

HERONSWOOD

PONSBOURNE PARK • NEWGATE STREET • HERTFORDSHIRE



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An outstanding country house in a peaceful rural setting

Reception hall • Drawing room • Dining room • Study/Library • Sitting room
Kitchen/breakfast room • Utility room

Master bedroom suite • 4 further bedroom suites

2 bedroom cottage • Garaging for 4 cars • Estate office

Squash court and gym

Beautiful formal gardens • Paddocks • Stables and lake

In all about 24.55 acres

Cuffley 2 miles (Moorgate from 33 minutes) • Hertford 6 miles
M25 (Junction 24) 5 miles • A1 6 miles • Central London 25 miles
(Distances and time approximate)



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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

Heronswood is set in a private position surrounded by beautiful gardens, close to the village of Newgate Street, about 6 miles to the south of Hertford. The house is well situated for excellent local amenities, as well as being close to communications by road, rail and air.



Comprehensive shopping and recreational facilities can be found at nearby Hertford.



Cuffley station is within 2 miles and provides a frequent commuter train service into Moorgate, taking approximately 33 minutes.



Communications by road are excellent, with the A1(M) being only about 6 miles away, and there is fast access to the M25 (Junctions 23, 24 & 25). Equally, the A10 is within 4 miles.



Luton airport with excellent private jet facilities is around 30 miles away, with Heathrow being within 40 miles and Stansted around 31 miles.



Highly respected schools in the area include Haileybury College, Queenswood, Heath Mount, St Albans School and St Albans High School with Eton, Harrow and Wycombe Abbey all within an hour.



There are a number of excellent golf courses in the area, including Brickendon Grange, Mid-Herts, Bocket Hall with the renowned Auberge du lac restaurant, as well as Hanbury Manor Golf and Country Club.









Héronswood

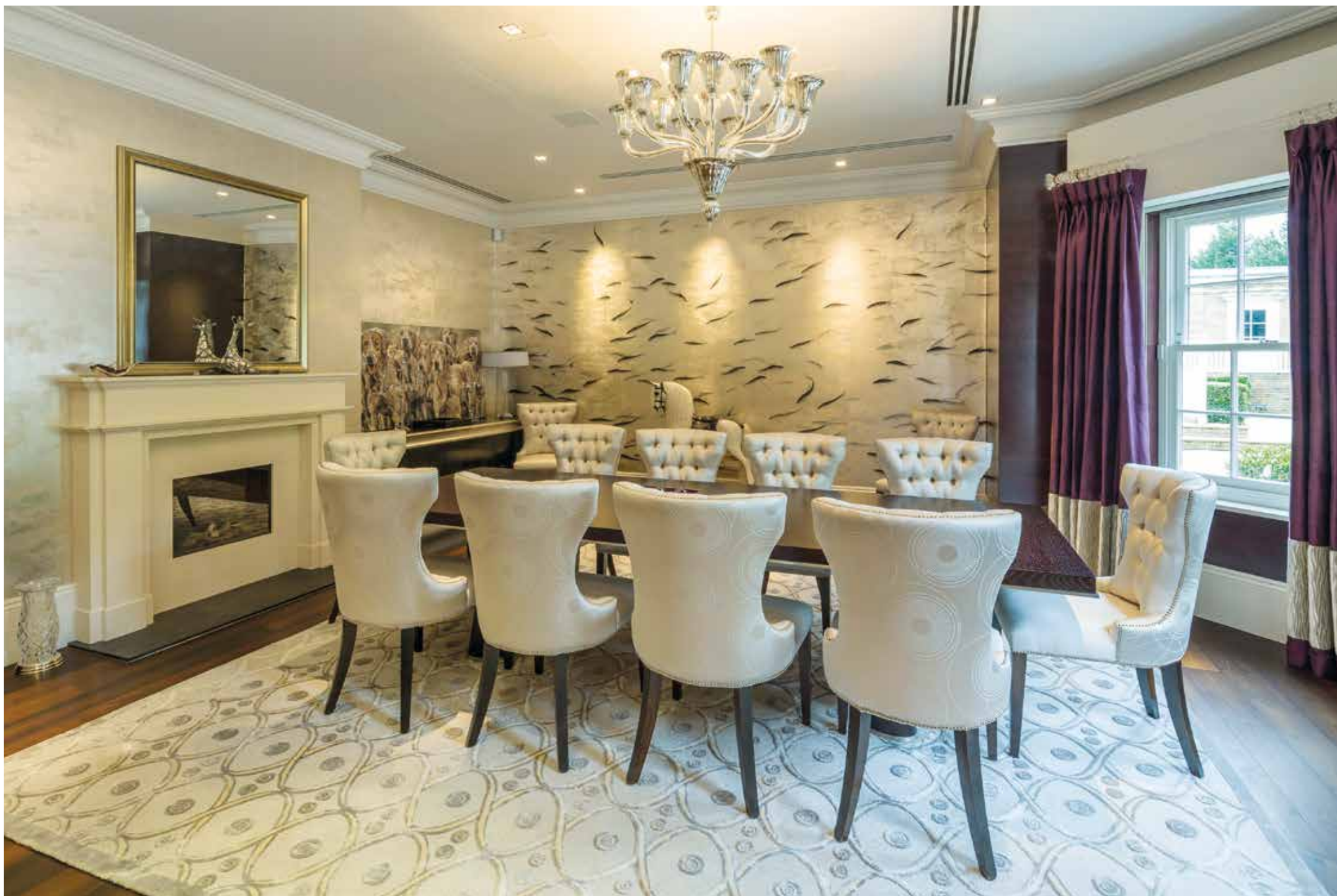
Héronswood is an outstanding house positioned in a secluded location. It was privately built by the present owner in 2009 and includes modern systems such as electronically installed lighting and sound systems, air conditioning throughout and outstanding security including door and window shutters, a remote controlled alarm system and CCTV cameras.

