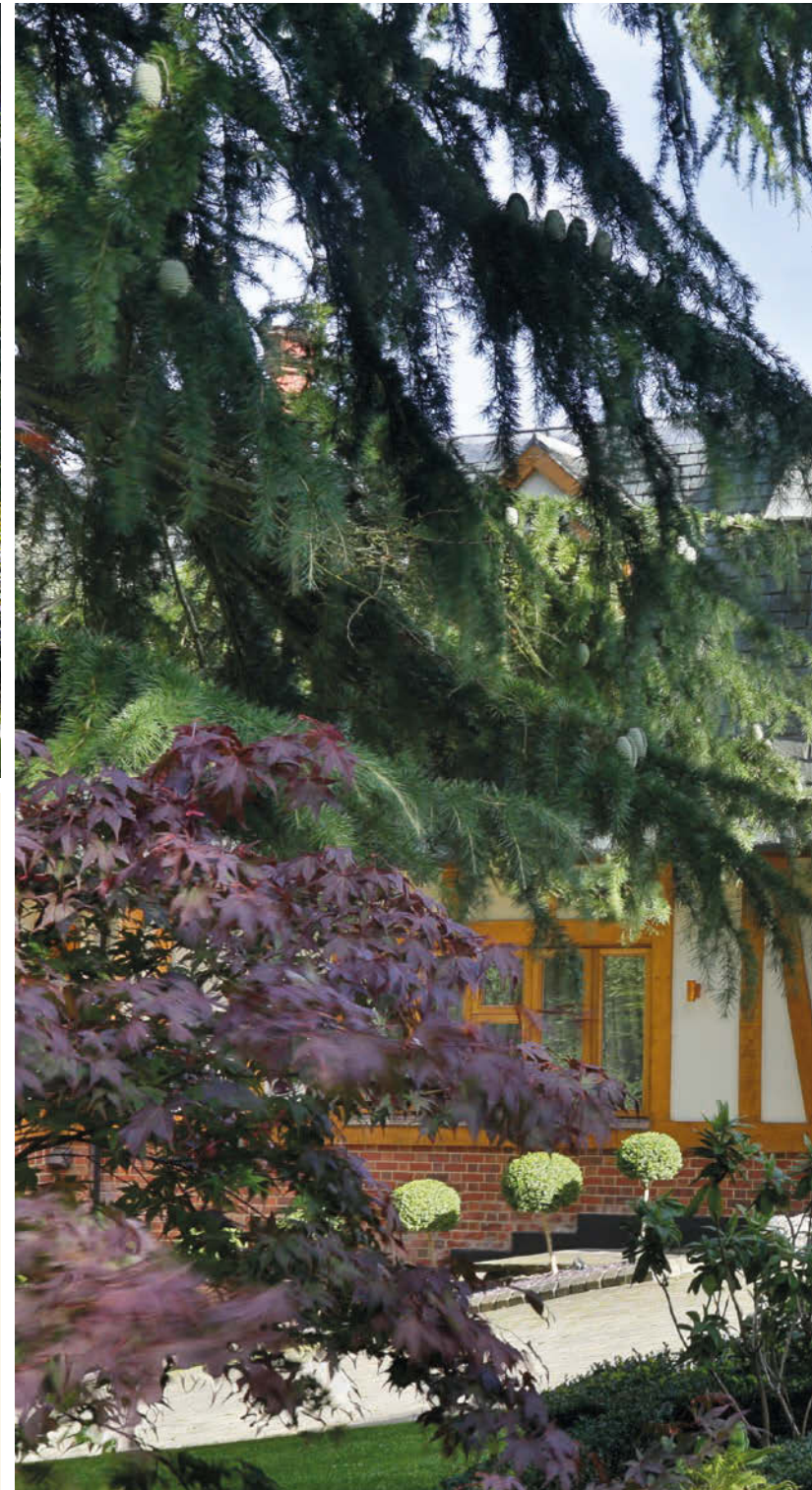
Knight Frank LLP

55 Baker Street,
London W1U 8AN

Tel: +44 20 7629 8171
edward.welton@knightfrank.com

www.knightfrank.co.uk

These particulars are intended only as a guide and must not be relied upon as statements of fact.
Your attention is drawn to the Important Notice on the last page of the brochure.



Hertfordshire

Tudor Hall is set in a private position on the edge of the village of Northaw, a pretty village set within open countryside yet only around 10 minutes from the larger town centres of Potters Bar and Cuffley. The house is well situated for excellent local amenities as well as communications including road, rail and air.



Comprehensive shopping and recreational facilities can be found at nearby Potters Bar and Cuffley.



Cuffley station is within 1.5 miles and provides a frequent commuter train service to Moorgate, taking approximately 33 minutes. Potters Bar train station is within 2 miles, providing a fast train to London Kings Cross, taking around 16 minutes.



