



TUDOR HALL

Vineyards Road, Northaw, EN6 4PE



LUXURY PROPERTY PARTNERS

Specialists in the marketing & sale of luxury homes

TUDOR HALL

Tudor Hall is an incredible, 8500 sq ft, nine-bedroom family home, set in one of the most prestigious roads in the village of Northaw, Hertfordshire. This wonderful home benefits from a private gated sweeping driveway providing extensive parking for approximately 10 - 15 vehicles, with CCTV video intercom system, a double car garage, mature, private, and secluded gardens, and a floodlit Tennis Court. The gated driveway not only adds an element of exclusivity and security to the property but also offers a sense of serenity and seclusion. The property is surrounded by stunning homes mainly set behind gated driveways on Vineyards Road.

ACCOMMODATION SUMMARY

Tudor Hall is a luxurious mansion, spread over three floors with quality finishing, tall ceilings and an array of wonderful rooms perfect for entertaining with family and friends. You have several features which are all beautifully designed by the award winning architects of London, Oro Bianco, and you have natural light completely flooding the home. You have access to the beautiful and mature gardens which have many areas perfect for alfresco dining. The plot measures to just under 3 acres.



GROUND FLOOR

As you enter the ground floor through the impressive, pillared entrance porch, you are greeted with a very grand and elegant galleried reception hall with a large custom wrap-around bronze staircase which leads you to the first floor. Every fine detail is of high quality from the chequered tiles to the custom square lights in the ceilings, & underfloor heating.



GROUND FLOOR

There are some stunning rooms on the ground floor including the drawing room, which is extremely spacious, has a feature fireplace, dual aspect, wood panelling, cashmere curtains, and two single doors on both sides, one leading to the cigar room, and the other leading to the first floor.



GROUND FLOOR

The cigar room is an intimate room that is also used as the indoor bar area for socialising and relaxing.



GROUND FLOOR

The downstairs WC is truly special. A world class designed space, which consists of high-quality tiles and custom vanity units.



GROUND FLOOR

To the left of the drawing room is the formal dining room which comfortably accommodates eight, built in speaker systems, and bi-folding double doors opening to the rear of the gardens. While there is a dining room you also can access the sitting room, both of which have bi-folding doors leading to the gardens, a custom panelled ceiling, big sofas, TV, feature fireplace, and an air conditioning unit. This is a wonderful space to sit after dinner and is also the current owner's space to sit and watch sports and movies.





GROUND FLOOR

One of the current owners' favourite rooms is the kitchen and breakfast rooms which are huge, a true chef's kitchen designed and installed by Smallbone of Devizes, with two large central island units, polished black granite topped, dual range Wolf cookers, Sub Zero Fridge & Freezer, and an extensive range of contemporary kitchen units and integrated GAGGENAU Appliances. The natural travertine stone flooring that runs all the way across this incredible space, great for keeping the room insulated, with the underfloor heating. You have a further table leading towards the end of the L-shaped kitchen, and a huge skylight overhead, with a TV screen that you can watch from the table area. To end the ground floor, you have the utility that includes an ensuite, and a staircase that leads to an additional floor which is currently being used for any storage.