The house is approached from the lane over a granite cobbled entrance at the drive end through electric, bespoke wooden gates, which lead down a resin bonded gravel drive to the front of the house.

The principal reception rooms have good proportions and are well-lit with natural light. The impressive reception hall has a dark-stained oak floor and a central staircase rising up to the first floor. The principal rooms lead off the hall and double doors lead out to the terrace and gardens. Other rooms on the ground floor include; the dining room with its oak floors, stone fireplace and bay window, study which leads through to the sitting/television room, drawing room, also with oak floors and enjoying magnificent views over the gardens and kitchen/breakfast room. The kitchen comprises fully fitted units, a central island and ceramic tiled floor throughout. There is a sitting area as well as a breakfast area with gas fire place. The utility/boot room leads off from the kitchen to which there is separate access from the outside.











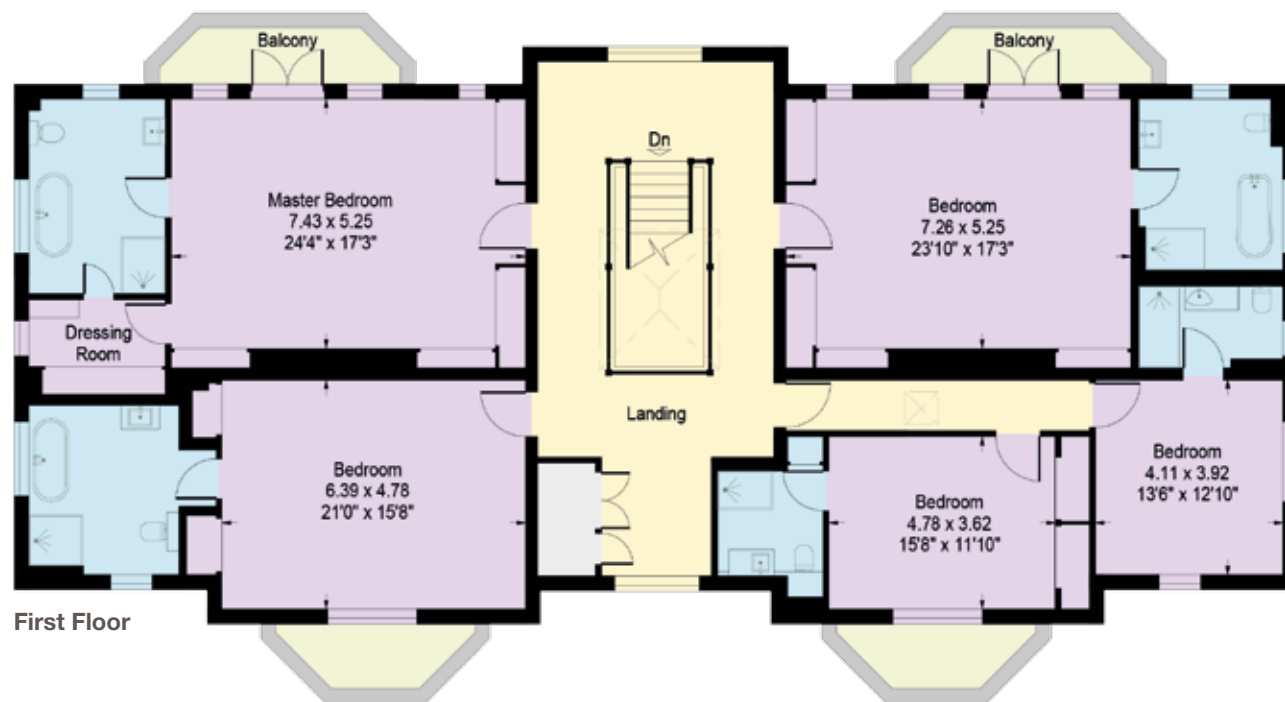


On the first floor there is a wonderful open galleried landing with glass cupola allowing light to pour into both floors of the house.

The master bedroom suite has fitted cupboards and balcony along with a separate dressing room, bathroom, with bath and shower.

The second bedroom is a similar size to the master bedroom and comprises an en suite bathroom with bath and shower. There are three further bedroom suites, all en suite, two with shower rooms and one with bathroom.

