



28, VINEYARDS ROAD
Northaw, Hertfordshire, EN6 4PA



LUXURY PROPERTY PARTNERS

Specialists in the marketing & sale of luxury homes

VINEYARDS ROAD,

28 Vineyards Road is a stunning, 4,136-square-foot, modern and spacious six-bedroom family home, set in the prestigious and premier location of Northaw. This wonderful home benefits from a private, sweeping driveway providing extensive parking for approximately six vehicles, along with a single-car garage, and mature, private, and secluded south-facing gardens. Additionally, the ground floor includes two home offices.

ACCOMMODATION SUMMARY

This extremely spacious home is spread over three floors, with tall ceilings and an array of rooms perfect for entertaining family and friends. The large black windows allow natural light to flood the home, and the bi-fold doors in the kitchen provide access to the beautiful, mature gardens, which feature many areas ideal for alfresco dining. Vineyards Road is surrounded by stunning homes, most of which are set behind gated driveways, and it is home to some of the county's most desirable properties.



GROUND FLOOR

Upon entering the ground floor through the impressive and modern entrance, you are greeted by a central staircase leading to the upper floors. The main entrance opens to two studies, which sit opposite one another—a perfect space for working from home or for use as a quiet library.



GROUND FLOOR

The living room is a vibrant, cosy space that blends modern design elements with colourful accents. The room's vibrant colours, modern furniture, and soft textures create a lively yet comfortable area, ideal for relaxation and entertaining. The dining room can accommodate up to eight guests and includes a fridge freezer and a pantry room for food preparation.





GROUND FLOOR

The kitchen and breakfast room are bright, stylish, and multifunctional spaces, ideal for casual relaxation or entertaining. The underfloor heating is an added bonus. The vibrant accent wall, large glass doors, and artistic touches make the room visually appealing and inviting. The large central island is complemented by bi-fold doors that open to the outdoor entertainment area, seamlessly blending indoor and outdoor living. The bold lime-green accent wall brightens the space and adds a lively atmosphere.







GROUND FLOOR

There is also a large utility room with access to the gardens, providing a perfect space for pets without needing to bring them through the main house.







FIRST FLOOR

The first floor is accessed via the landing and consists of four bedrooms, all with ensuites, in addition to a gym. The principal bedroom suite is stunning, featuring a super king-size bed and an array of fitted wardrobes. The views of the gardens and open fields from the principal bedroom are incredible.

The large ensuite includes a luxurious standalone bath, walk-in shower, and single sink basin. There is also a large walk-in dressing room with plenty of storage, including a beauty desk.





FIRST FLOOR

Bedroom 2 on the first floor is currently set up as an additional principal bedroom. This is an incredibly spacious room, and the current owners have enough space for multiple desks and a lounge, perfect for hosting friends or large groups.

There are two further bedrooms on the first floor, one used as a guest bedroom and the other as a home gym.



SECOND FLOOR

On the second floor, you'll find two bedrooms connected by a shared Jack and Jill bathroom, along with additional storage space in the eaves.



OUTSIDE

The current owners have transformed the gardens at 28 Vineyards Road into a stunning oasis. Mature trees and shrubs have been carefully planted to create a private, serene setting, complete with multiple outdoor entertainment areas on the terrace, benefiting from the south-facing garden.

The rear garden features a spacious patio area, a separate patio at the far end, a heated outdoor pool, and a well-maintained lawn. The property backs onto open fields, providing a peaceful and scenic backdrop, while the hedging offers privacy and seclusion.





OUTSIDE

This elegant home is one of many in the area that offer complete privacy and is ideally positioned along a sweeping, private, and gated driveway. Additionally, the property features a single-car garage and ample driveway space, accommodating parking for at least five to six vehicles.



LOCATION

Northaw/Cuffley is a small historic civil parish in Hertfordshire, surrounded by the Green Belt and offering access to both Cuffley and Potters Bar. Cuffley is a larger nearby village with multiple shops and services for the local community. There are two primary schools in the parish: Northaw Church of England Primary School and Cuffley School. Cuffley village is just 0.5 miles away and offers local shops, doctors and dentist surgeries, and a railway station with regular services to Moorgate in 35 minutes.

