



ST MICHAELS

WOODSIDE • HERTFORDSHIRE



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WOODSIDE • HERTFORDSHIRE • AL9 6DL

*A fine Grade II listed country house, conveniently located
in a delightful rural setting*

Entrance lobby • Reception hall • Drawing room • Dining room • Morning room
Sitting room • Music room • Study • Butler's pantry
Kitchen/breakfast room • Utility room • Cellar

Master bedroom suite • 2 further bedroom suites • 4 further bedroom
family bathroom

Coach house with flat, offices and potential annexe,
formal gardens, outbuildings and garaging for four cars

In all about 2.1 acres

Brookmans Park 3 miles • A1 3 miles • M25 3.5 miles
Potters Bar 5 miles (London Kings Cross 16 mins) • Hatfield 3 miles
(All distances are approximate)



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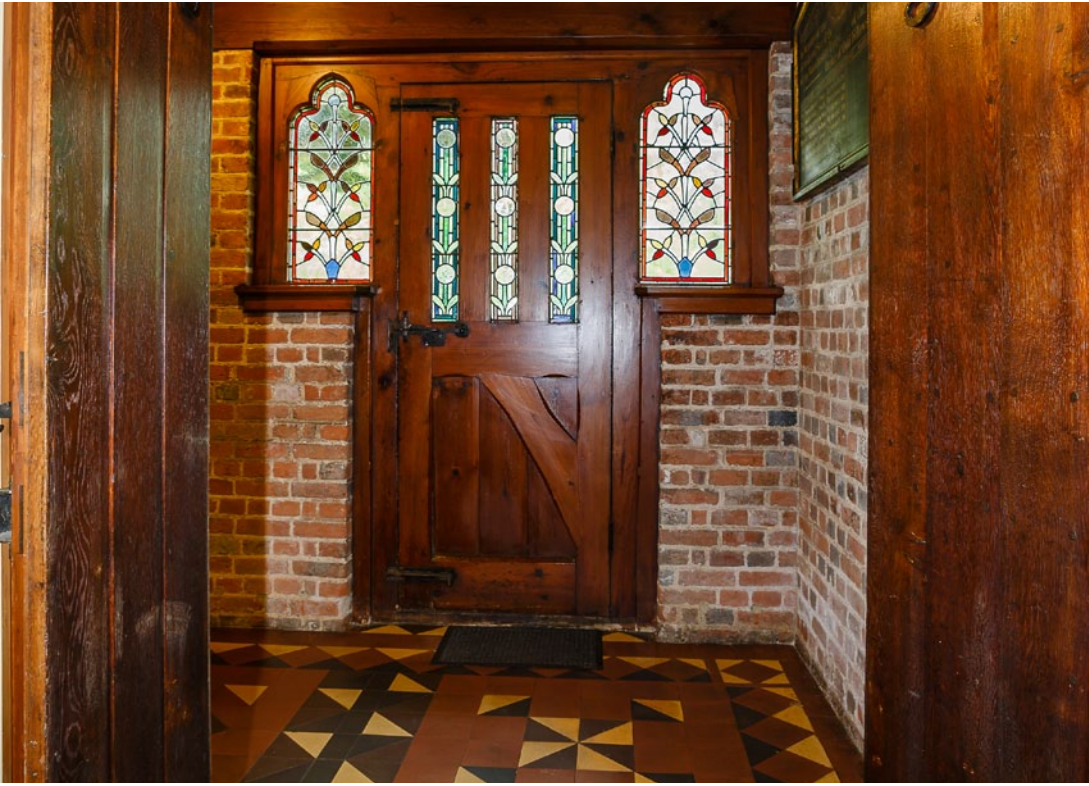


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Your attention is drawn to the Important
Notice on the last page of the text.





