



JR Sales & Lettings

**Vineyards Road  
Northaw**



**£2,799,950  
Freehold**

High Willows is set within approximately 3 acres of private grounds, this exceptional character residence extends to approximately 5,263 sq ft, including outbuildings, and enjoys a prestigious position on sought-after Vineyards Road.

Offering an enviable semi-rural lifestyle within the Green Belt, the property features stabling, a manège and grazing paddocks, which could be ideal for equestrian enthusiasts.

The spacious accommodation includes six bedrooms, three bathrooms, multiple reception rooms, a study, kitchen/breakfast room, boot room and cloakroom. Outside, there is extensive parking, a substantial garage/workshop currently arranged as a professional gym, attractive south-facing terraces and beautifully maintained grounds.

Located close to Northaw village, with Cuffley and Potters Bar nearby providing excellent amenities and mainline rail services into London, this is a rare opportunity to acquire a substantial family home in one of Hertfordshire's most desirable locations.

- **Exceptional character residence set within approximately 3 acres of gardens and grounds**
- **Rare equestrian lifestyle opportunity with stabling, manège and grazing paddocks**
  - **Peaceful semi-rural setting offering privacy, tranquillity and beautiful countryside views**
- **Six well-proportioned bedrooms, including two principal suites with en-suite facilities**
- **Impressive reception hall with oak balustrades and a range of elegant reception rooms**
  - **Spacious kitchen/breakfast room, study, boot room and cloakroom/WC**
- **Extensive driveway parking and substantial garage/workshop currently arranged as a professional gym**
- **Attractive south-facing terraces and entertaining areas ideal for outdoor living**
- **Potential for an additional dwelling(s), subject to the necessary planning permissions**
  - **Conveniently located near Cuffley and Potters Bar stations, providing direct links into London**

#### **Plot**

Approx 3 acres which has sectioned off to the following: main property with garden, gated parking and detached garage/workshop/gym, manège and grazing paddock

#### **Property Entrance**

Hardwood entrance door with leaded light glazed window above.

#### **Feature Reception Hallway**

Inset spotlights to ceiling. Exposed wooden flooring. Timber balustrades. Fitted cupboard under the stairs. Double glazed sash windows to the front. Doors to:-

#### **W.C.**

Opaque double glazed window to the side. Wall hung W.C. with concealed cistern and push button flush. Vanity wash hand basin with countered sink and mixer tap. Radiator. Inset spotlights. Extractor fan. Pebble tiled floor.

#### **Office/Study**

Triple aspect room with double glazed windows. Radiator. Exposed wooden flooring. Inset spotlights.

#### **Boot Room/Utility Area**

Wooden opaque glazed window to the garden. Fitted cupboards. Tiled floor. Wall and base fitted units with a stainless steels sink, mixer tap, drainer and tiled splash backs.

#### **Kitchen /Dining Room**

Open planned to the conservatory. Double glazed. French doors leading to the garden. Ceiling fan. Porcelain tiled floor with underfloor heating. Inset spotlights to ceiling. Radiator. Range of wall and base fitted units in oak shaker style with granite worktops over. Large centre island incorporating underslung stainless steel 1 1/2 bowl sink with mixer tap and drainer. Space and plumbing for a dishwasher. Space for American fridge freezer. Range gas cooker with extractor fan and stainless steel splash back. Glass display cabinets.

#### **Family Room**

Double glazed sash windows to the front and side. Engineered wooden flooring. Inset spotlights. Radiator with decorative cover. Feature brick fireplace with inset wooden mantle and log burner effect gas fire, and marble hearth. Door back into the:-

#### **Inner Hallway**

Porcelain tiled floors and steps up to a carpeted area with double glazed sash window to the front. Inset spotlights. Fitted panelling. Stairs to a second staircase to the first floor with storage cupboard under.

#### **Utility Room**

Porcelain tiled floor with underfloor heating. Wall and base fitted units with rolled edge worksurfaces over incorporating a stainless steel sink with mixer tap. Space and plumbing for washing machine. Space for tumble drier. Extractor fan. Fitted cupboards.

#### **Living Room**

Triple aspect room with double glazed windows to the rear, side and front. Double glazed doors to the garden. Two feature cast iron effect radiators. Feature open fire with cast iron inset and hand painted tiles, wooden surround and slate heart. Picture rail.

#### **First Floor**

Split level landing with inset spotlights to the ceiling. Built in cloaks cupboards stairs to the second floor with timber balustrade. Inset spotlights.