The location is a significant advantage, as it is close to central London, yet far enough away to feel like the countryside. It is only 13 miles north of central London and adjacent to the Greater London boundary, yet it feels like a rural retreat.

Notable attractions include The Plough, Hertfordshire Zoo, Hatfield House & Park. Northaw Great Wood is also amongst them; an extensive nature reserve, one of Hertfordshire's largest remaining historic wood pasture commons, with open bracken glades and wide rides through oak, hornbeam, and birch woodland.

There are a number of well-established golf & tennis courses:

- Northaw & Cuffley Lawn Tennis Club
- Brookman's Park Golf Club
- Crews Hill Golf Club

LOCAL SCHOOLS:

Northaw, Hertfordshire is also part of the Independent School system)

- 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 Northaw/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 and is just 3 miles from the M25 exit. Central London can be reached within a 45-minute – 1 hour drive of the property.

The town's railway station is on the National Railway Station with regular fast services to London Kings Cross. Fast train takes 20 minutes to London St Pancras.

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

Train Stations:

- Cuffley Train Station 2 miles
- Potters Bar Train Station 2.7 miles



Photo by TIME L ORD and Photo by Benjamin Davies

GENERAL INFORMATION

SERVICES:

Mains Water, Gas, Drainage, and Electricity.

TENURE:

Freehold

LOCAL AUTHORITY & TAX BAND:

Hatfield Council and Council Tax Band: H

VIEWING ARRANGEMENTS

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

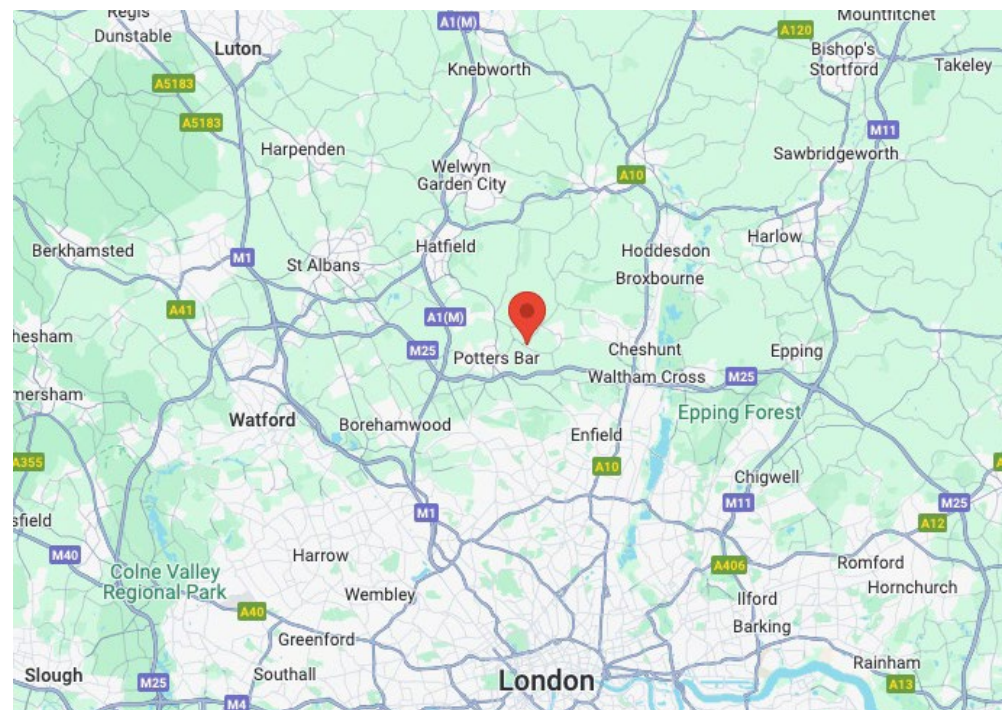
AGENTS NOTES:

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.