Inter-connecting sitting room, music room and dining room

Situation

St Michaels is beautifully positioned on the edge of Hatfield Park in the heart of the rolling Hertfordshire countryside, with delightful open aspects. The house enjoys complete seclusion in this charming hamlet, yet is conveniently located close to an array of amenities and facilities. Sporting pursuits can be found at London & Hatfield Country Club, tennis at Brookmans Park & equestrian facilities are in abundance.

Excellent transport links are within easy reach, including mainline train stations at Brookmans Park and Potters Bar (King Cross 16 mins approx.), as well as the A1 and M25 being a short distance drive. A wide selection of highly renowned schools are also nearby including Queenswood Girls School and Lochinver House Boys.





Description

St Michaels is a charming and substantial 17th Century former coaching inn with an illustrious history. Reported to be a haunt for highwaymen who beleaguered the travellers of Hertfordshire, including, it is said, the famous Dick Turpin.

The house has been lovingly restored and altered over the years to provide a delightful family home. There are a number of well-proportioned reception rooms as well as well-arranged bedroom accommodation.

In addition to the main house there is a substantial coach house providing accommodation over two floors, currently used as an office with views over the cobbled courtyard with garaging to one side. The gardens are mainly laid to lawn and are located to the south and west of the house.



Fixtures and fittings

All those items regarded as fixtures and fittings, together with the fitted carpets, curtains and light fittings are specifically excluded from the sale. However, certain items may be available by separate negotiation.

Viewings

Viewings are by appointment only with the joint selling agents.

Local Authority

Welwyn Hatfield Borough Council.
Telephone 01707 357000. Council tax band H.

Directions

From Jct 24 of the M25, head north through Potters Bar on A1000, after about a mile turn right onto Kentish Lane. After about 1/2 mile, turn left into Grubbs Lane. After about a mile turn right onto Woodside Lane and St Michaels will be found at the top of the lane on Wildhill road.

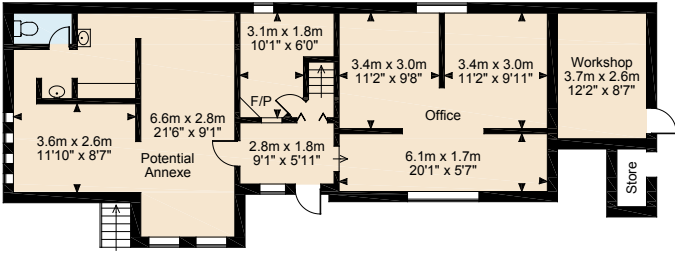
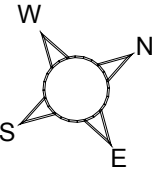