#### **Bedroom 2**

Exposed beam vaulted ceiling. Dual aspect room with double glazed sash window to the front and Georgian style to the rear. Two radiators. Fitted cupboards. Inset spotlights. Engineered oak wooden flooring. Door to:-

#### **En-Suite Shower Room**

Double glazed Georgian style window to the rear. Tiled shower enclosure with mixer valve, hand attachment and rain head. Low flush W.C. with concealed cistern built into a unit. Semi countered wash hand basin with mixer tap, tiled splash back and cupboards under. Engineered oak wooden flooring. Extractor fan. Inset spotlights to ceiling.

#### **Bedroom 3**

Georgian style double glazed windows to the rear. Radiator. Range of fitted wardrobes. Fitted bookcase with cupboards under.

#### **Bedroom 4**

Double glazed Georgian style sash windows to the front. Column radiator. Fitted wardrobes.

#### **Family Bathroom**

Opaque double glazed Georgian style sash window to the front. Low flush W.C. with push button flush. Double ended freestanding roll top bath with Georgian style mixer tap and hand attachment. Vanity unit with semi countered wash hand basin with mixer tap and cupboards under. Enclosed shower cubicle with mixer valve and hand attachment with marble effect aqua panels. Chrome towel radiator. Inset spotlight. Access to loft space. Engineered wooden oak flooring.

#### **Bedroom 5**

Georgian style double glazed sash windows to the rear and side. Cast iron radiator. Vanity unit with inset sink, cupboard and drawers under.

#### **Main Bedroom**

Double glazed sash style windows to the side. Cast iron column radiator. Extensive range of fitted wardrobes, cupboards and chest of drawers. Door to:-

#### **En-Suite**

Georgian style double glazed window to the rear. Suite comprising of a tiled panel bath with mixer tap. Bidet. Low flush W.C. Pedestal wash hand basin with mixer tap. Tile enclosed shower cubicle with mixer valve and hand attachment. Fitted cupboards. Inset spotlights. Fitted towel rail. Part tiled walls.

#### **Bedroom 6**

Currently used as dressing room. Radiator. Vanity wash hand basin. Dual aspect windows.

#### **Garden**

South facing garden with mature shrub and flower border and specimen trees. Large crazy paved patio area. Seating area and snug. Bar area. Water. Lighting. Decking area. Access to a cupboard which houses the gas fired boiler. Timber Sheds.

#### **Garage / Work Shop / Gym**

Formerly a Garage Workshop, currently Gymnasium with power and lighting.

#### **Equestrian Interest**

Detached Stabling and former chicken shed. Fenced off manège and grazing paddock.

#### **Land Behind**

Further fields beyond are rented by the current owner but may be available to purchase at separate negotiation.

#### **N.B.**

Whilst every effort has been made to ensure the accuracy of these particulars, all measurements are approximate and for guidance only. Photographs may have been digitally enhanced, edited, or AI-assisted for presentation purposes. Buyers are advised to satisfy themselves by inspection and independent verification.