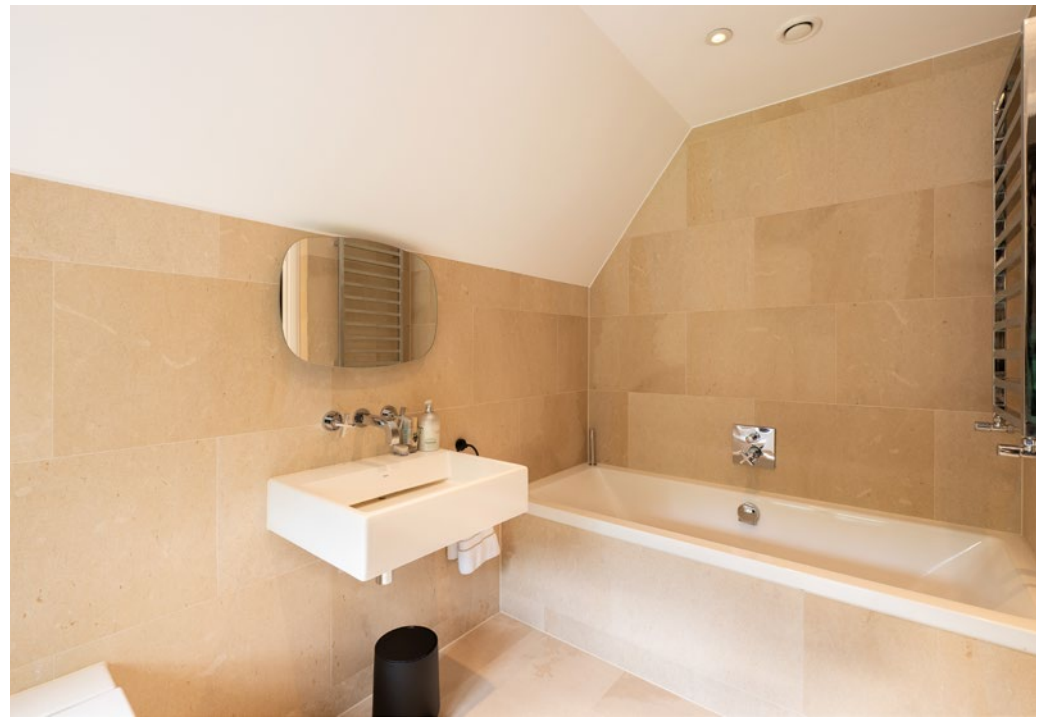




FIRST FLOOR

The first floor of this spacious and stunning family home is accessed via a very impressive galleried landing and is made up of six bedrooms, all with ensuites. The first two bedrooms closest to the stairs are both spacious. Bedroom 1 being used as the kids bedroom and Bedroom 2 being the guest bedroom. All include ensuites and have incredible views of the gardens.





FIRST FLOOR

Bedroom 3 is also currently set up as a guest room, and Bedroom 4 is used as the movie room/playroom. As you walk down the hallway you have incredible views of the gardens. Bedroom 5 on the first floor is on the opposite side of the wing and is currently set up as a walk-in-wardrobe. Often considered a dream for those who appreciate high-end living, it is a spacious and opulent dressing area designed to store and display clothing, accessories, and other personal items in the most elegant and organised manner. Bedroom 6 is currently set up as an office. You have enough space for multiple desks and computers with extensive storage, tall ceilings with huge beams across this space.



FIRST FLOOR

The principal bedroom suite is truly stunning wall to wall, large separate sitting area, enormous beams just above the bed, and a luxurious blue themed lavish and opulent design to provide the utmost comfort, relaxation, and aesthetic pleasure. Every element within the room is meticulously chosen to create an atmosphere of indulgence and sophistication. The bi-folding doors open onto an elevated sun terrace, where you can truly enjoy the uninterrupted views of the greenbelt countryside. The ensuite bathroom is a true delight. Designed to provide a spa-like experience within the home, this is a sanctuary of elegance, comfort, and high-end amenities. You have twin sink basins, two adjacent showers and a jacuzzi bathtub. There is a large walk-in dressing room in addition.



LEISURE FACILITIES & SECOND FLOOR

Additionally, on the first floor, there is a staff room or extra utility space, accessible via a separate staircase from the ground floor utility room. Combined with the ground floor utility room and the adjoining shower room, this area is suitable for accommodating staff.

The house features a luxury spa area with a heated indoor pool, jacuzzi, sauna, steam room, and a gym with changing facilities. The pool house has bi-folding doors along its south-facing side that open to a large terrace area. Technological innovations include AMX and Control4 systems for audio and visual control, as well as a Lutron system for lighting. Additionally, there is a sophisticated 20-camera CCTV setup for both external and internal monitoring.

The second floor has a large office space/bedroom. This is an incredible sized room, and the current owners have enough space for multiple desks and computers with extensive storage. This room has the flexibility to be used as a playroom or a further bedroom, with its adjacent en-suite, featuring an elegant copper bathtub.





OUTSIDE

The house is accessed via a cobbled in/out driveway with electric security gates at both the entrance and exit. The driveway offers ample parking space, complemented by a detached double garage that includes staff accommodation (Bedroom 8) with a shower room and kitchenette at the rear.



OUTSIDE

The gardens and grounds span nearly three acres, featuring wooded areas, expansive lawns, grassy meadows, extensive paved terraces, and well-stocked borders with various shrubs and flowering perennials. Additionally, the garden boasts an artificial grass floodlit tennis court, terraced raised beds, a children's play area with a large wooden climbing frame, a greenhouse, a polytunnel, a fruit tree orchard and a hen/duck house.



