



8 HANYARDS LANE

Cuffley, Potters Bar, Welwyn Hatfield, Hertfordshire, EN6 4AS



LUXURY PROPERTY PARTNERS

Specialists in the marketing & sale of luxury homes

# HANYARDS LANE

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Hanyards Lane is a premier road that sits in the village of Cuffley. It's renowned for attracting many notable and famous residents, being one of Cuffley's most prestigious roads.



# ACCOMMODATION SUMMARY

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This wonderful, detached home has been built to an exceptional standard, with its distinctive modern Tudor-style, it's been crafted with no expense spared, to create this architectural design. The property is south-facing, and with bifold doors spanning the entire back of the house, sunlight pours in, creating a seamless connection between the garden and interior during the summer months.

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 home has a converted double car garage which is now used as a home gym, six bedrooms, mature, private, manicured gardens, several reception rooms and bedrooms that provide unmatched views that overlook London at a distance.





# GROUND FLOOR

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As you enter the ground floor you are greeted with an exceptional entrance hallway, spacious and designed with a modern & elegant aesthetic. The property is over three floors, just under 4000 square feet and underfloor heating running throughout the ground floor.



# GROUND FLOOR

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The first reception room is the dining room. It's bright, open, inviting and serves as a multi-functional space for socialising and games.





# GROUND FLOOR

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The ground floor boasts several exquisite rooms, including the open plan kitchen which serves as the heart of the home for entertaining. It is a cook's dream boasting twin ovens, a built-in microwave, five ring induction hob and Teppanyaki.

The kitchen/breakfast area sets the tone of the home, blending functionality with stylish design. The combination of natural light, modern fixtures, and high-quality materials creates a beautiful and practical space ideal for cooking, dining, and entertaining.









# GROUND FLOOR

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The living room is a spacious and bright room designed with a neutral & elegant style. A decorative Chesney's fireplace and fire is a central feature of the room, and it is furnished with large, plush sofas in a light beige/cream colour. They are complemented by soft, pastel-coloured cushions, including pink and neutral tones, adding warmth and subtle contrast. The large glass bifold doors on the right-hand side allow ample natural light to flood the space.





# GROUND FLOOR

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One of the owners' favourite features of the property is the home gym. Converted from the garage you have a modern and well-equipped home gym with a sleek, minimalist design. The space is bright, clean, and designed for a variety of workouts, featuring high-quality gym equipment and a practical layout.





# GROUND FLOOR

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There is also a large utility room with access to the gardens and a perfect space for pets if you do not want to bring them through the main house. To end the ground floor you have a study, with your all-important WC and a boot room.





# FIRST FLOOR

The first floor of this spacious and stunning family home is accessed via the galleried staircase and is made up of four bedrooms, three of which have en- suite facilities. The principal bedroom is elegant with a lavish plush king-sized bed, a walk-in-wardrobe, incredible views overlooking the stunning gardens, and a modern en suite bathroom.





# FIRST FLOOR

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The second double bedroom benefits from ample wardrobe space with fitted wardrobes across one side of the wing. A well-designed bedroom with a luxurious and cosy ambiance. You have two additional bedrooms across the first floor, one being used as a guest bedroom and the other the third double bedroom which is used by the owner's children.





# FIRST FLOOR

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The family bathroom features a two-tone wall design, with the lower half covered in large, beige ceramic tiles, a freestanding, modern rectangular bathtub with a sleek white finish, and a mounted rainfall showerhead.





# SECOND FLOOR

The second floor features an additional bedroom with an en-suite, along with a magnificent 42' games room that can also be used as an extra bedroom.





# OUTSIDE

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The grounds are a standout feature, offering exceptional privacy. One of the most remarkable elements is the stunning south-facing rear garden which features a spacious paved seating area, perfect for outdoor entertaining, while the rest is primarily laid to lawn.









# OUTSIDE

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You have a BBQ area to the right of the terrace and also alfresco dining with a six-seater table to accommodate guests.