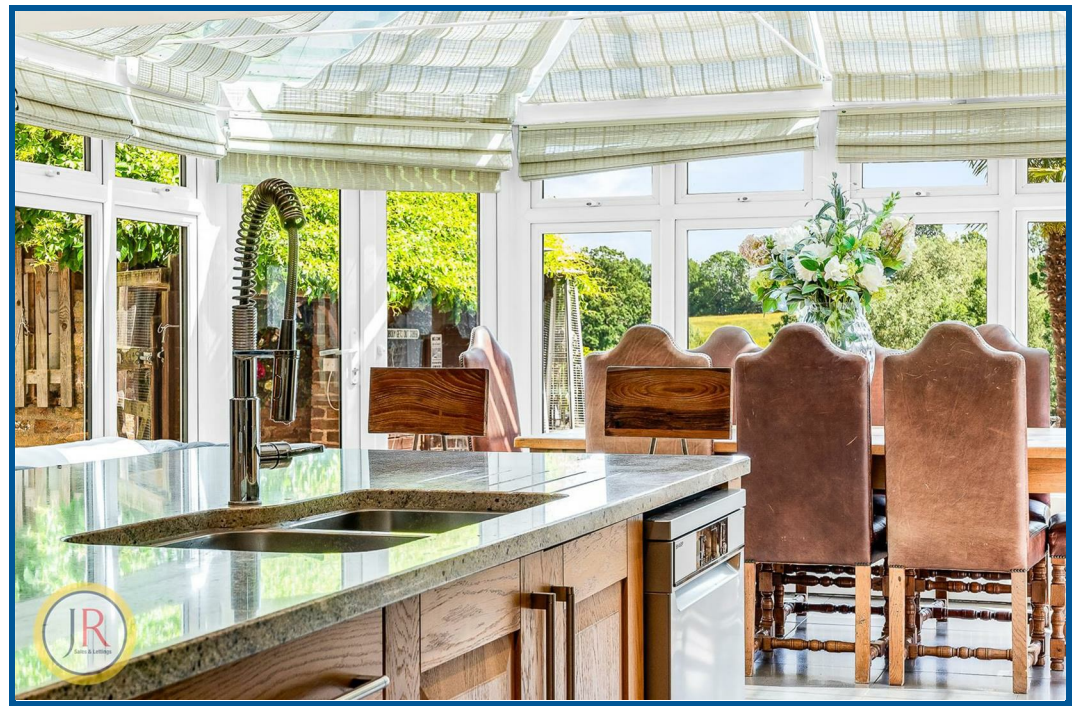




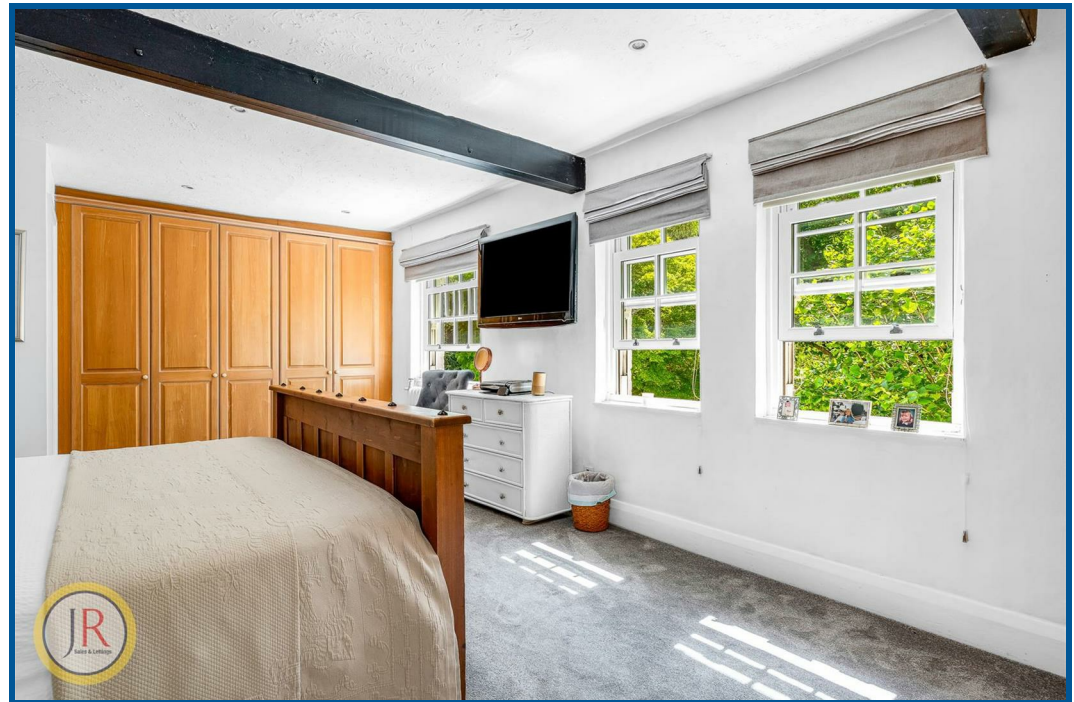