LOCATION

Northaw is a small historic & civil parish located in Hertfordshire surrounded by the Greenbelt with access to either Cuffley or Potters Bar. Cuffley is a larger surrounding village with multiple shops & services serving the local community. There are two primary schools in the Parish, Northaw Church of England Primary School & Cuffley School.

Location is the main advantage of the town since it is situated quite close but at the same time far enough from central London. Only 13 miles north of central London, and adjacent to the greater London boundary, but actually when you're here you feel like you're in the middle of the countryside.

LOCAL SCHOOLS -

Stormont School - 0.6 miles

Lochinver House School - 3.0 miles

St John's Preparatory Senior School - 3.7 miles

Dame Alice Owens School - 4.4. miles

TRANSPORT -

The cosmopolitan feel of the town with Potters Bar being on one side and Cuffley on the other its excellent road and rail connections is a real draw. It is an excellent commuter town for London whilst being firmly in the heart of the suburban countryside.

Northaw is close to the M25, & M1 and A10 which can get you into London. Central London can be reached within a 45-minute drive.

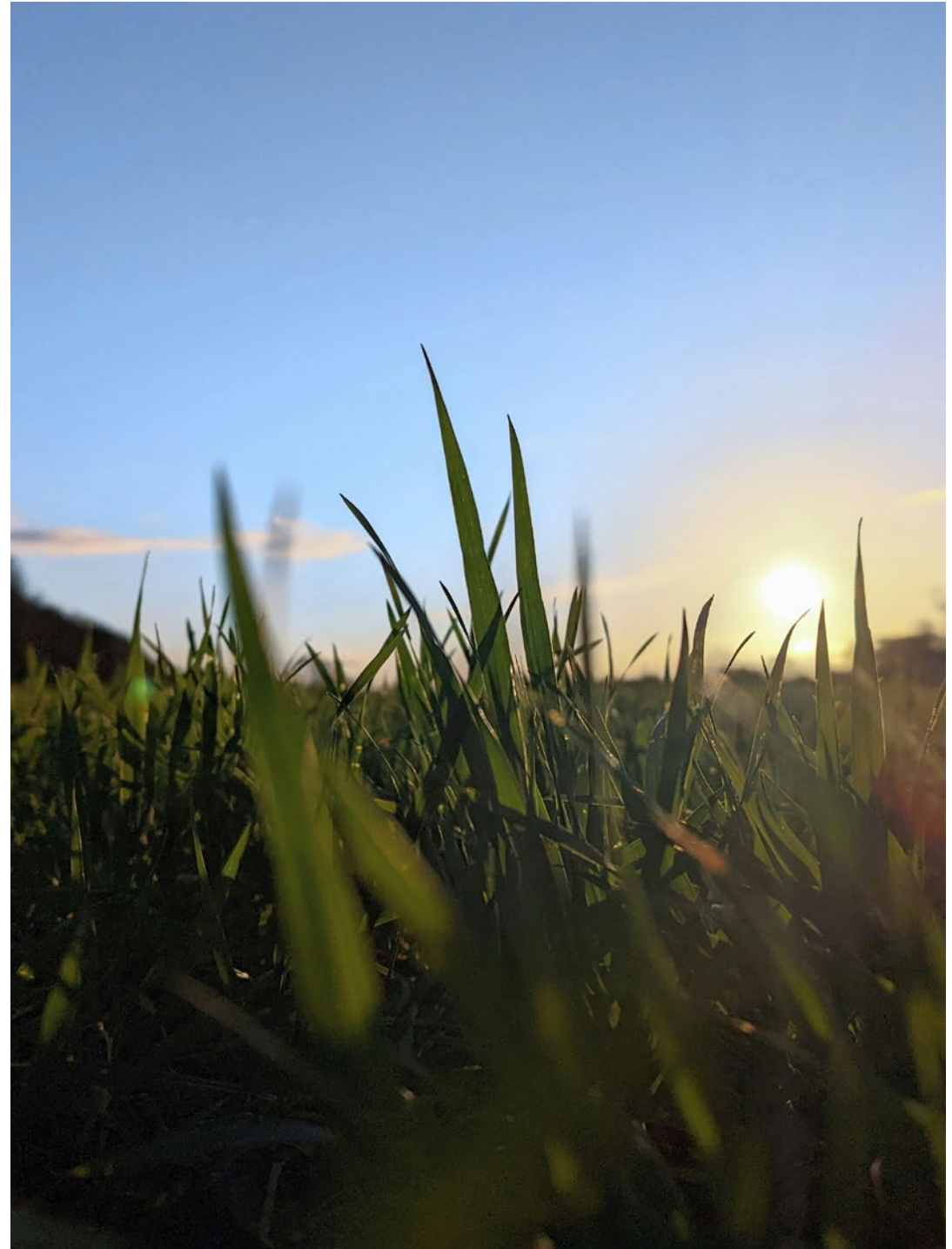
The town's railway station is on the National Railway Station with regular fast services to Moorgate station. The fast train takes 40 minutes to London Moorgate. This can be accessed via Cuffley. In addition, you also have Potters Bar as an alternative which can get you into Finsbury Park in 20minutes.

