

Lager

VINEYARDS ROAD, NORTHAW

MOVELI



LAGEN



Lagern, Vineyards Road is a stunning 2,800 sq. ft, 4-bedroom country home, set in a prestigious and premier location of Northaw.

- Extensive Driveway/ Garage
- 3 Reception Rooms
- 4 Bedrooms
- South West Facing Garden
- 3 Bathrooms
- Potential Reinstated Outdoor Pool Room
- Set on 0.7 Acres
- Countryside Views
- Sought-after Location

This wonderful home benefits from an extensive driveway providing parking for approx. five vehicles, with a single car garage, and mature, private, and secluded south-west facing gardens, which sit on just under a 1-acre plot.

This spacious home is spread over two floors with an array of wonderful rooms perfect for entertaining with family and friends. The property offers exceptionally generous accommodation, thoughtfully designed, with character and personality.

Among its standout features is the impressive living room, centred around a characterful Inglenook fireplace, while the dual-aspect dining room creates a striking entertaining space, enhanced by a dramatic vaulted ceiling and individually sourced exposed beams that bring warmth, character and architectural distinction.



Ground Floor

As you enter the ground floor, you are greeted with a very traditional and impressive entrance hall. It's generously proportioned, offering a bright and airy first impression thanks to its high ceilings, crisp white walls, and excellent natural light entering through the front-facing window. The porch provides a space to hang coats or leave shoes, and as you enter through the hallway, you then approach the family WC. The interior decor reflects a blend of rustic charm and modern comfort, with the exposed wooden beams in some reception rooms traversing the ceilings and adding a touch of architectural interest.

There are some stunning rooms across the ground floor, including the Kitchen, which is beautifully complemented by a light-filled conservatory-style dining area overlooking the rear garden. Traditional light timber cabinetry, generous work surfaces, and terracotta-style flooring create a charming country-inspired aesthetic, while the adjoining dining space benefits from extensive glazing, a pitched roof and direct garden access.

Together, the two areas create a wonderfully sociable setting for everyday family living, dining and entertaining, with an abundance of natural light and a seamless connection to the surrounding gardens.

The impressive living room is centred around a magnificent exposed-brick inglenook fireplace, complemented by a substantial solid timber beam and striking copper canopy, creating a characterful focal point within the space. Soft integrated lighting accentuates the warmth and texture of the brickwork, while an abundance of natural light enters through full-height French doors and traditional leaded windows overlooking the beautifully landscaped gardens.

To the left of the kitchen is the formal dining room, which comfortably accommodates ten and benefits from double doors leading to the gardens.

To the right of the Kitchen, you also have the all-important home office, a great space to work in peace or sit and relax and read a book.







Upstairs

The first floor provides four generously proportioned bedrooms, two of which benefit from private en-suite facilities, while Bedroom Three is further enhanced by a dedicated dressing area. A beautifully appointed family bathroom serves the remaining bedrooms.

To the rear, the bedrooms enjoy impressive far-reaching views across the surrounding countryside, creating a wonderful sense of space and tranquillity.



Outside

Lagern has an incredible presence and consequently has stunning gardens, which are the source of beauty and relaxation, reflecting the personality of the property.

As you drive down the private driveway, the property's incredible main residence comes into view, which adds to an element of exclusivity and security but also offers serenity and seclusion. It also has a separate garage, and a separate brick outbuilding which could be reinstated as an outdoor pool space.

The Gardens are even more stunning. It stands on a very mature plot that is not overlooked, south-west facing, with immaculate grounds that enjoy beautifully established and expansive gardens, predominantly laid to meticulously maintained lawns and framed by mature trees, colourful borders and thoughtfully landscaped planting that provide both privacy and year-round interest.

A charming treehouse and children's play area make the grounds particularly well suited to family living, while a discreetly positioned swimming pool adds to the lifestyle appeal.

Beyond the gardens, far-reaching views extend across neighbouring fields and mature countryside, creating a wonderfully peaceful and secluded setting with an exceptional sense of space and openness.