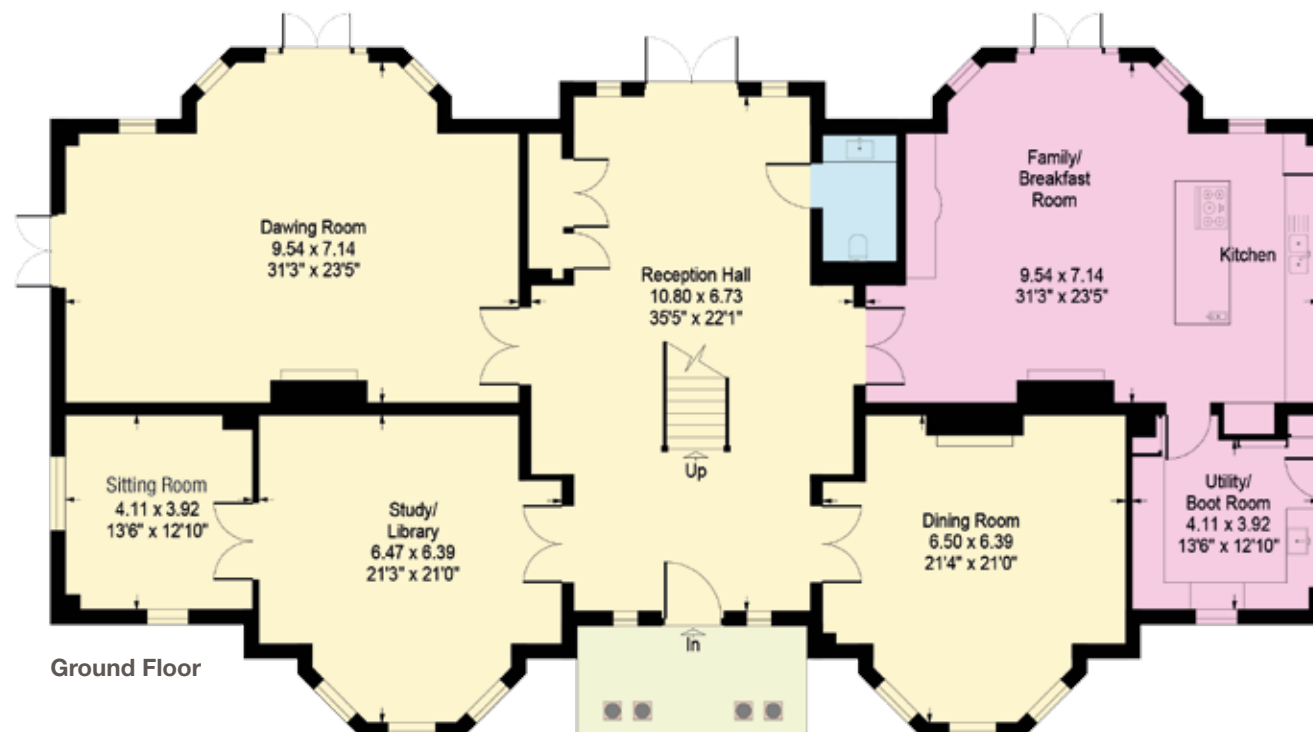




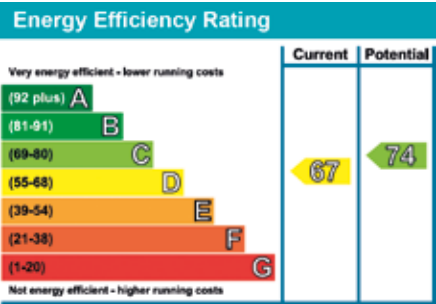
Approximate Gross Internal Floor Area

House: 6,224 sq ft/578.2 sq m
 Cottage: 1,131 sq ft/105.1 sq m
 Squash Court/Plant Room:
 1,519 sq ft/141.1 sq m
 Outbuilding: 652 sq ft/60.6 sq m
 Total: 10,603 sq ft/985.1 sq m

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.

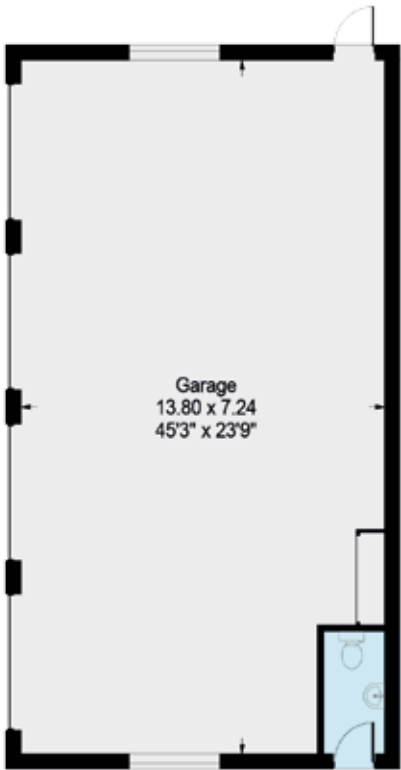
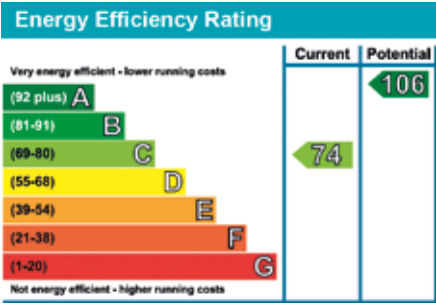