For international travel, Luton Airport is approx. a 30-minute drive and Heathrow Airport is approximately 50 minutes.

Cuffley Train Station - 2 miles

Potters Bar Train Station - 3.2 miles

Photo Credit: Photo by Nasif Tazwar on Unsplash



GENERAL INFORMATION

SERVICES:

Mains Water, Gas and Electricity

TENURE

Freehold

LOCAL AUTHORITY & TAX BAND

Welwyn Hatfield district of Hertfordshire, Council Tax Band: H

VIEWING ARRANGEMENTS

Strictly via the vendors sole agents Luxury Property Partners, with Pierre Luxe 07438 891 232, pierreforrester@luxurypropertypartners.co.uk

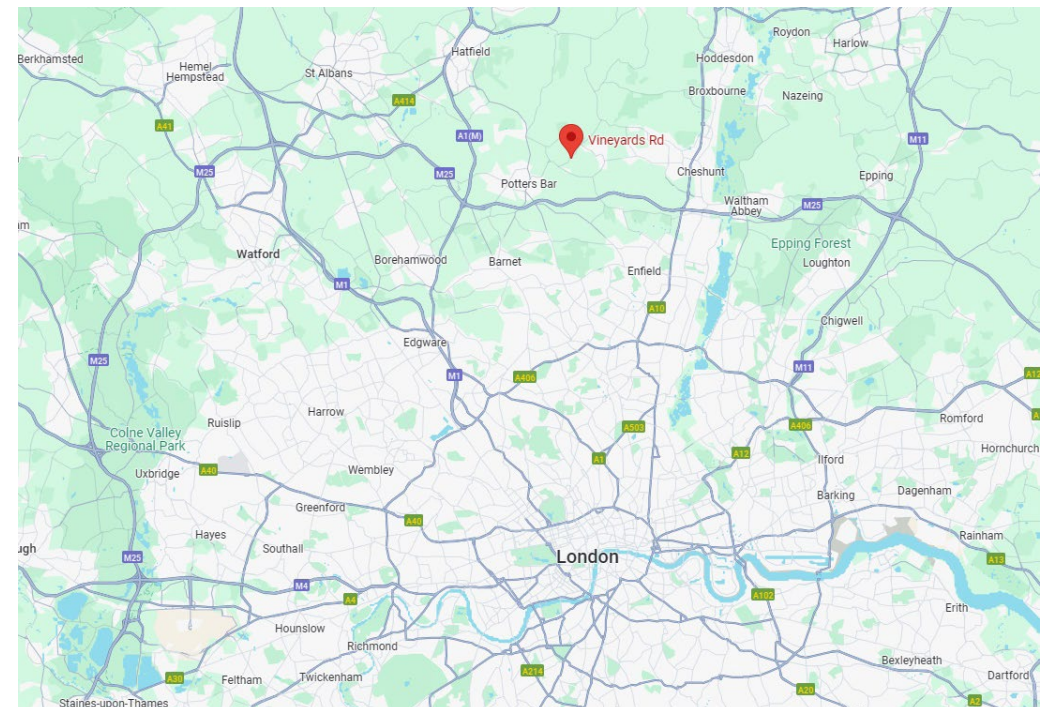
AGENTS NOTES:

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 and 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.