Location

Northaw/ 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 local shops, doctors and dentists’ surgeries, and a 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.

A great attraction of the area is 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. Other notable attractions include The Plough, Hertfordshire Zoo, Hatfield House & Park.

There are a number of well-established golf & tennis courses, including Northaw & Cuffley Lawn Tennis Club, Brookman’s Park Golf Club and Crews Hill Golf Club.

Local Schools:

- Stormont School | 0.6 miles
- Lochinver House School | 3 miles
- St John’s Preparatory Senior School | 3.7 miles
- Dame Alice Owens School | 4.4 miles

Train stations:

- Cuffley Train Station | 2 miles
- Potters Bar Train Station | 3.2 miles



Transport

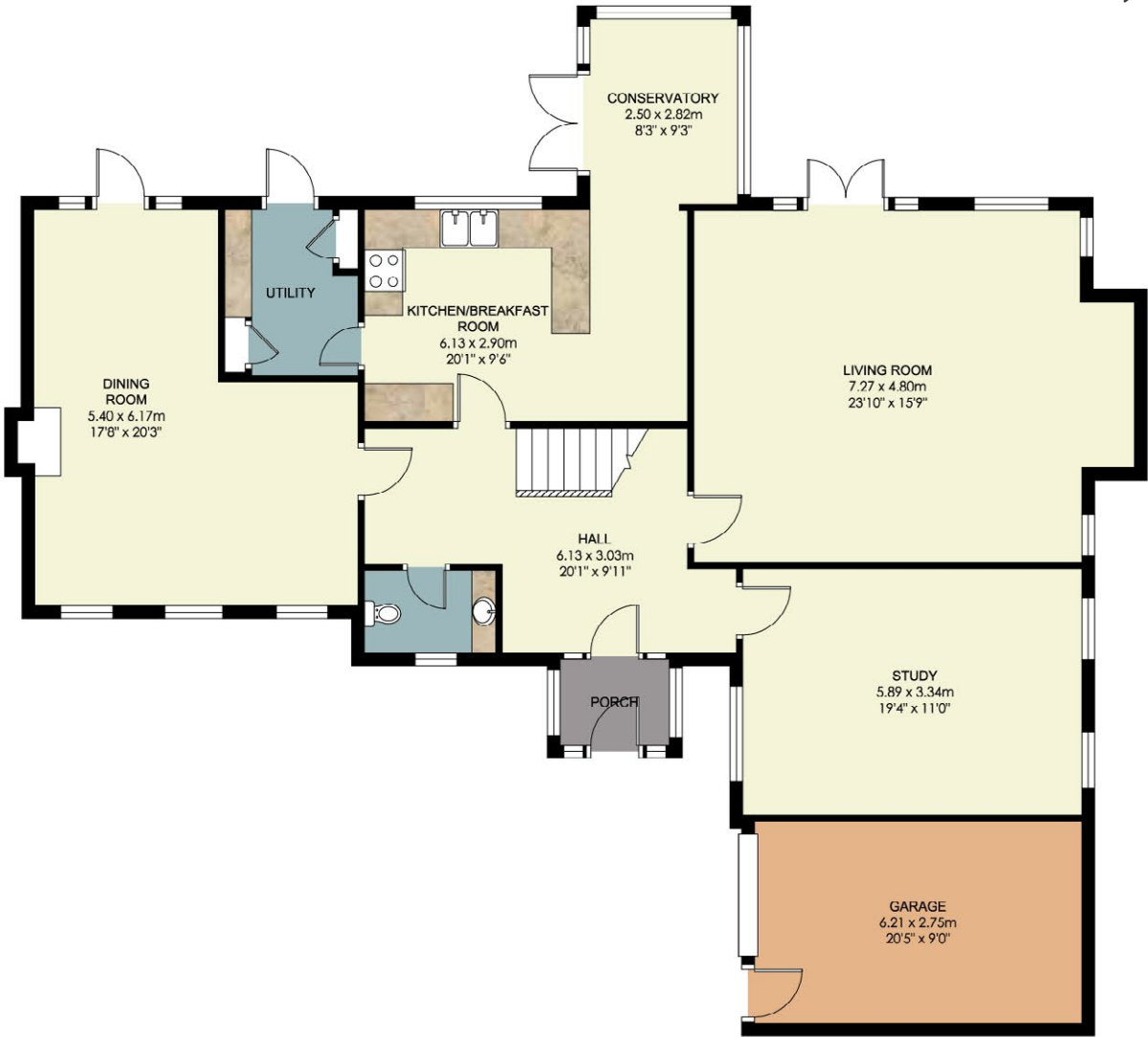
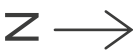
Northaw is close to the M25, M1 and A10, which can get you into London. Central London can be reached within a 45-minute drive. The town's railway station is on the National Rail network with regular fast services to Moorgate station.