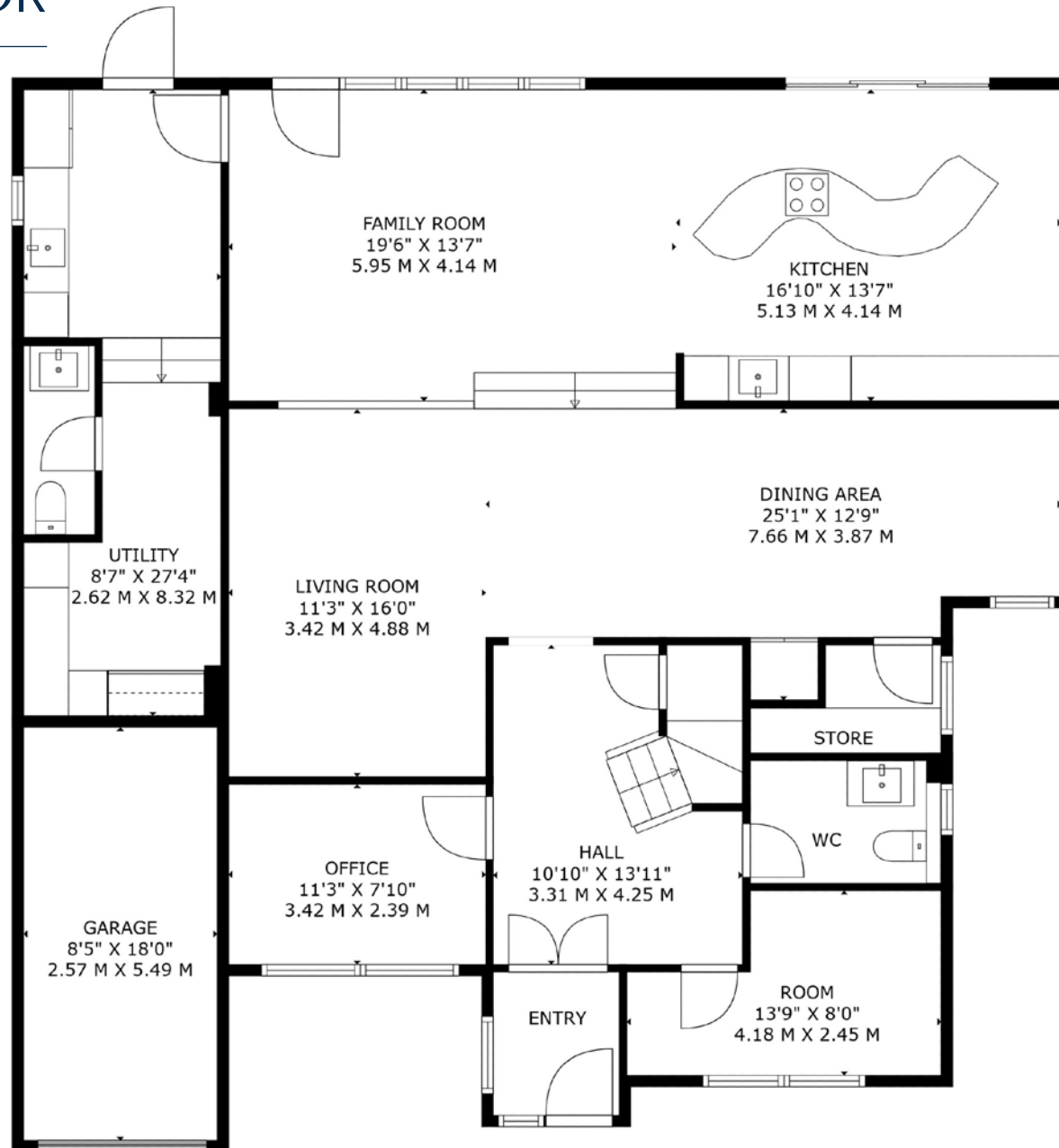
BULLET POINTS:

- Prime Location
- Six Bedrooms
- Four Bathrooms
- Three Floors
- 4,136 Square Foot
- Heated Swimming Pool
- South Facing Gardens
- Driveway for Six Cars

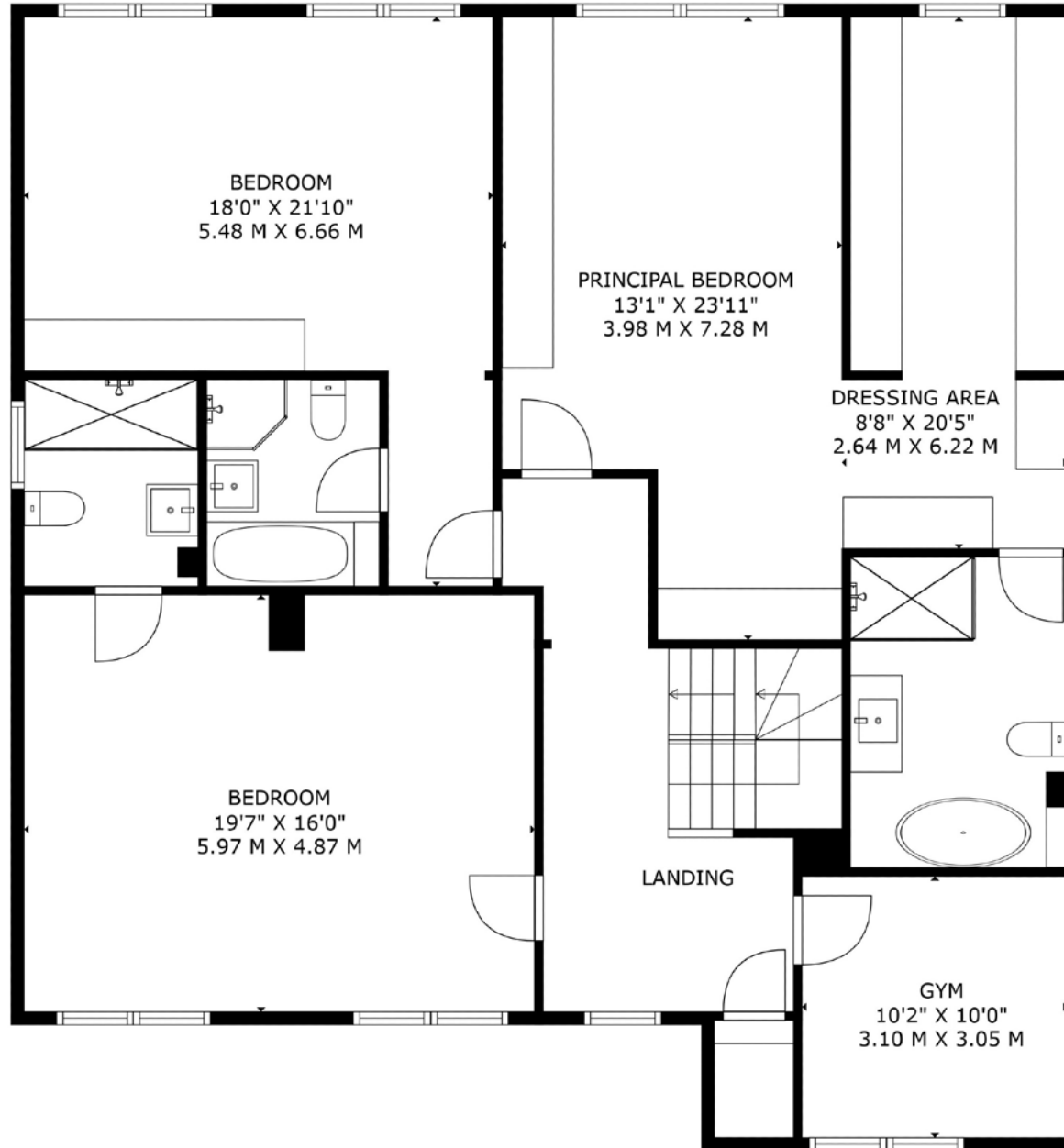
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