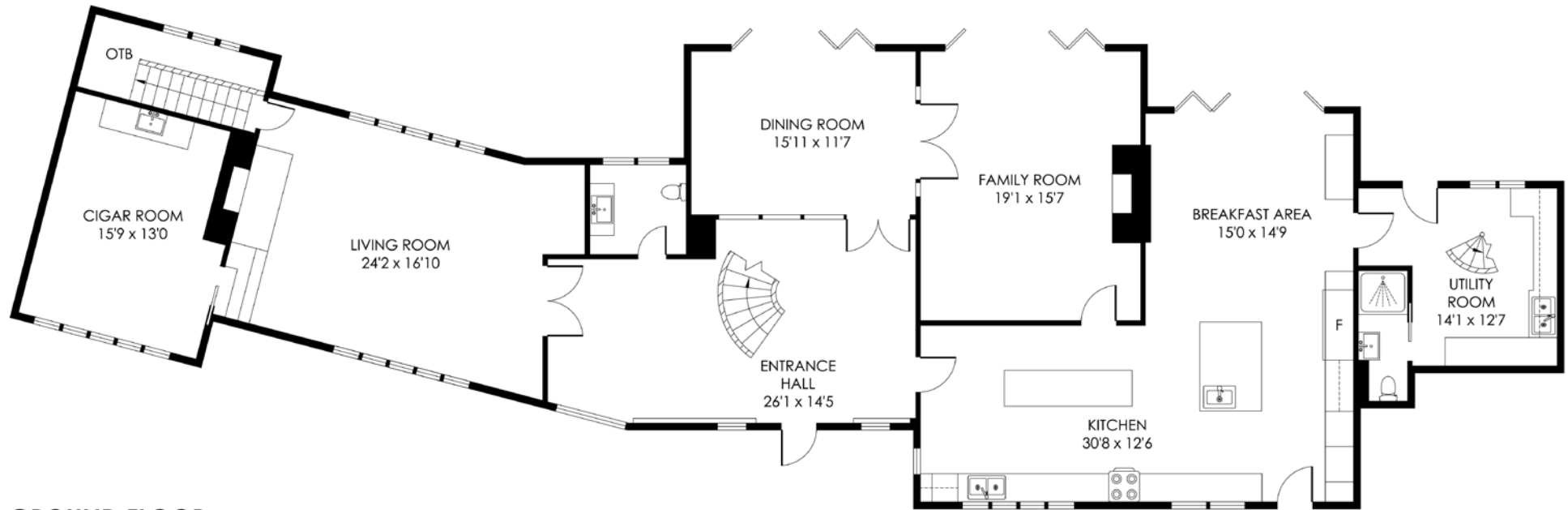
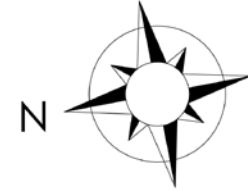
Bullet Points:

- Nine Bedrooms
- Ten Bathrooms
- Cigar Room & Wine Cellar
- Gated & Private Driveway
- Just under a Three Acre Plot
- Leisure Facilities; Gym, Sauna & Steam
- Swimming Pool & Tennis Court
- Staff Facilities
- Freehold
- Council Tax Band: H | EPC: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR



GROUND FLOOR

APPROXIMATE GROSS INTERNAL FLOOR AREA
MAIN HOUSE : 2195 SQ FT
TOTAL AREA : 2195 SQ FT

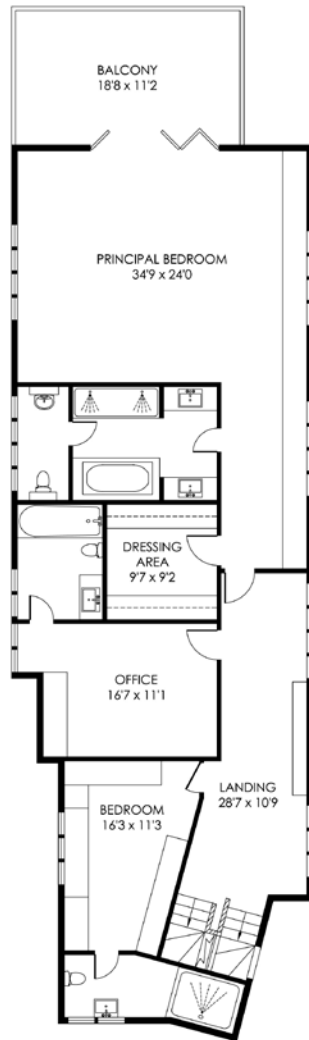
LEISURE SUITE



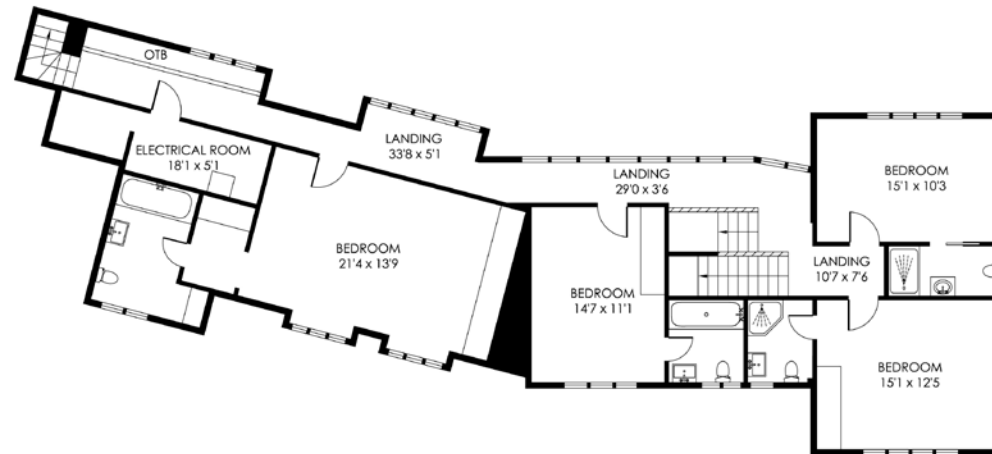
LEISURE SUITE

APPROXIMATE GROSS INTERNAL FLOOR AREA
MAIN HOUSE : 2171 SQ FT
TOTAL AREA : 2171 SQ FT

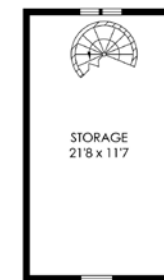
FIRST FLOOR



FIRST FLOOR



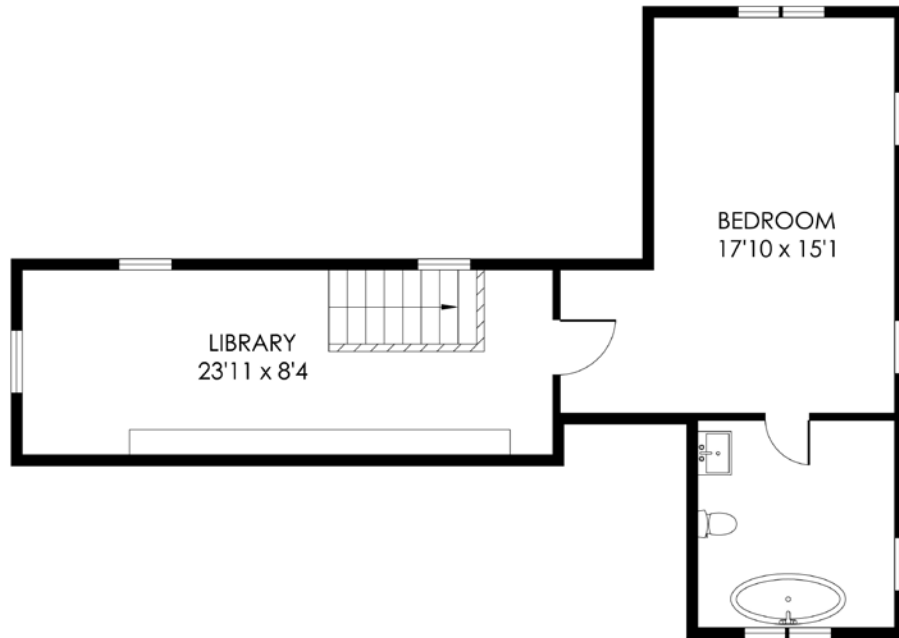
FIRST FLOOR B



FIRST FLOOR B

APPROXIMATE GROSS INTERNAL FLOOR AREA	
MAIN HOUSE :	3183 SQ FT
BALCONY :	159 SQ FT
TOTAL AREA :	3342 SQ FT