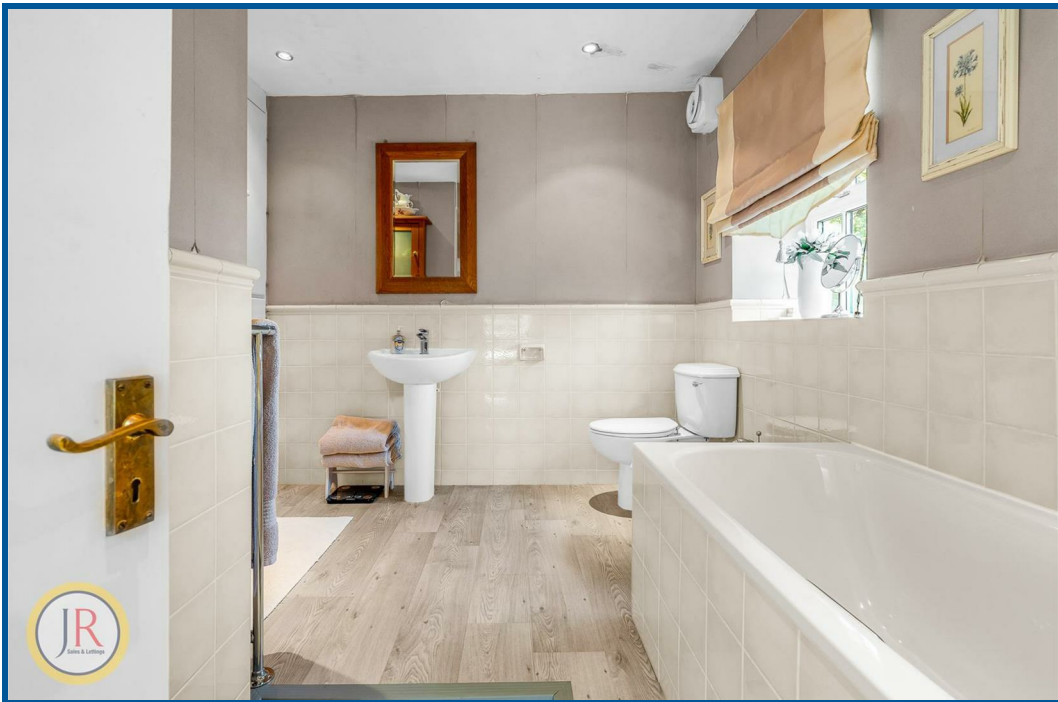
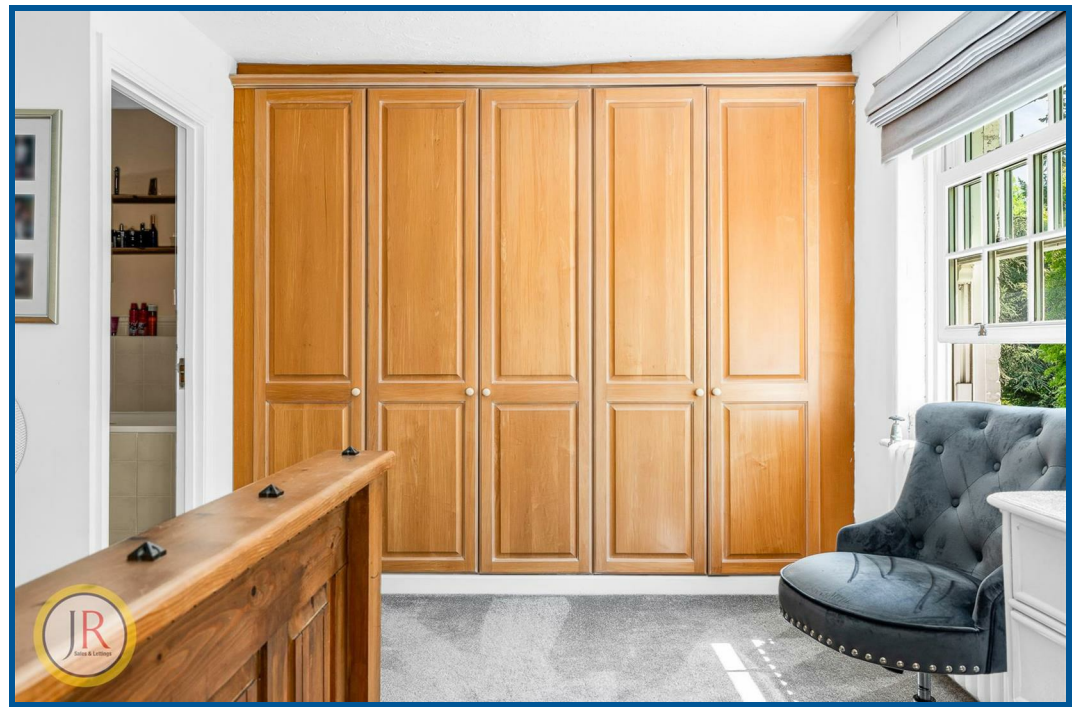