Heronswood

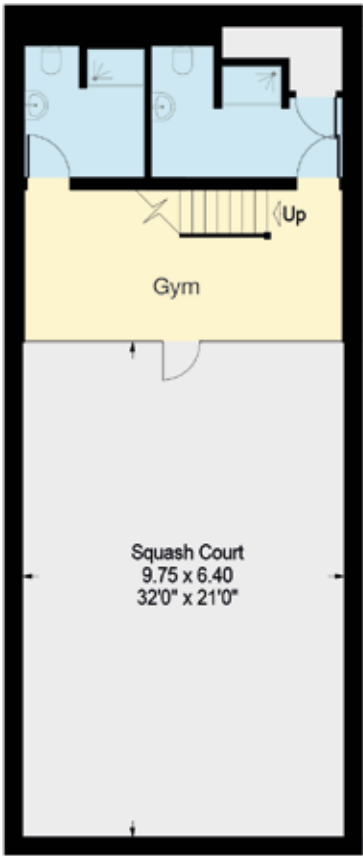


- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Terrace

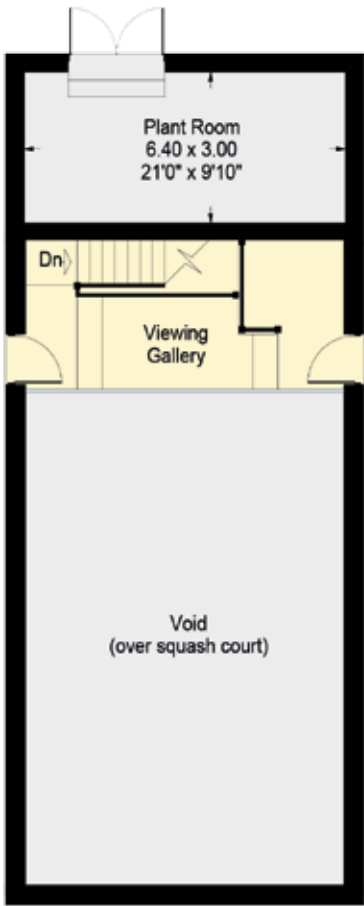
Cottage



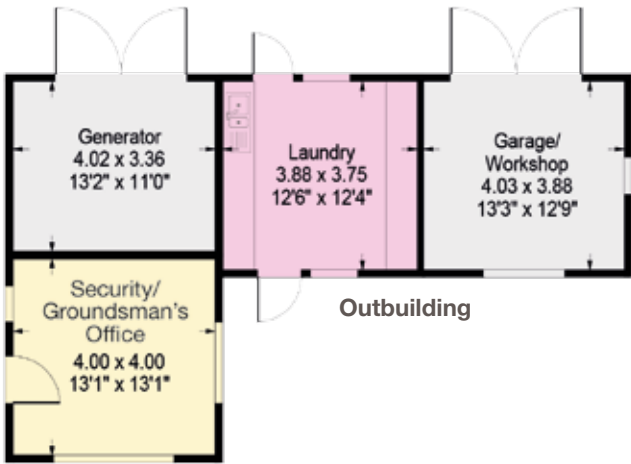
Garages



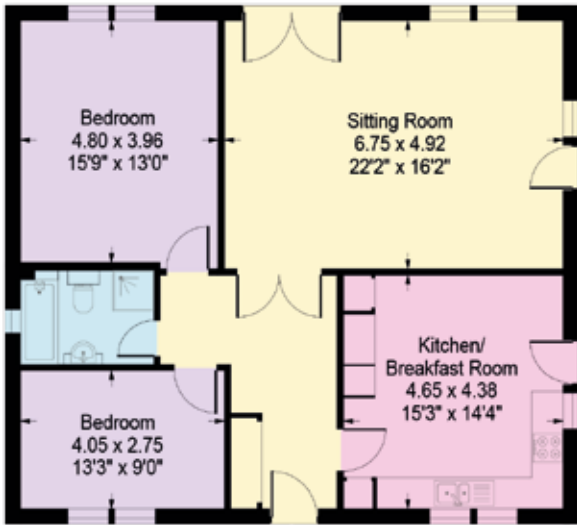
Lower Ground Floor



Upper Ground Floor



Outbuilding



Cottage

Heronswood Cottage



Gardens and grounds

The gardens and grounds are a particular feature of Heronswood. The house is set on the edge of the valley with fabulous views and within a very peaceful setting. The drive sweeps down to the front of the house and paths lead around to the rear terrace, also accessed from the house, which enjoys an outlook over the lawned gardens, dispersed with mature trees. A tree-lined path leads from the rear terrace to the lake, surrounded by a number of willow trees and encircled by a meandering path. An impressive waterfall cascades down from the lake and a small stream continues on down through the gardens. Beyond the lawned gardens, there is a post and rail paddock bordered by around 8 acres of mature mixed woodland.

Heronswood Cottage

Accessed by a secondary drive onto the property, Heronswood Cottage is a two bedroom cottage, ideal for staff or guests.





Outbuildings

The squash court at Heronswood is a rare addition to a country house and it also comprises associated changing rooms and facilities, including a gym area.

The heated four car garage is just off to the side of the house and there are a number of other associated stores and buildings which comprise the plant room, laundry room and Estate office.

Stables

Also accessed by the secondary drive, there is a stable yard presently comprising four wooden stables with associated hay stalls, tack room and a tractor barn. There is also a gardener's workshop.