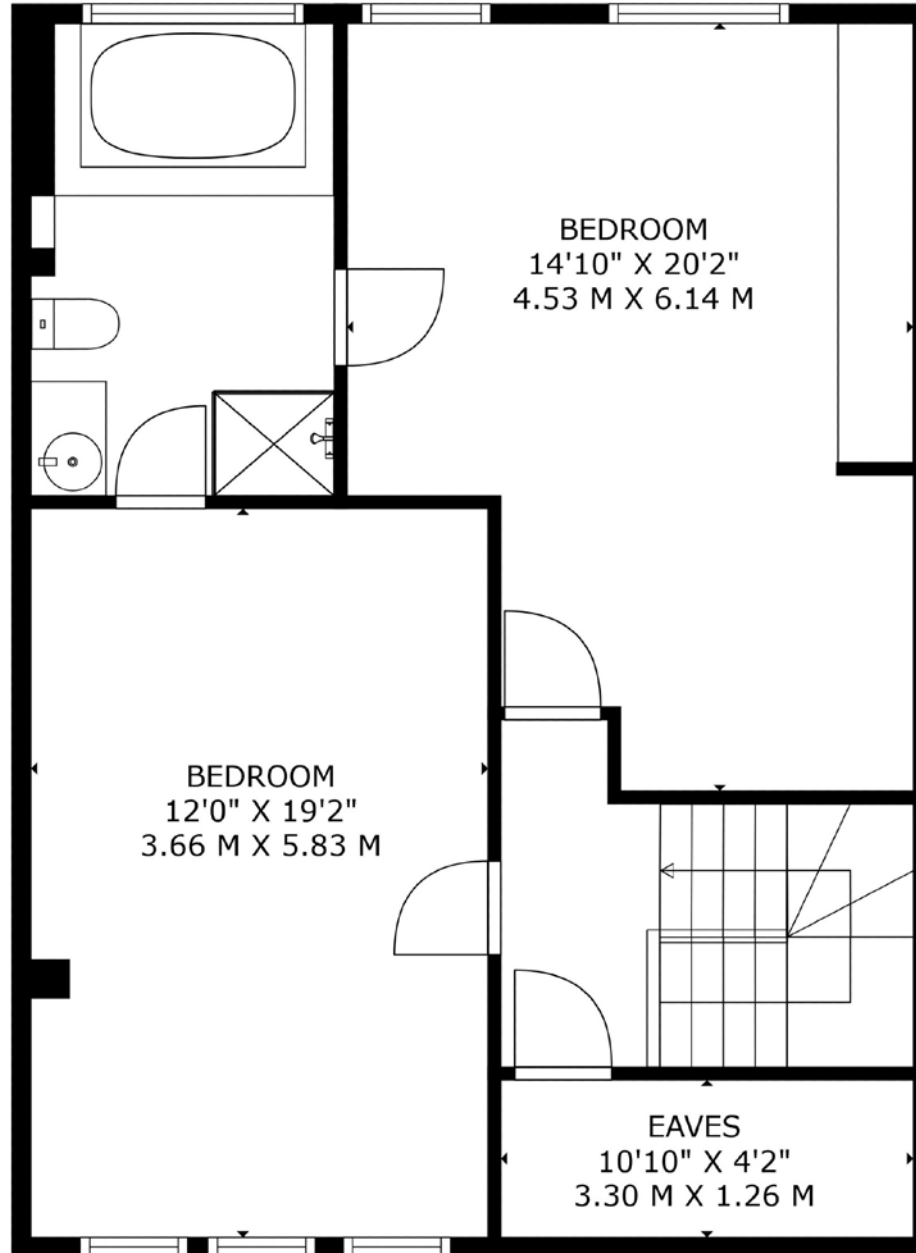
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR





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