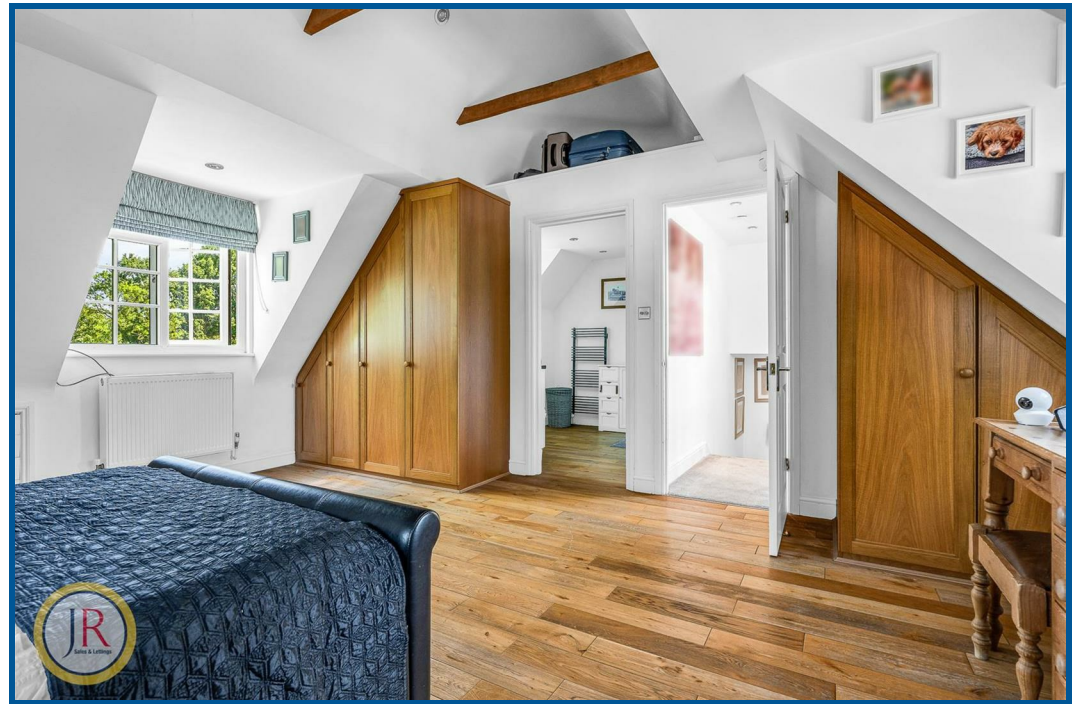


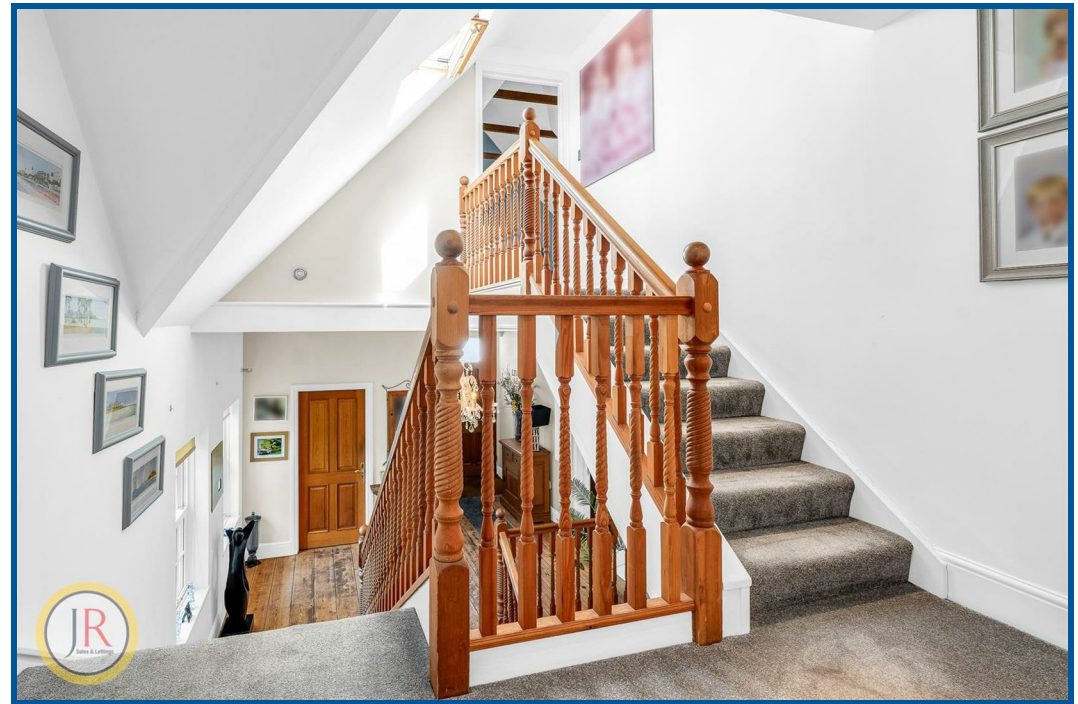