Communications by road are excellent with the M25 being within 3 miles, providing fast access to London



and London Heathrow Airport. The A1M is within around about 5 miles. London Luton Airport, with its excellent private jet facilities, is around 20 miles away, with Heathrow being within 40 miles and Stansted around 31 miles. London City airport is also only 29 miles away.



Highly respected schools in the area include Stormont girls' preparatory school, Queenswood girls' school, Haileybury, St Albans High School, St Albans School, Lochinver House boys' school, Dame Alice Owens school and Haberdashers'.



There are a number of championship golf courses in the area including Brookmans Park Golf Club, Brickendon Grange, Mid Herts and Bocket Hall, with the renowned Auberge du Lac restaurant.



Tudor Hall

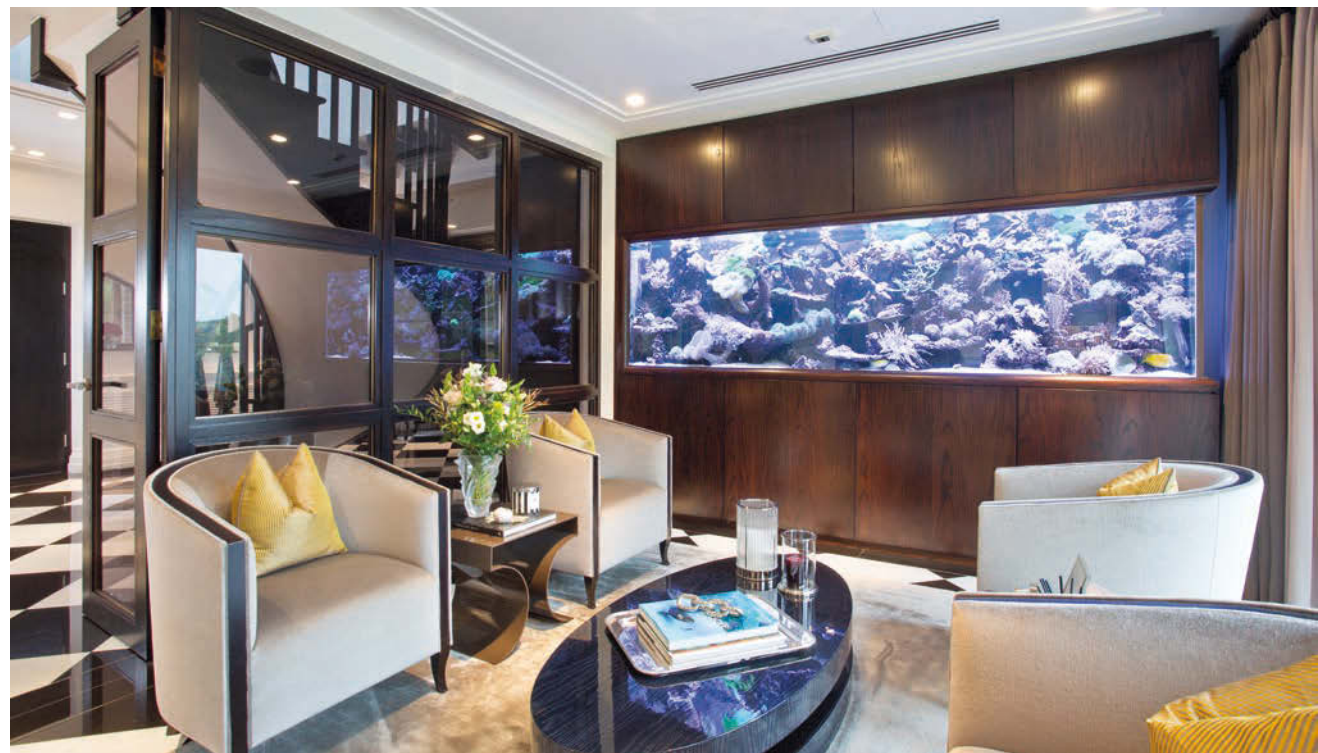
Tudor Hall is a wonderful family home, positioned in a private location with far-reaching countryside views. The house is believed to originally date from the turn of the 20th century, though it has been completely restored and extended over recent years. The current owners have owned the house for around 5 years and they have totally modernised the property as well as recently refitting the kitchen.

The house is approached from the lane over a cobbled 'in and out' entrance drive with electric bespoke wooden gates. Access to the house is through a wooden front door into a light reception hall with tiled floor and dark stained sweeping staircase to the first floor. The principal reception rooms are of good size, with a double aspect drawing room with wood floors, wood feature wall and open gas fire place. Steps lead up to the cigar room with fitted bar, fitted mirrors and lacquered wood bar, wood floor and panelled walls.

