



Vineyards Road

Northaw | Hertfordshire | EN6 4PE

FINE & COUNTRY

Vineyards Road

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A delightful opportunity to purchase an iconic home set on a secluded plot of 2 acres with auxiliary buildings, separate guest accommodation, a particularly large barn in excess of 1,000 sq ft, garaging, swimming pool, orchard, woodland, formal gardens and grassland.

The main house has been meticulously upgraded and cared for over the years providing an exceptional standard of living. Entering, the spacious hall leads onto the 4 reception rooms and the hub of the home, the kitchen/dining/family room. The kitchen is hand crafted by Mark Wilkinson with Miele appliances, granite work tops and limestone flooring. The dining/family area offers a vaulted ceiling in an oak frame with ample glass optimising natural light, offering fantastic views of the grounds and access onto the outside terrace. Directly off the kitchen is a sitting room with bay window which links to the formal dining room with character, oak flooring and another bay window. On the south side of the property are an additional 2 reception rooms both with oak flooring and enjoying access to the outside with far reaching views of the gardens.

To the first floor are five bedrooms one currently used as a dressing room. The master bedroom is triple aspect and features a beautiful en-suite with underfloor heating. Directly opposite this bedroom is the dressing room with a comprehensive range of quality fitted wardrobes. There are an additional 3 double bedrooms, all with fitted wardrobes and the family bathroom comprises a 4-piece suite with underfloor heating.

A fully enclosed glass and oak frame walkway connects the property to the garage and separate guest accommodation. The large garage measures 33'3 x 19'7 so there is ample space for several vehicles and there is a gardener's toilet within. Behind here, via separate entrance, is the guest kitchen with doors leading onto the garden and a shower room. On the first floor, spanning the majority of the garage's footprint is a reception area which could be utilised as a multitude of uses such as staff quarters, office space, games room or simply a chill out zone.

The barn is a brilliant addition, measures 44'11 x 22'10 and has been used to entertain hundreds of guests. Equally, it makes an ideal safe haven for children to play in, without disrupting the rest of the home!

The secluded grounds of approx. 2 acres are a delight to behold! Electric gates open onto a sweeping driveway leading to the parking areas, garage and barn. Directly to the rear of the home is a paved terrace to soak up the countryside atmosphere and enjoy al-fresco dining. The formal, landscaped gardens incorporate the swimming pool with a large sun terrace.









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Vineyards Road, Northaw, Potters Bar, EN6

Approximate Area = 3185 sq ft / 295.8 sq m

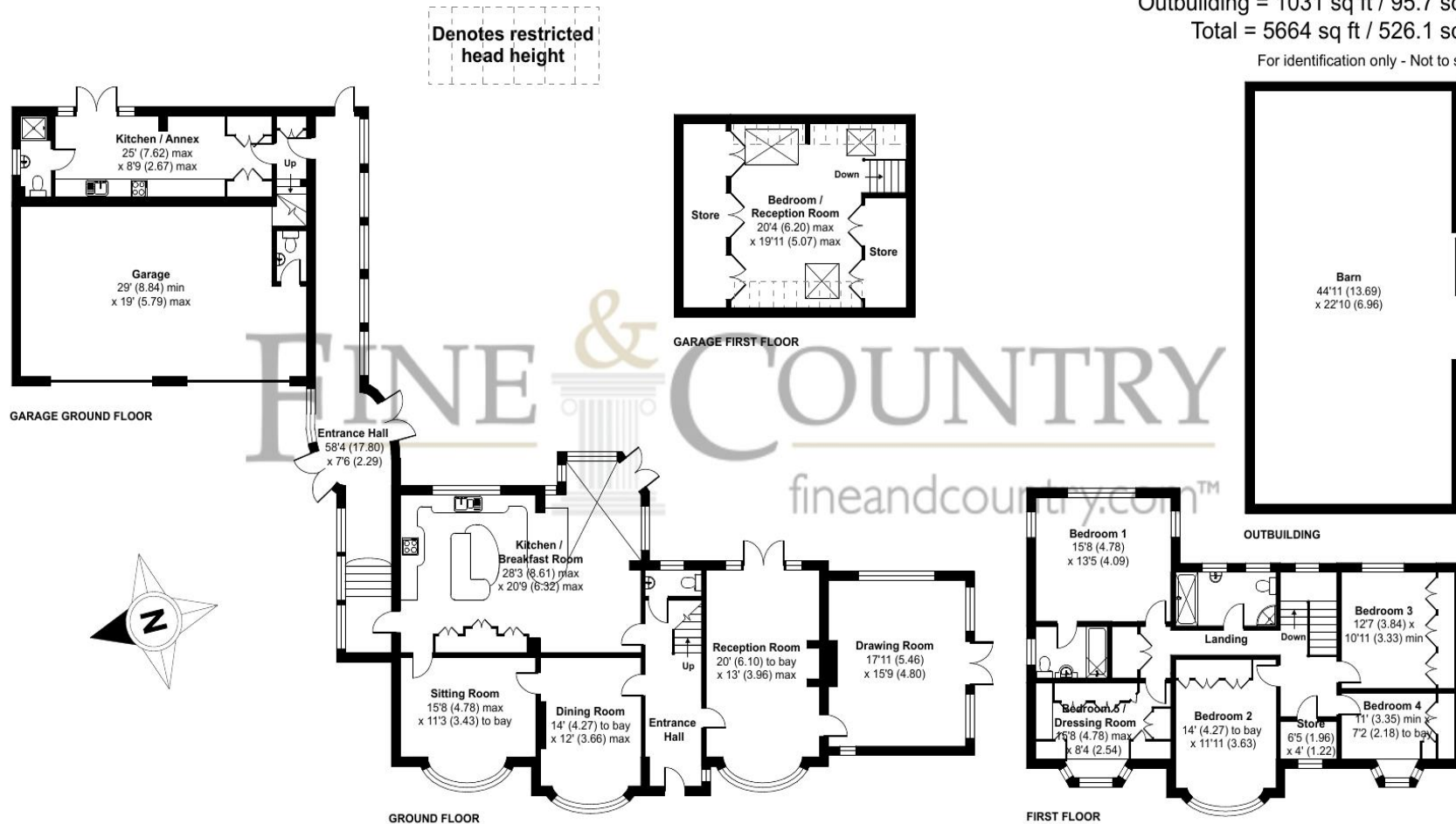
Limited Use Area(s) = 90 sq ft / 8.3 sq m

Garage / Annex = 1358 sq ft / 126.1 sq m

Outbuilding = 1031 sq ft / 95.7 sq m

Total = 5664 sq ft / 526.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Fine & Country. REF: 1071792

AGENTS NOTE: Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.





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