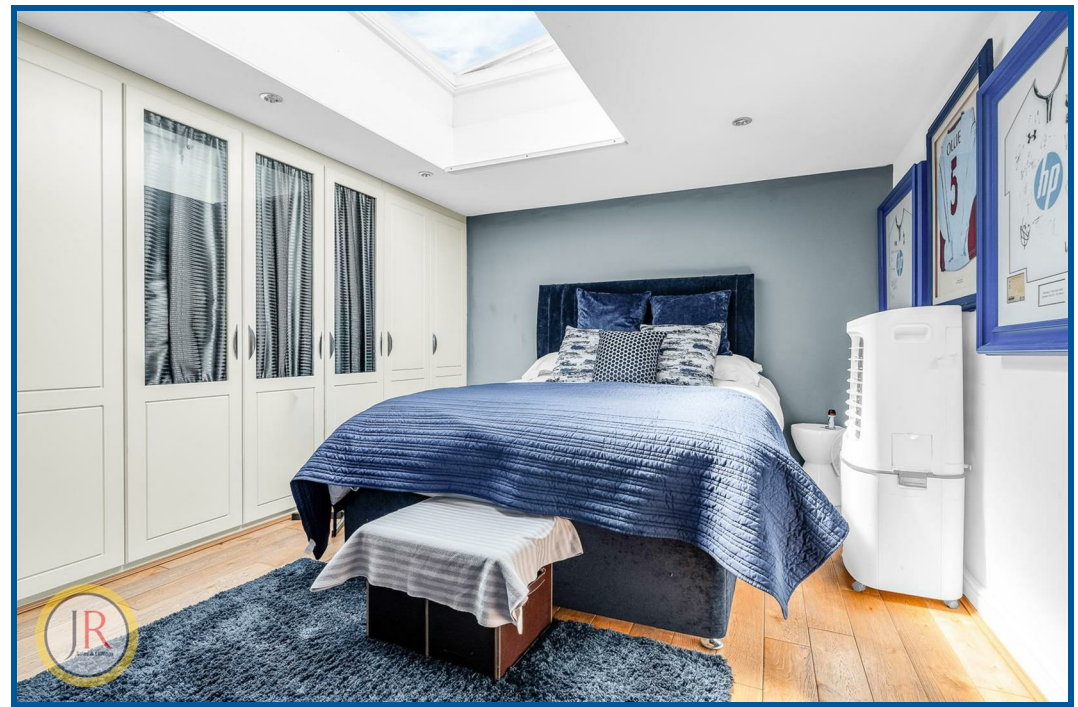


