

New Park House

Hertfordshire



An exceptional 15th century farmhouse
on the edge of the village with far reaching
views over The Great Wood

New Park House, New Park Road, Newgate Street, Hertford, Hertfordshire SG13 8RD
Little Berkhamsted 2.4 miles, Hertford 5.5 miles, Luton Airport 21 miles, Heathrow Airport 31
miles Central London 24 miles

Features:

Entrance hall | Drawing room | Dining room | Family room
Study | Kitchen/breakfast room | Laundry room
Utility room | Pantry | Cellar

Principal bedroom suite with dressing room and bathroom
5 Further bedrooms | 2 Bathrooms | Games room

Swimming pool | Pool house with shower and steam room
Studio/home office | Garage | Stable
Workshop/garden shed | Treehouse

Mature landscaped gardens with kitchen garden
Greenhouse | Orchard and Manege

About 1.63 acres

Additional land available to rent





The property

Dating from the 15th century, New Park House is finished in a cream render under a pitched clay peg tile roof. Internally, the house combines light and spacious reception rooms with six comfortable bedrooms on the first floor.

The house has clearly evolved over the years and has been comprehensively modernised by the current owners whilst retaining many of the features that make a house of this age so special. Of particular note is the drawing room with wonderful high ceilings and centred on an attractive open fireplace. French doors open onto the south-west facing terrace and provide remarkable uninterrupted views over The Great Wood. The kitchen has been extensively remodelled by Devol and Sebastian Cox with a range of base units under a granite work surface and a twin oven Aga.

The gardens and grounds create a mature and secluded setting, laid mostly to lawn with a selection of specimen trees including a magnificent sequoia, oak, lime and atlas cedar.

There is an extensive range of outbuildings including the studio/home office, pool house, workshop/garden shed, a stable and a garage.













Situation

New Park House stands in an elevated position with far reaching views over the Hatfield Estate's Great Wood to London in the distance. The property lies on the edge of Newgate Street, a popular village with two pubs, a church, restaurant, primary school and village hall. There is access to many miles of bridle paths, bike trails and footpaths along the Hertfordshire Way.

Comprehensive facilities are available in Hertford, just over five miles distant, whilst Central London is 24 miles away. Fast and frequent trains leave Potters Bar (4 miles) reaching Kings Cross in about 15 minutes or Moorgate in about 30 minutes. The M25, A1(M) and the A10 are approximately 6 miles away and Luton Airport 21 miles away.

There is an excellent selection of state and private schools in the district with primary schools in the village, Cuffley and Goffs Oak. Nearby are Lochinver House, Haileybury College, Haberdasher's Aske and Queenswood schools.

Directions

From The Coach and Horses pub in Newgate Street village proceed over the road into New Park Road. Continue to the end of the road and the entrance is on the left just past New Park Farm stables.

General Remarks and Stipulations

Tenure: Freehold with vacant possession on completion.

There is approximately 4 acres of additional grazing that may be rented from the adjoining landowner.

Services: Mains water, mains and solar electricity. Private drainage to a septic tank. Oil fired central heating

