











Vineyards Road, Northaw, Potters Bar, EN6 4PD | Guide Price £3,250,000 Freehold

 7 Bedrooms  3 Bath/Shower Rooms  4 Reception Rooms  Double & Single Garages  4 Acres

 EPC Band D  Council Band: H – £4,716.02 2025/26  Welwyn Hatfield Council

ashtons.co.uk

The
Collection
TOWN | COUNTRY | EQUESTRIAN

An impressive 1930's double fronted detached house set in magnificent gardens with additional paddock in around 4 acres with stunning views over Northaw valley and the Ridgeway. There is also outline planning permission for a further detached family home.

- 🔑 An impressive, detached family home set in four acres
- 🔑 Outline planning permission for a separate detached home
- 🔑 Fabulous views over Northaw valley
- 🔑 Four reception rooms
- 🔑 Principal and secondary kitchens
- 🔑 Four bedroomed main house and three bedroomed annexe
- 🔑 Double and single garages

Description

A unique home with extensive living accommodation in a prime location on the edge of Northaw village with easy access to local rail and road links into and around London and the South East. This substantial home with an exceptionally wide plot has plenty of potential to create a property of significant stature and has the benefit of outline planning for another home adjacent to the existing house. The layout and potential of this property would be ideal for multi-generational living.

The sweeping carriage driveway leads to the front entrance hallway which serves the central two storey house which includes three reception rooms, two of which have stunning views over the rear gardens. There is a double aspect kitchen breakfast room with pantry, utility and a small study and cloakroom. A doorway from the hall links to the single storey annexe. The main staircase leads to the first floor landing which leads to a principal bedroom with the best views from the house towards Cuffley across open fields, with ensuite bathroom. Three further bedrooms are served by a family bathroom. The annexe attached to the main house has a large living room with lovely outlook, a fitted kitchen similarly oriented and three generous double bedrooms with additional bathroom. Finally there is a usable cellar for the wine enthusiast or for storage.

Outside the house overlooks the four acre plot which is formal gardens surrounding the house with mature trees set into extensive lawns. The enclosed pool area with pool house and pant room is a genuine sun trap for leisure time. The formal garden gives way to a cultivation area with vegetable growing beds. Finally the stables and paddock on the lower slopes are ideally suited to small livestock or equestrian use.

The planning permission for a new detached house exists using one side of the existing gated access. Interested parties can see the permission on the local authority website under reference 6/2022/0293/OUTLINE.

Location



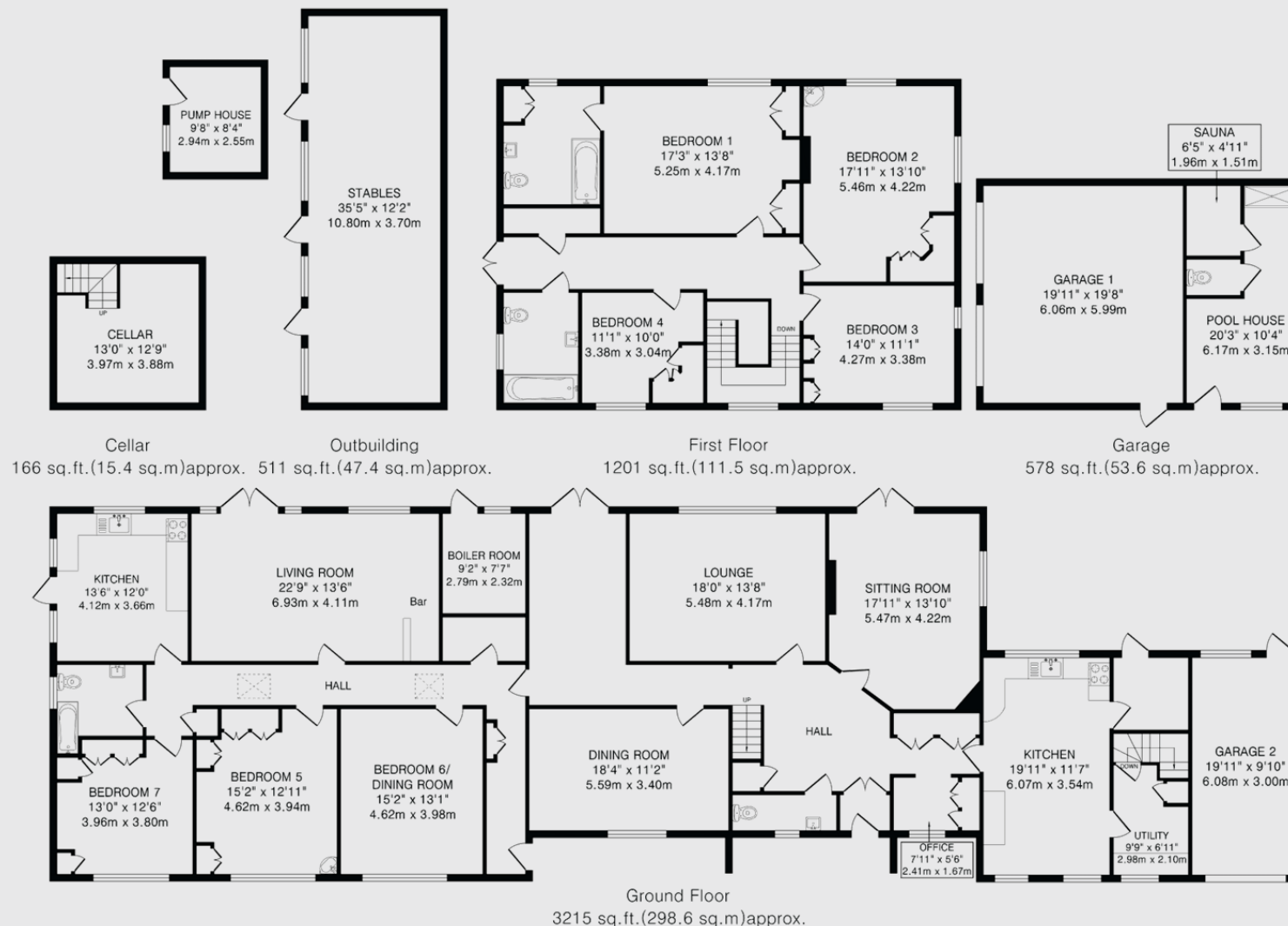
Location

Vineyards Road is a rural lane linking Northaw with The Ridgeway. Sitting in Hertfordshire countryside the village is within 5 minutes drive of Cuffley and easily accessible to Hatfield and Potters Bar all of which have good train services to London King Cross. The A1M and M25 are both within 15 minutes in normal traffic. Local shopping can be found in the surrounding towns and villages and at The Galleria in Hatfield.









TOTAL FLOOR AREA: 5671 sq.ft.(526.5 sq.m)approx.

IMPORTANT INFORMATION:

These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property.

We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2021 equated to £48.36 per referral.

Contact one of our property experts today:

📞 01707331100 ✉ thecollection@ashtons.co.uk 💻 ashtons.co.uk/the-collection

Berkhamsted | Harpenden | Hitchin | Redbourn | St Albans | Welwyn Garden City

The
Collection
TOWN | COUNTRY | EQUESTRIAN