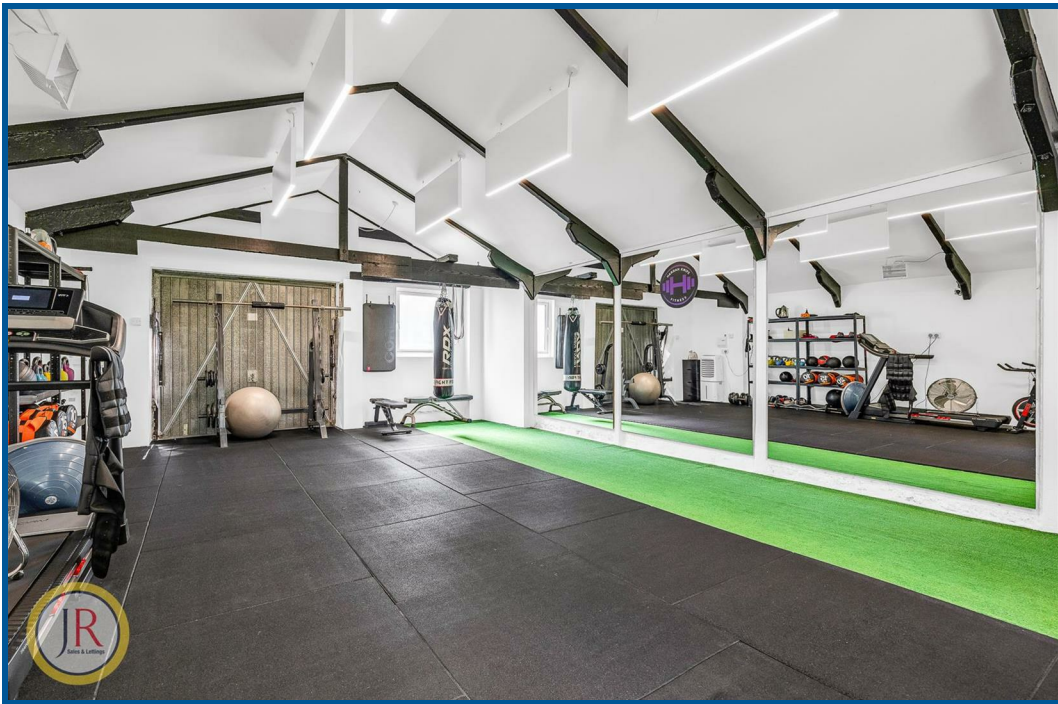
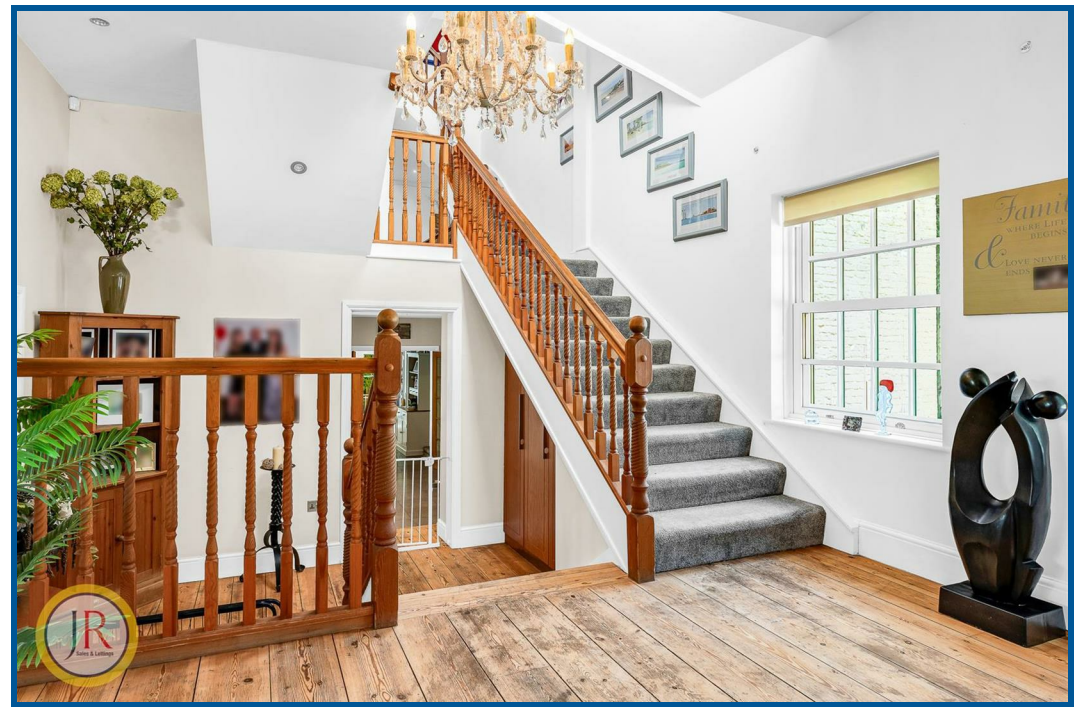
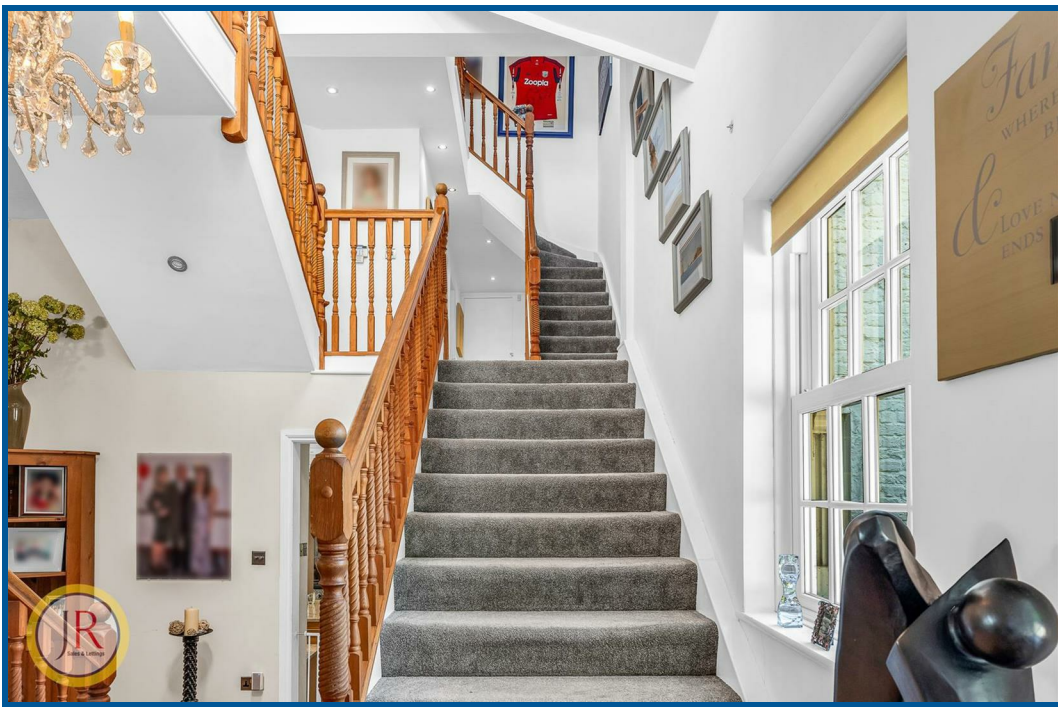