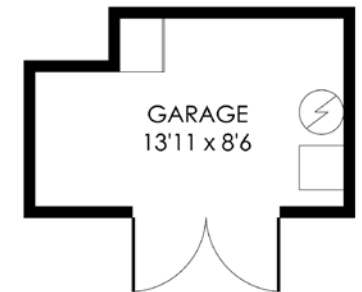
SECOND FLOOR



SECOND FLOOR



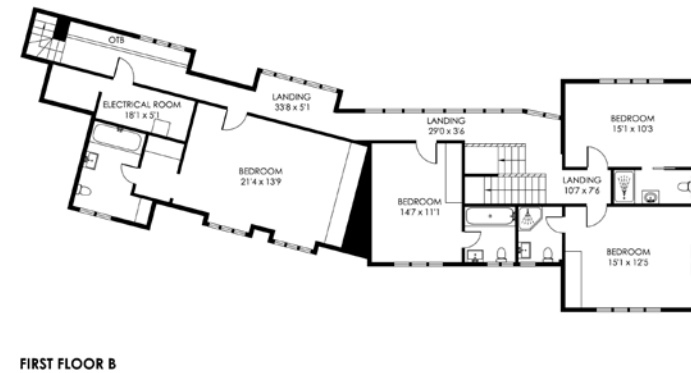
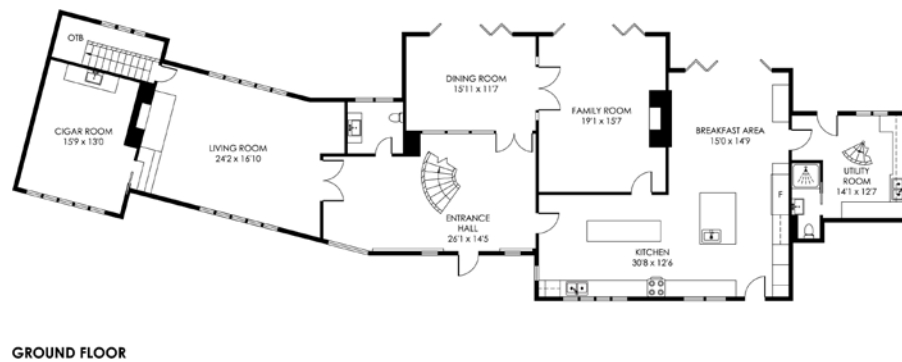
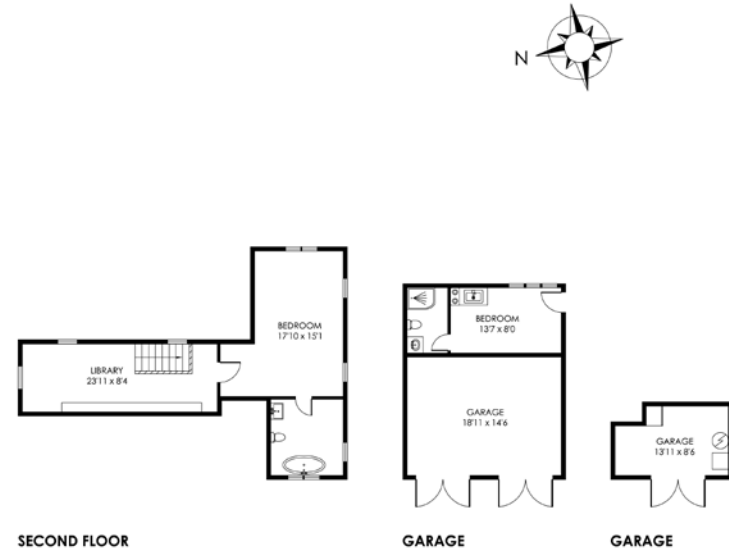
GARAGE



GARAGE

APPROXIMATE GROSS INTERNAL FLOOR AREA	
MAIN HOUSE :	561 SQ FT
GARAGE :	349 SQ FT
TOTAL AREA :	910 SQ FT

FLOORPLAN



APPROXIMATE GROSS INTERNAL FLOOR AREA	
MAIN HOUSE :	8110 SQ FT
GARAGE :	349 SQ FT
BALCONY :	159 SQ FT
TOTAL AREA :	8618 SQ FT





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Important Notice

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