



Park House
Osbourne Road | Little Heath | Potters Bar | Hertfordshire | EN6 1RZ

FINE & COUNTRY

PARK HOUSE

Park House is a beautiful period home that sits in a superb location within the thriving Hertfordshire town of Potters Bar. "It was really a combination of the size and location of the house that initially attracted my parents to the property thirty-four years ago," says Debbie. "We were a family of five and my grandmother was also coming to live with us, and there was space to convert one of the largest bedrooms into almost a self-contained apartment. The house also sits close to an excellent array of shops and amenities, and it's not far from Dame Alice Owen's School, which my sisters and I attended, so we could walk every day. All in all, it's a property that ticked an awful lot of boxes."



For the first time in 34 years Fine & Country have the pleasure of offering this truly unique and imposing home of grand proportions. Built circa 1862, the property offers many features that one would associate with the Victorian era including 12ft high ceilings, traditional cornice, fireplaces, a basement and elegant rooms. Boasting nearly 4,500 sq ft of living space the property offers spacious accommodation over four floors. On the ground floor is a sitting room with a conservatory addition, drawing room overlooking the gardens, fitted kitchen/breakfast room, dining room and WC. Down in the basement is a utility room, sauna with shower and storage area. There is a superb master bedroom suite on the first floor with a dressing room and very modern en-suite, the second bedroom also has an en-suite and there are another two double bedrooms and family bathroom to this floor. Ascending to the loft, there is a large room of 30'x19'3 (excluding stairway) which is currently being used as office space and there are another two rooms off this which can be used as bedrooms or staff quarters.







The front of this glorious home is well screened with wall and railings and several mature trees. A large shingle driveway offers parking for many vehicles via double gates and a pedestrian gate. The garage can comfortably fit two cars.

To the rear is a raised patio with a pergola over and grape vine, providing shelter from the southerly sun. There is an additional decked patio off the kitchen so, plenty of space for al fresco dining. The gardens have been well maintained over the years with a good size lawn and a selection of shrubs.

Located on this particularly desirable road, Potters Bar train station is 0.7 of a mile away providing quick and direct access into London Finsbury Park, Kings Cross and Moorgate. Schooling is extremely well catered for nearby with Lochinver House, Stormont, Queenswood and Dame Alice Owens, amongst others, a short distance away.

History

Park House is situated on a field that was once called Middle Mead and was part of the Manor of Willyotts lands called Saunders Hill. These stretched from Darkes to the original Great North Road and from Church Road to the North Mimms' boundary. Saunders Hill Grove appears on the Map of Willyotts Manor lands and woods in 1594, when it was occupied by a Mr Wellforde. On a rental of Wylyyots dated 1623 it is recorded thus:



Seller Insight

“The house is very large, so we never felt on top of one another, and the accommodation is extremely flexible. The loft space was converted into two bedrooms and a living area for us girls, and that has since become a large office space, and the rooms that my grandmother once had have now been converted back into a really impressive master suite that I would say definitely has a wow factor. All of the rooms are generously proportioned and there are some beautiful features throughout. It's an ideal family home.”

“The garden is beautiful,” continues Debbie, “and during the summer it's bathed in sunshine. To the side of the house there's a nice area where we have sun loungers, the BBQ and a pergola covered with a grape vine. There's also an area of deck, a pretty pond and the rest is laid to lawn. It was a lovely space to enjoy when we were children and it's also provided the perfect backdrop to three wedding celebrations.”

“This is a great location for a family,” says Debbie. “Children can walk to school, we have lots of wide open green spaces nearby and the transport links are excellent; within ten minutes I can be at the station and it then takes under twenty minutes to get into central London. For us it has been ideal.”







“We’ve had so many fabulous events and parties here,” says Debbie. “It’s a house that really lends itself to entertaining and it’s been a lovely place to congregate with friends and family.”



“The formal living room is a very impressive space,” says Debbie. “It has wonderfully high ceilings, very ornate egg-and-dart coving and a gorgeous fireplace; it’s a beautiful room that really comes into its own at Christmas.”





“We’ve lived here for thirty-four years and it really has been the most wonderful home,” says Debbie. “It’s also been the hub for extended family, so we’ve had some really great times here and we’ll all take with us some very happy memories.”