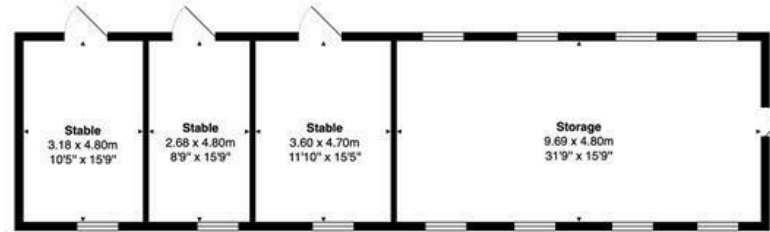




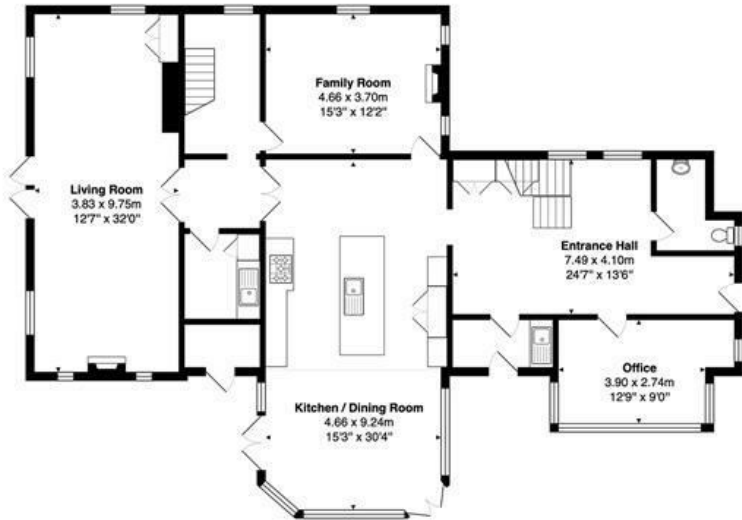




**Outbuilding**  
Area: 48.5 m<sup>2</sup> ... 522 ft<sup>2</sup>



**Outbuilding**  
Area: 94.3 m<sup>2</sup> ... 1015 ft<sup>2</sup>



**Ground Floor**  
Area: 166.4 m<sup>2</sup> ... 1791 ft<sup>2</sup>



**First Floor**  
Area: 111.5 m<sup>2</sup> ... 1200 ft<sup>2</sup>



**Second Floor**  
Area: 68.4 m<sup>2</sup> ... 736 ft<sup>2</sup>

**Total Area: 489.0 m<sup>2</sup> ... 5263 ft<sup>2</sup>**



FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(95-100) <b>A</b>	(95-100) <b>A</b>			(95-100) <b>A</b>			
(81-94) <b>B</b>	(81-94) <b>B</b>			(81-94) <b>B</b>			
(69-80) <b>C</b>	(69-80) <b>C</b>			(69-80) <b>C</b>			
(55-68) <b>D</b>	(55-68) <b>D</b>			(55-68) <b>D</b>			
(39-54) <b>E</b>	(39-54) <b>E</b>			(39-54) <b>E</b>			
(21-38) <b>F</b>	(21-38) <b>F</b>			(21-38) <b>F</b>			
(1-20) <b>G</b>	(1-20) <b>G</b>			(1-20) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	