# OUTSIDE

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The front of the property is accessed via an electric security gate and is predominantly paved, offering ample off-street parking along with access to the garage/gym.





# LOCATION

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Cuffley 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. Cuffley village is 0.5 mile away and provides locals shops, doctors and dentist surgeries, and railway station with regular services to Moorgate in 35 minutes.

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 when you're here you feel like you're in the middle of the countryside.

Cuffley is situated around 4 miles to the north of Cockfosters. The two areas are well connected by road, with a drive of approximately 10 minutes, making Cockfosters easily accessible from Cuffley. Cockfosters is well known for its residential character and the nearby Trent Park, a large public park with rich history. It is a perfect location for further amenities and a wide range of brilliant restaurants.

**Sopwell House:** Sopwell House is a secluded retreat for those who value elegant comfort and a true sense of freedom. Enhancing this luxurious setting, guests are greeted with the heartfelt hospitality, supported by a dedicated team and an array of refined facilities and services.

**Northaw Great Wood:** This extensive nature reserve is one of Hertfordshire's largest remaining historic wood pasture commons and comprises open bracken glades and wide rides with oak, hornbeam and birch woodland.

**Rose & Crown:** Newly refurbished, the Rose & Crown in Essendon is a brilliant gastronomic pub to simply unwind with a pint in the relaxed bar or garden after a walk through some of Hertfordshire's most beautiful countryside.

Notable attractions include The Plough, Hertfordshire Zoo, Hatfield House & Park

There are several well-established private golf courses:

Brookman's Park Golf Club is regarded as one of the most picturesque, and impressive Golf clubs in Hertfordshire, offering some magnificent views.

## TRAIN STATIONS:

- Cuffley Train Station 3 minute drive
- Potters Bar Train Station 4 miles

## LOCAL SCHOOLS:

(Cuffley, Hertfordshire is surrounded by both the Grammar school & Independent School system)

- St Edmunds College 18.8 miles
- Queenswood School 2 miles
- Stormont School 3 miles
- Lochinver House School 4 miles
- St John's Preparatory Senior School 4.7 miles
- One Degree Academy 5.3 miles



# GENERAL INFORMATION

SERVICES:

Mains water, gas and electricity

TENURE:

Freehold

LOCAL AUTHORITY & TAX BAND:

Welwyn Hatfield Council | Council Tax Band: H

VIEWING ARRANGEMENTS

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

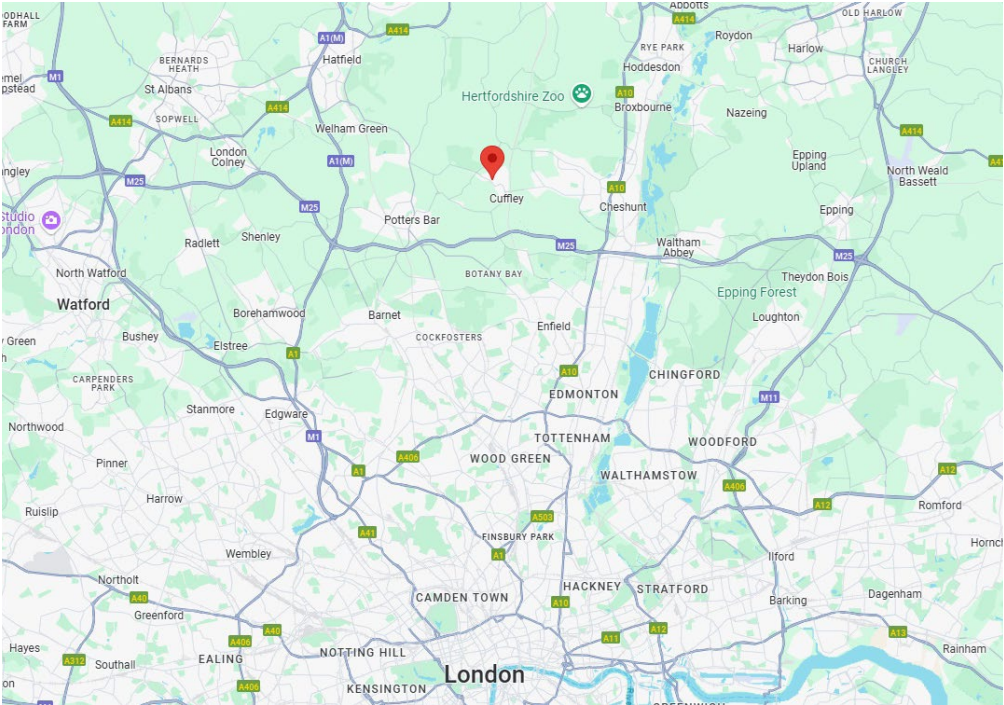
AGENTS NOTES:

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:

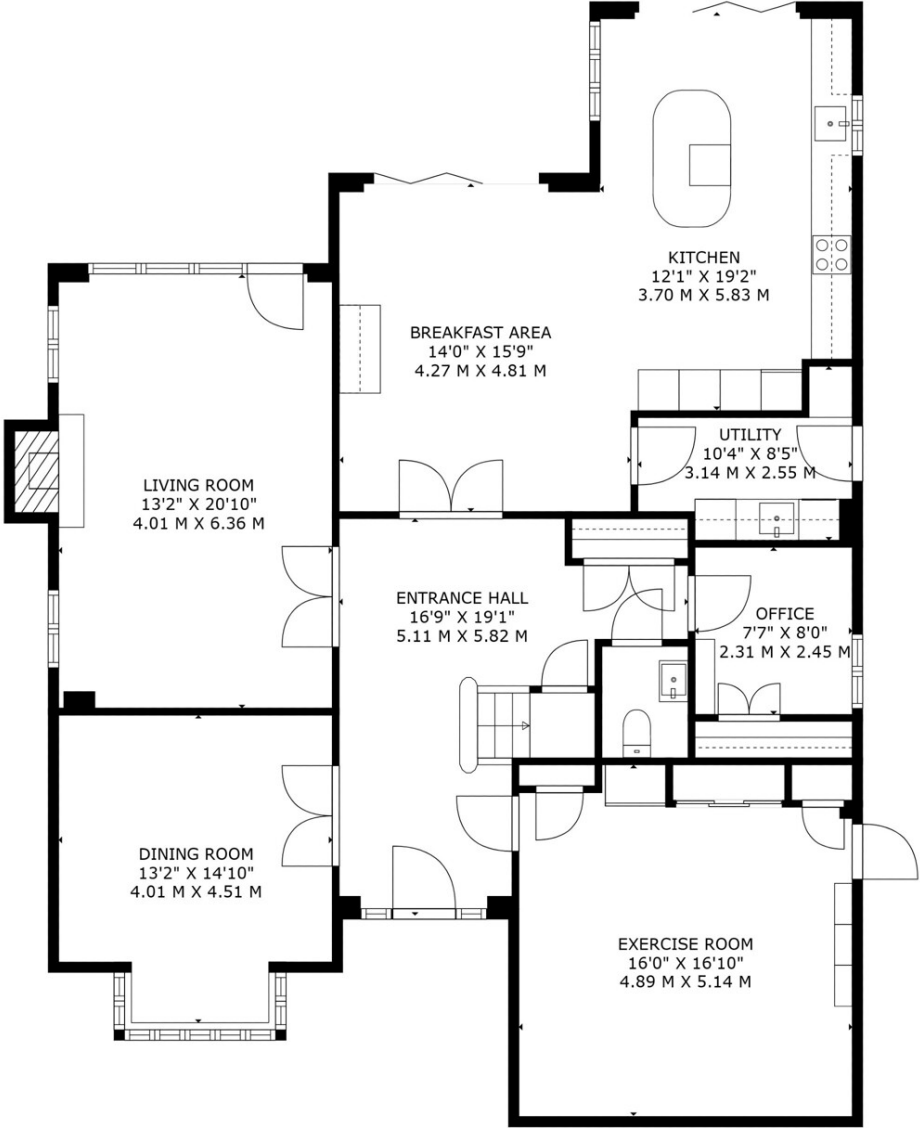
- Immaculate Condition
- Premier Road – Hanyards Lane
- Electric Security Gates
- Six Bedrooms
- Four Reception Rooms
- Five Bathrooms
- 4000 Sq Feet of Living Accommodation
- South Facing Gardens
- London Skyline Views from Bedrooms
- Freehold | Council Tax Band: H | EPC: B