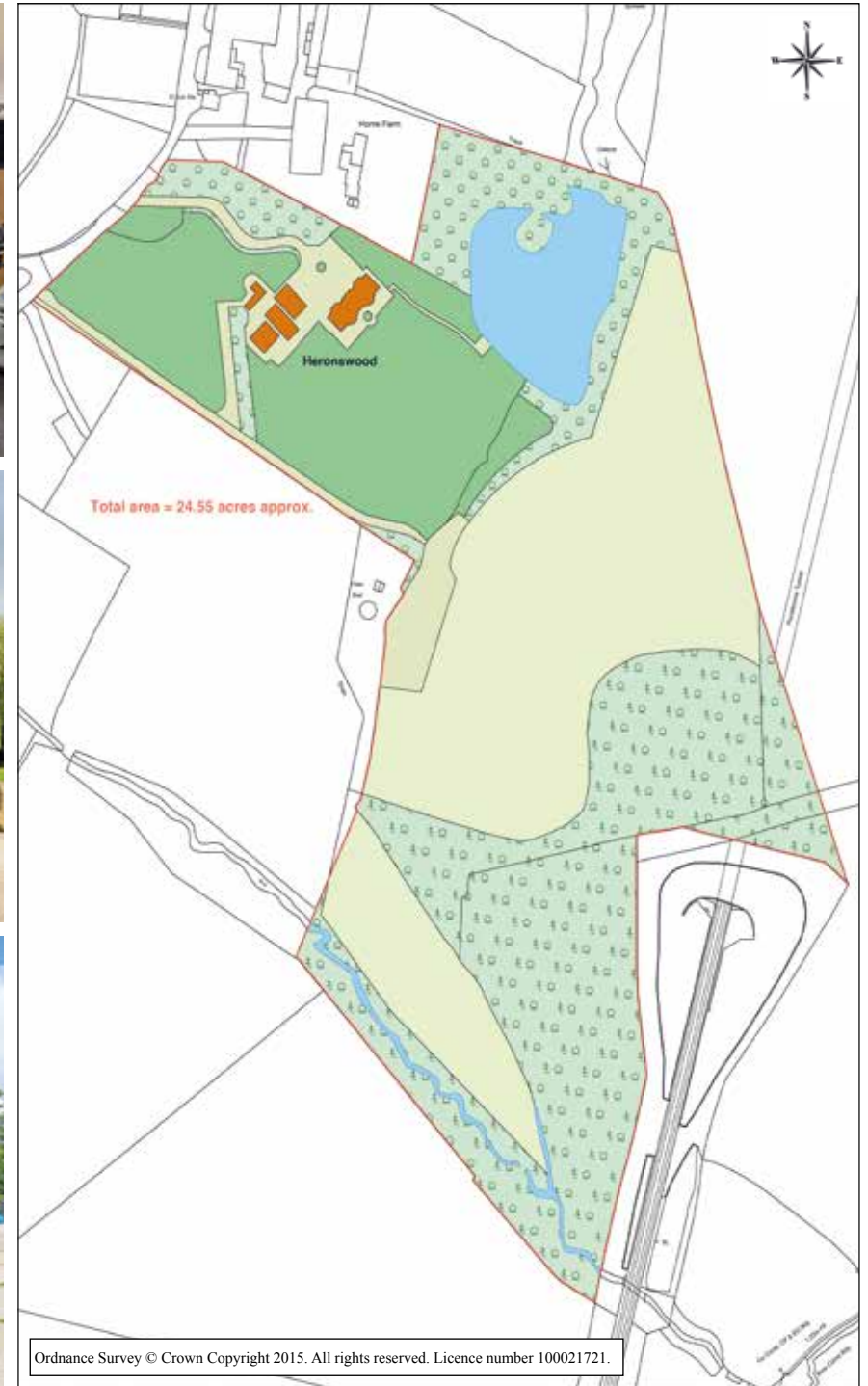
Services

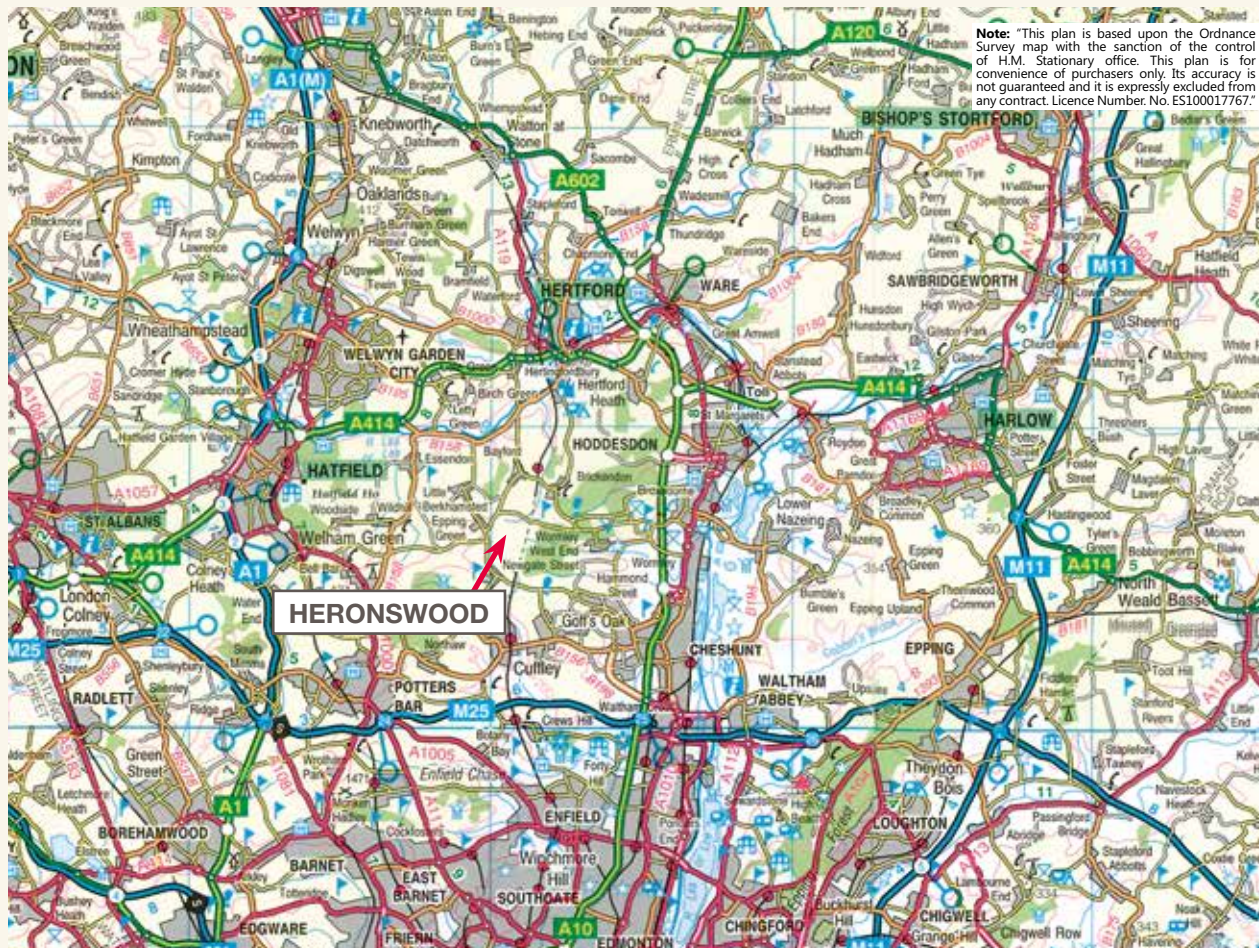
Mains electricity, mains water.
Private drainage and private gas fired central heating.

Fixtures and fittings

Any fitted carpets are included in the sale but all other items known as tenant's fixtures and fittings; including curtains, light fittings, garden ornaments and equipment are excluded from the sale.

Some may be available for purchase by separate negotiation.





Important Notice: Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP and Statons in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP, Statons nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. VAT: The VAT position relating to the property may change without notice. Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London, W1U 8AN, where you may look at a list of members' names.

Particulars, photographs and plans dated: September 2015 Kingfisher Print and Design. 01803 867087.

Easements, wayleaves and rights of way

The property is sold subject to all such rights and restrictions contained in the register of title, whether they are specifically referred to or not. There are no public rights of way across the property.

Tenure

The property is sold freehold with vacant possession given on completion.

Local authority

Welwyn Hatfield Borough Council
01707 357000

Viewing

Viewings are strictly by appointment only through the joint sole selling agents Knight Frank LLP and Statons.

Directions (SG13 8QU)

Exit the M25 at Junction 23 signed to Potters Bar. Continue into Potters Bar, at the first set of traffic lights, turn right signed to the A1000 through Potters Bar High Street. At the end of the High Street turn right onto the B156 to Cuffley, heading towards Northaw. In Northaw, turn left at The Sun Pub before the church.

Continue for about a mile until you get to a crossroads. Pass straight over these towards Newgate Street. In the village turn right at the mini roundabout and after 50 yards turn left towards Ponsbourne Park Hotel. Proceed down into the valley passing Ponsbourne Park Hotel on your left and the main gates to Heronswood will be found, just after, on the right hand side.