'Firstly William Wilford Esq for certain copyhold now Mr Elbrow lands called Saundershill, Horndale, Tutfast, Longcrofte being in all about 50 acres — 13s 4d rent for half a year'.

In an Indenture dated 29 April 1855, two speculators, George Singer and Robert Williams William Vickery purchased the estates of Saunders Hill and Denhams (Church Road to Billy Lows Lane — lower half) from Robert Lee Bevan, banker of Lombard Street and Trent Park (Barclays Bank family).

In the next few years their recent purchase was divided into lots as indicated below:

The following sales are recorded — covering the plots that became the land occupied by Park House:

1857 - lots 91 to 95 - to William Banks, 211 High St. Southwark, Surrey. Gentleman.

1859 - lots 87 & 88 - to Stephen Chas Best, 15 Elizabeth Terrace, Chelsea. Mech.. Draughtsman.

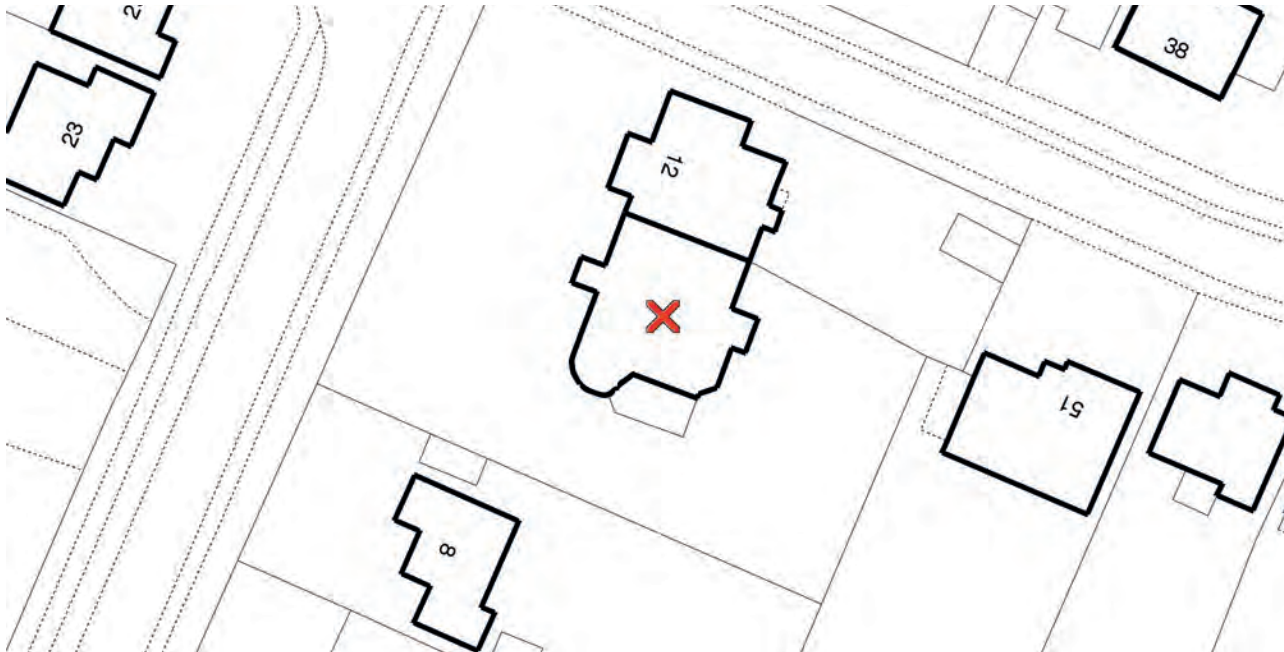
1860 - lots 87 & 88 - to Mary Sarah Wyld, 1 Studely Road, Stockwell, Surrey. Spinster.

1860 - lots 89 & 90 - to Samuel Etches, Rectory Grove, Clapham. Esquire.

This early attempt at Garden Development collapsed, although the Builders Arms Public House was built in preparation for the influx of building workers. Three detached houses and one semi-detached house were built on the east side of Osborne Road between 1861 and 1871 — one of which was Park House.