To the rear of the hall there is a sitting room with bi-folding doors to the terrace as well as a large aquarium. Double doors lead through to the dining room, which also has bi-folding doors to the garden and an interconnecting door to the recently renewed, fully fitted Smallbone hand-painted kitchen/breakfast room, with its glass cupola allowing light to pour into this room. The kitchen is fully fitted with wall and floor units and all appliances.

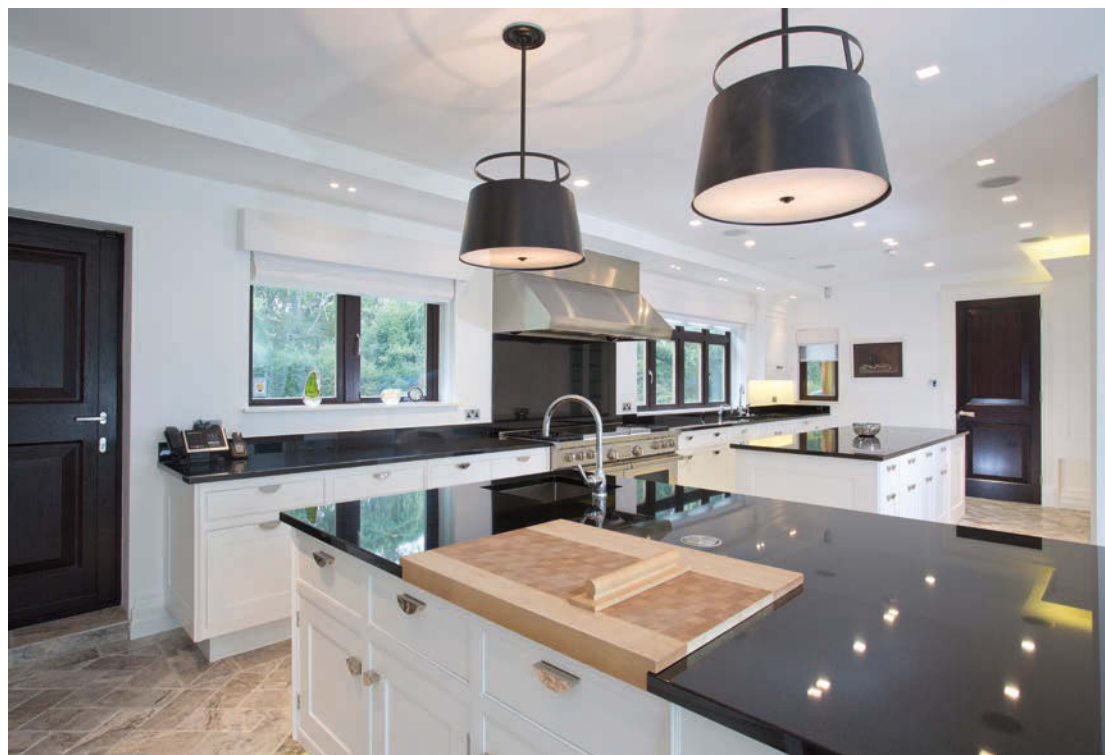
The master bedroom suite presently comprises a large bedroom, bi-folding doors out to a decked terrace with views over the gardens along with a separate dressing room and en suite bathroom. There is also a further integrated dressing room which could be used as a separate bedroom suite, with bathroom.

There are four further en suite bedrooms on the first floor as well as a cinema room with en suite facilities and small bar. The second floor comprises a guest suite with sitting area, bedroom and en suite bathroom.



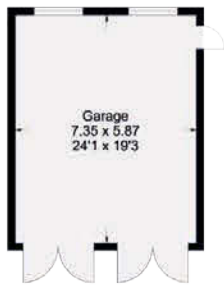












Garage

(Not shown in true location/orientation)

Plant Room
5.14 x 3.43
16'10 x 11'3

Swimming Pool
15.12 x 9.06
49'7 x 29'9

Jacuzzi

Gym
7.13 x 6.15
23'5 x 20'2

Up Up

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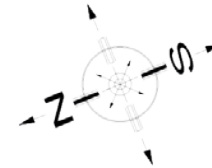
Up Up

Approximate Gross Internal Floor Area

798 sq.m / 8,589 sq.ft

Garage and Plant Room: 61 sq.m / 657 sq.ft

Total: 859 sq.m / 9,246 sq.ft



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Lower Ground Floor

Ground Floor

First Floor

Second Floor

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Terrace
- Recreation

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



Gardens and grounds

The gardens and grounds comprise large lawned areas bordered by herbaceous beds. There is a raised section with a line of silver birch trees next to the flood-lit Astroturf tennis court. The grounds extend to around 2.84 acres in total and also comprise garaging.