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





# GROUND FLOOR



GROSS INTERNAL AREA: 3708 sq ft, 345 m2  
OPEN TO BELOW & LOW CEILINGS: 309 sq ft, 29 m2

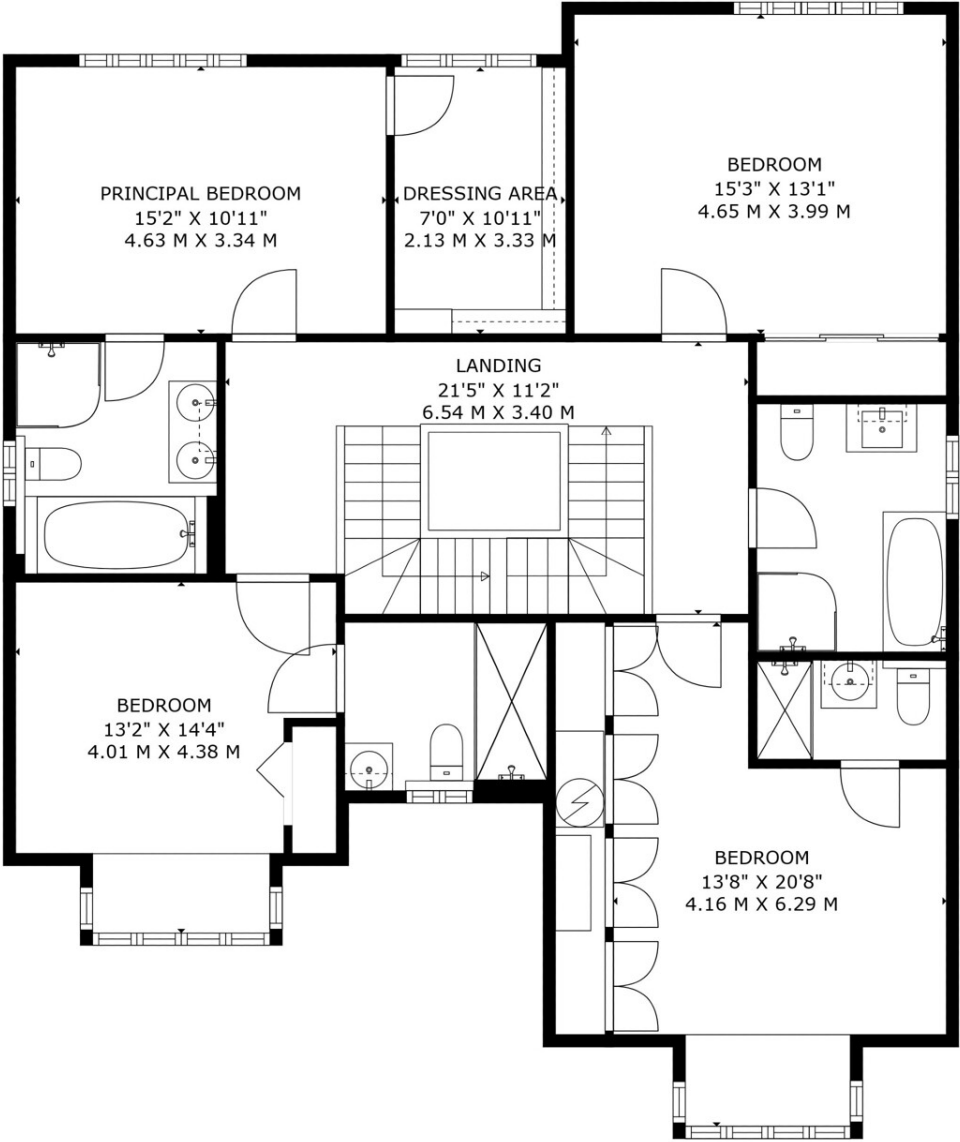
**OVERALL TOTALS: 4017 sq ft, 374 m2**

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION





# FIRST FLOOR



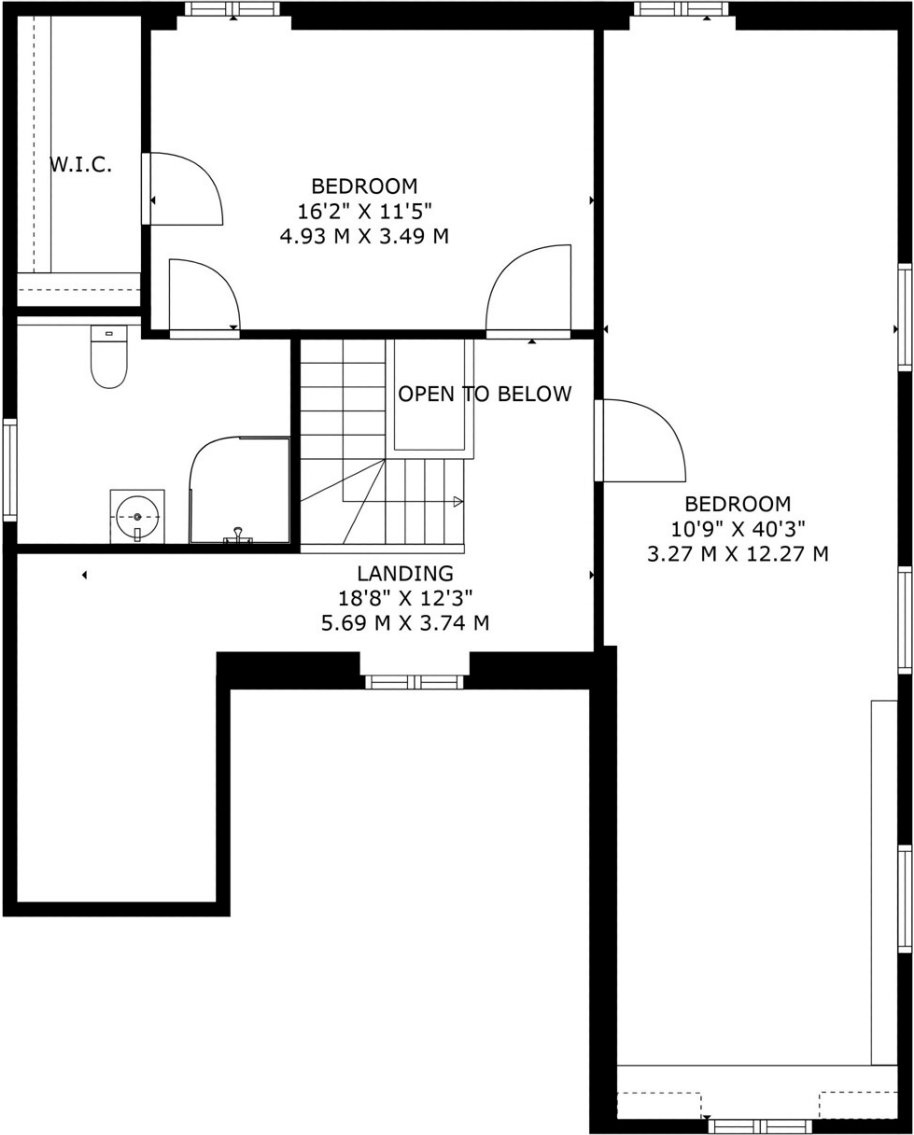
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# SECOND FLOOR



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OPEN TO BELOW & LOW CEILINGS: 309 sq ft, 29 m2

**OVERALL TOTALS: 4017 sq ft, 374 m2**

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION







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