Local Authority: Welwyn and Hatfield Borough Council

Council Tax: Band H

EPC rating: Band E

Guide Price: £3,250,000



Approximate Gross Internal Area 6703 sq ft – 623 sq m

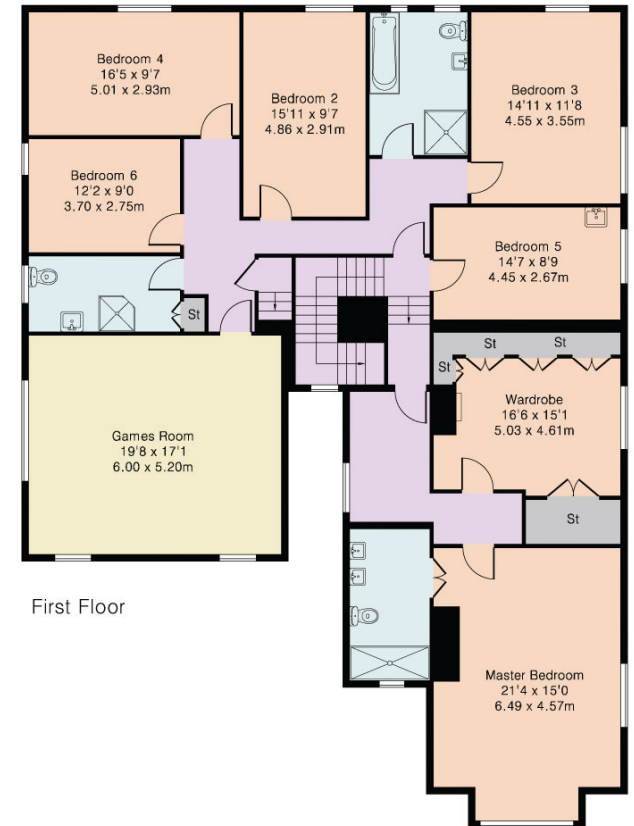
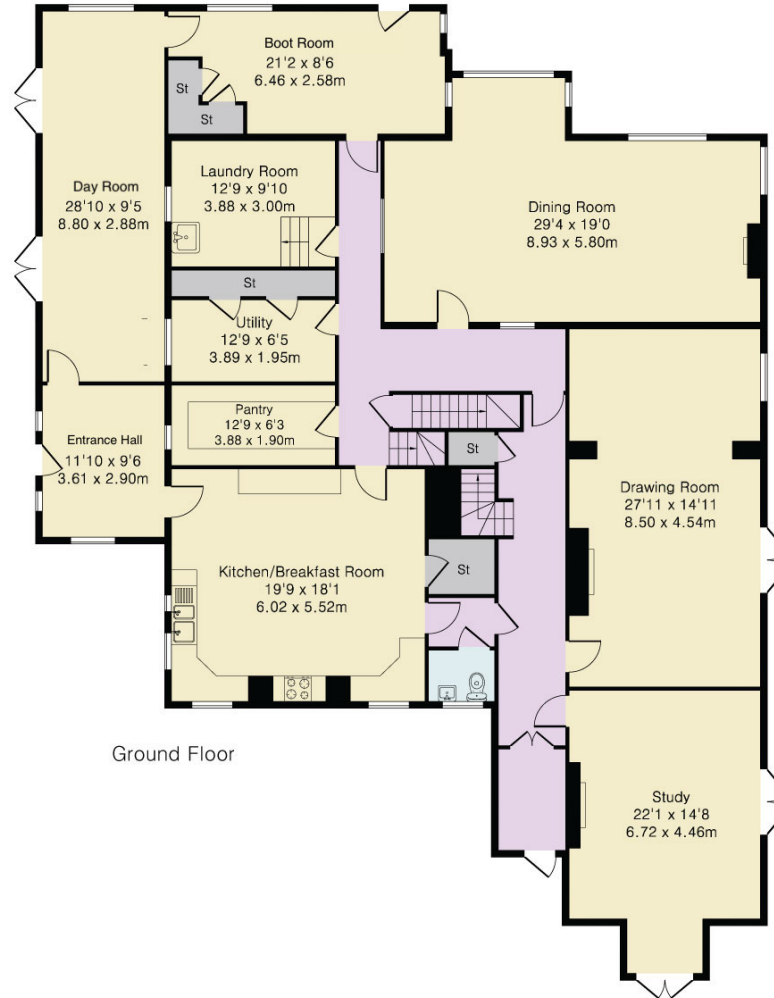
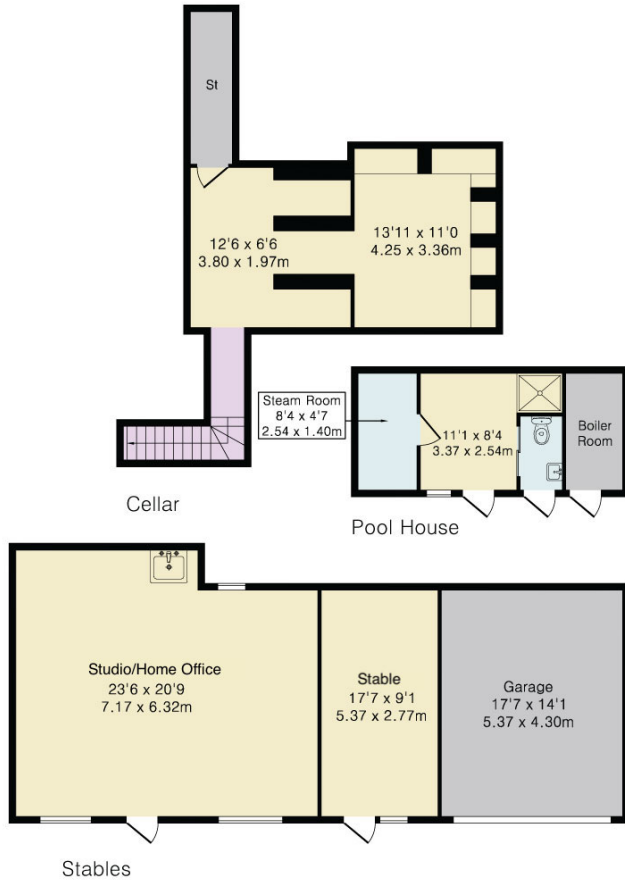
Ground Floor Area 3016 sq ft – 280 sq m

