



MULBERRY & SILVERWOOD
NORTHAW, EN6

GRANT J BATES
— PROPERTY —



Two stand out residences sat on 20 acres of private gardens

GJB

**Mulberry & Silverwood, Northaw,
Hertfordshire EN6**

Freehold

- Four/Five Bedrooms
- Three Bathrooms
- Lateral Layout
- Private Courtyard
- South-Facing Garden
- Air Conditioning
- Bespoke Kitchen
- Control4 Automation
- Smart Lighting
- Walled Grounds

Description

Introducing Silverwood and Mulberry at The Walled Garden, two exceptional four/five-bedroom lateral homes within a gated development of just three properties. Located in the picturesque village of Northaw, these architect-designed residences offer over 3,800 sq ft of luxury living set in 30 acres of private grounds.

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Director

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Every element of these homes reflects careful craftsmanship and attention to detail. The expansive open-plan kitchen/living/dining space features full-height sliding glass doors opening onto a landscaped south-facing garden. The bespoke kitchen includes soft-touch matt lacquer cabinetry, integrated Siemens and Miele appliances, a Quooker tap, and hidden pantry, all under striking stone-effect surfaces. A separate study, utility room, and double garage provide additional flexibility and functionality.

The lower ground level hosts four spacious bedrooms including a luxurious principal suite with walk-in dressing room and spa-style en-suite. Bathrooms are finished with premium Bagno Design fixtures, full-height porcelain tiling, LED mirrors, and heated towel rails. A private internal courtyard enhances light and privacy below.

Smart living is built-in with Control4 automation, underfloor heating powered by air source heat pump, ceiling-mounted audio, and full-fibre connectivity. Additional features include air conditioning, video entry, and a hard-wired alarm system.

These homes combine sleek, modern design with comfort, technology, and privacy—perfect for refined countryside living.







Situation

Set in the charming Hertfordshire village of Northaw, Silverwood and Mulberry offer peaceful countryside living just minutes from key transport links. Cuffley Station is 2.2 miles away with direct trains to Moorgate in approximately 35 minutes and Finsbury Park in 25. Potters Bar Station, 3.7 miles away, connects to London King’s Cross in as little as 19 minutes. The M25 and A1(M) are within easy reach, and Heathrow, Luton and Stansted airports are all under an hour’s drive.

Surrounded by woodland and open countryside, the area offers direct access to Northaw Great Wood and Broxbourne Woods. Golfers will enjoy nearby Essendon Country Club, and families benefit from a choice of top independent and state schools including Queenswood, Lochinver House, and Chancellors. Local amenities in nearby Cuffley and Potters Bar include shops, cafes, restaurants, and essential services.

This location combines the serenity of rural living with exceptional convenience for commuters and families alike.

Additional Information

Local Authority: Welwyn Hatfield
Council Tax Band: TBC
EPC Rating: TBC

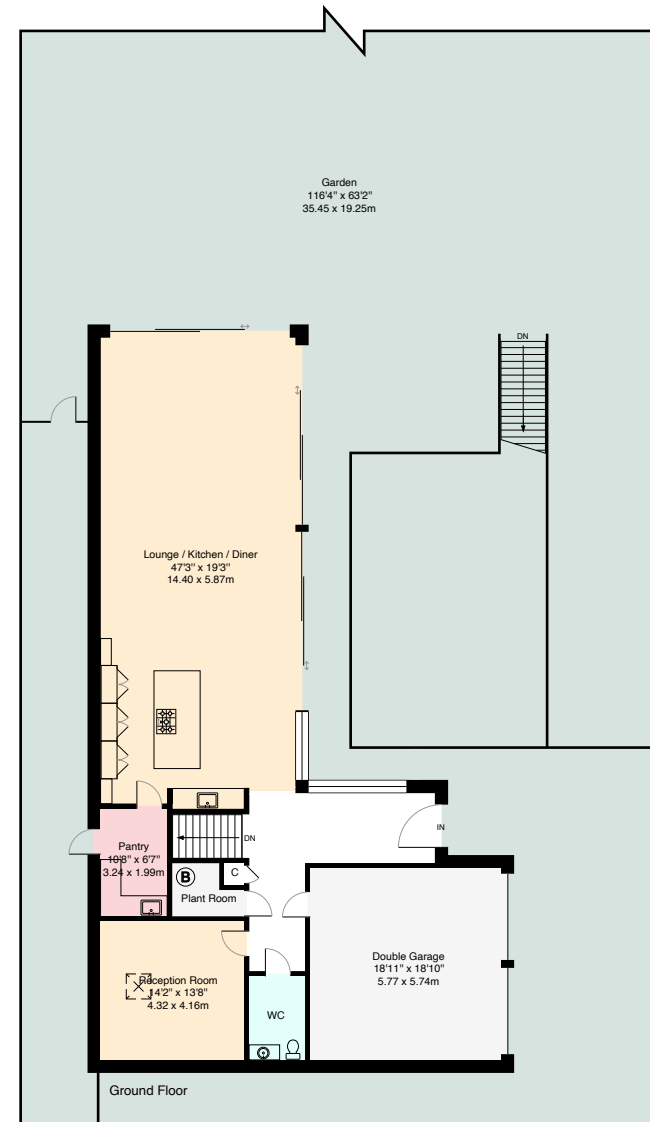
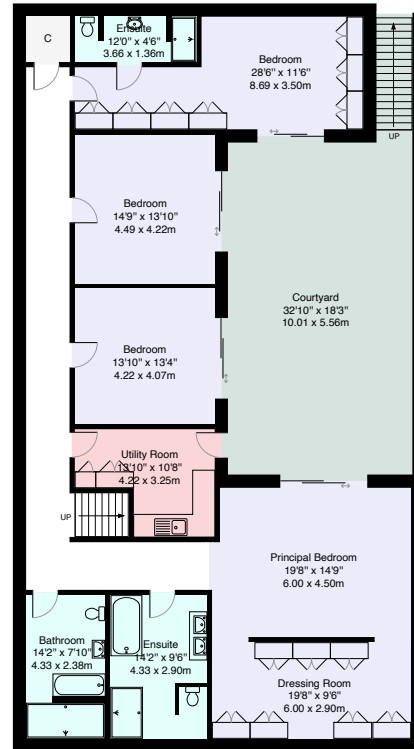


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Lower Ground Floor



Mulbery & Silverwood

Approximate Gross Internal Area = 3840 sq ft / 356.7 sq m, Garage Area = 357 sq ft / 33.2 sq m,
Approximate Outside Area = 8429 sq ft / 783.1 sq m

Important Notice: These sales particulars are prepared as a general guide only. We have not carried out a survey or tested appliances/fittings etc. Measurements are estimated and rounded, they are taken between the internal wall surfaces and therefore included cupboards and other joinery. The details should not be relied upon for carpets, floor coverings, fixtures, fittings, furnishings et al. All fixtures, fittings, furnishings, kitchen appliances, whether fitted or not, are deemed removable by the vendor unless otherwise stated or agreed specifically as part of any eventual sale.