The first owner of the house was George Whitehouse whose family are recorded in the population census for 1871 and 1881. He was a woollen and cloth manufacturer and warehouseman and came originally from Staffordshire. They produced seven children – although two apparently failed to survive to adulthood.

From the beginning of the next century until the Second World War, Mr Hayward J Darlington JP. Occupied Park House. He was a barrister at law and his wife Dora served on a local hospital nursing committee covering Potters Bar, Bentley Heath and South Mymms. In 1901, three servants lived in: Mary Cant was Cook, Ellen Bonds was Parlourmaid and Ernest Challis was Houseservant. In later years, Mr Lewis was his chauffeur and Messrs Smith and Coleman were his gardeners. Mr Darlington became the President of The British Rose Society and from the plot layout map of 1887, it is evident that Park House had substantial gardens.



10 Osborne Road, Potters Bar, EN6 1RZ

Approximate Gross Internal Area = 370.2 sq m / 3985 sq ft

Cellar = 30.6 sq m / 329 sq ft

Garage = 41.9 sq m / 451 sq ft

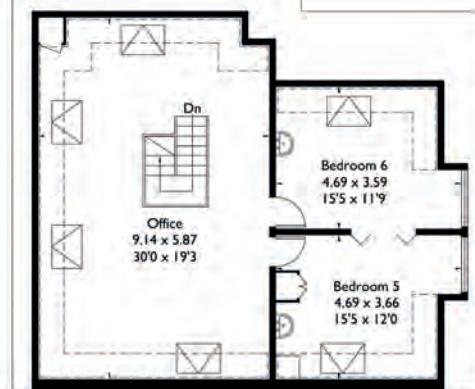
Total = 442.7 sq m / 4765 sq ft

Floorplanz © 2016
0845 6344080 Ref: 165869

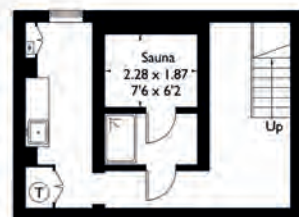
This plan is for layout guidance only.
Drawn in accordance with
RICS guidelines. Not drawn to
scale, unless stated. Windows &
door openings are approximate.
Whilst every care is taken in the
preparation of this plan, please check
all dimensions, shapes & compass
bearings before making any
decisions reliant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



Garage
(Not Shown In Actual Location / Orientation)



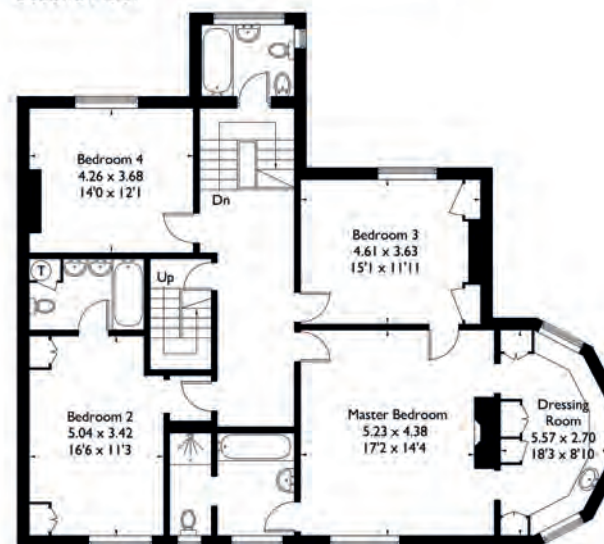
Second Floor



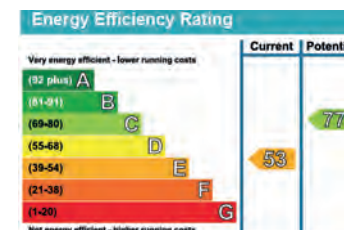
Cellar



Ground Floor



First Floor



Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. * These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent. Printed 23.05.2016



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, United Arab Emirates and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

Fine & Country

Tel: +44 (0) 1707 662222

brookmanspark@fineandcountry.com

The Estate Office Bradmore Green Brookmans Park Herts AL9 7QS