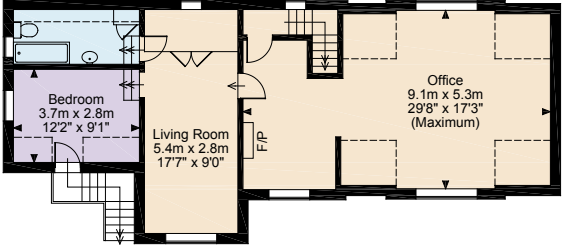


Coach House

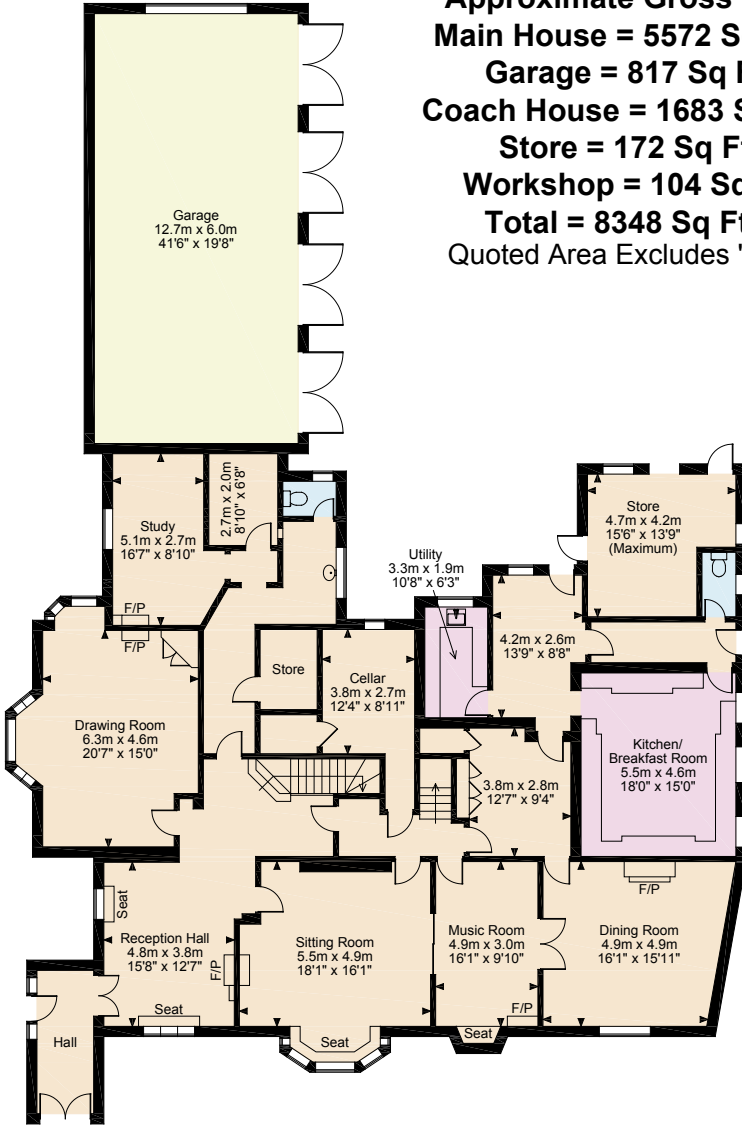
St. Michaels, Woodside, Hatfield
Approximate Gross Internal Area
Main House = 5572 Sq Ft/518 Sq M
Garage = 817 Sq Ft/76 Sq M
Coach House = 1683 Sq Ft/157 Sq M
Store = 172 Sq Ft/16 Sq M
Workshop = 104 Sq Ft/10 Sq M
Total = 8348 Sq Ft/777 Sq M
Quoted Area Excludes 'External Store'



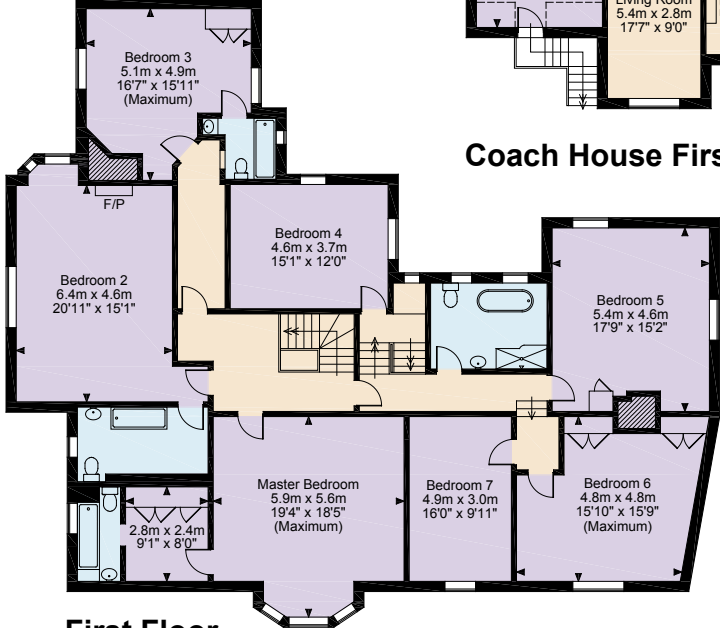
Coach House Ground Floor



Coach House First Floor



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
--- Denotes restricted head height
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