First Floor Area 2226 sq ft – 207 sq m

Pool House Area 187 sq ft – 17 sq m

Stables Area 877 sq ft – 81 sq m

Cellar Area 397 sq ft – 37 sq m



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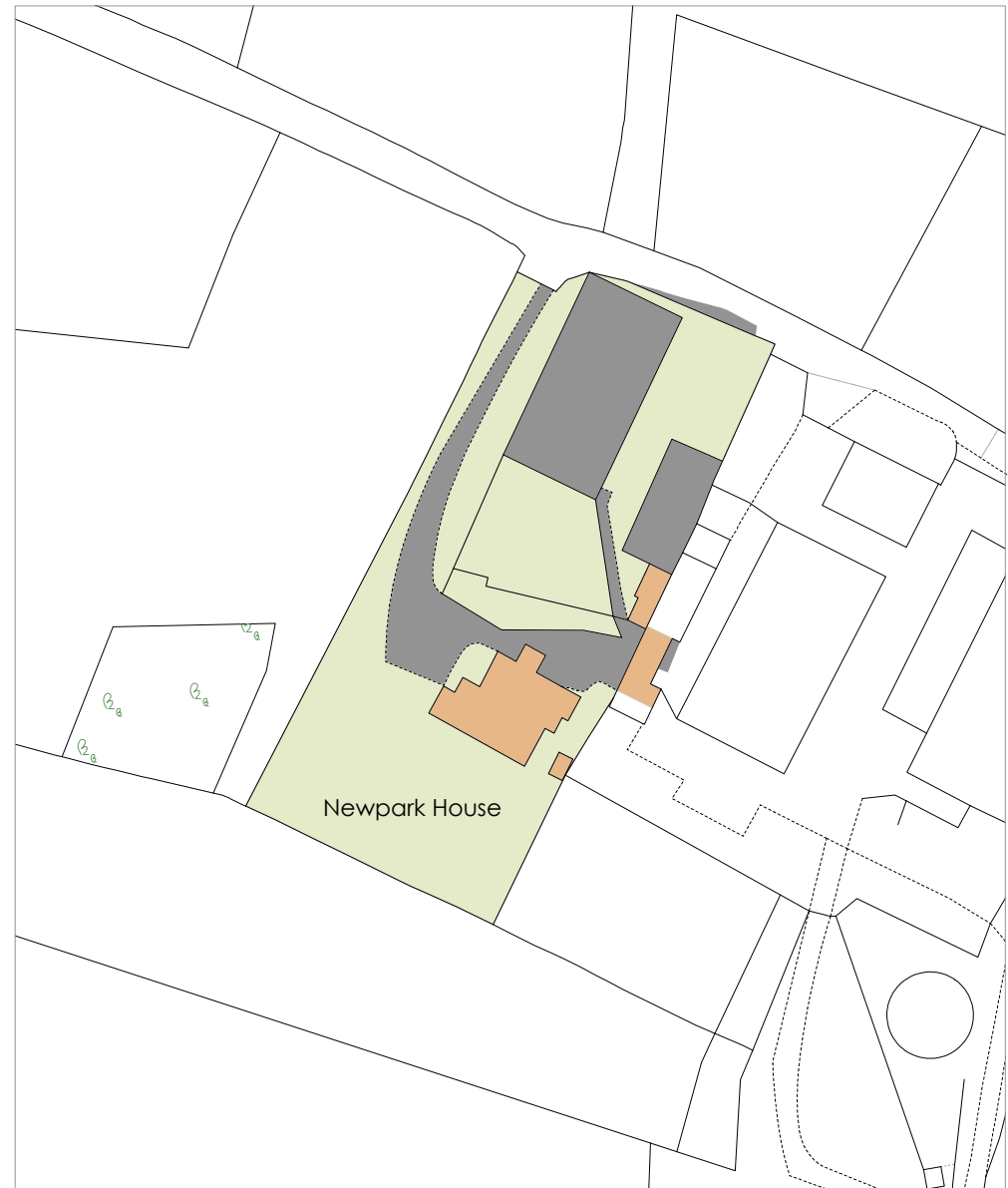
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Total Area (0.67 ha / 1.66 ac)

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