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 20 minutes.

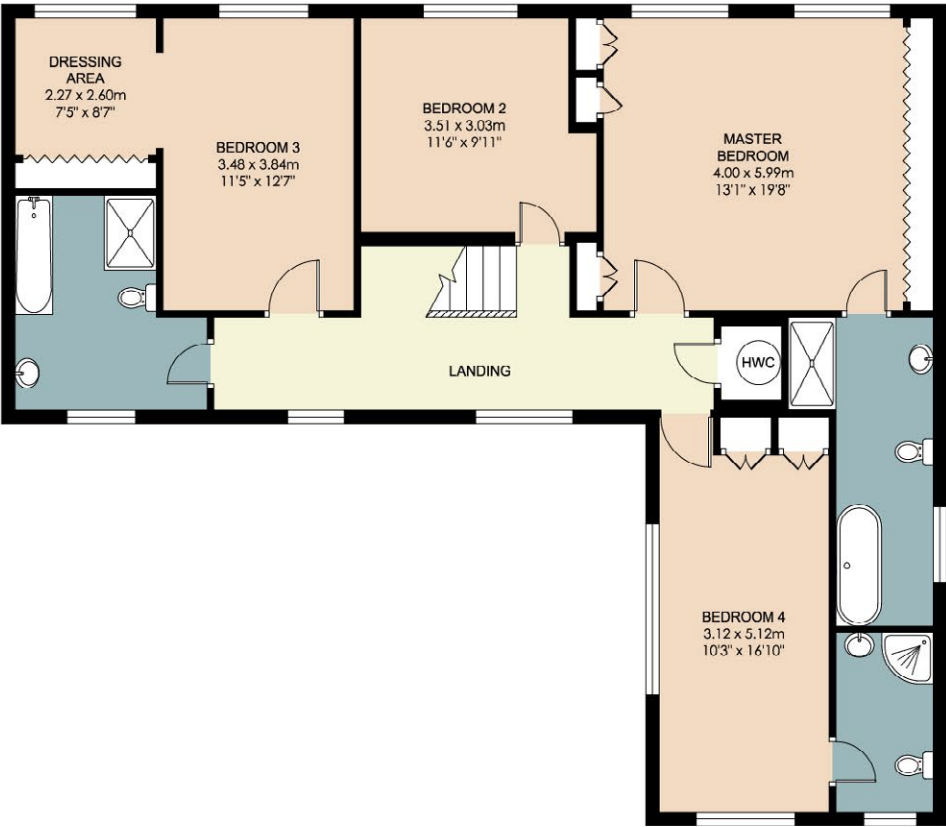
The town's railway station is on the National Rail network with regular fast services to London Kings Cross. Fast train takes 20 minutes to London St Pancras. For international travel, Luton Airport is approximately a 30-minute drive, and Heathrow Airport is approximately 50 minutes.



Approximate Gross Internal Area
2,874 sq.m. / 267 sq.ft.



GROUND FLOOR



FIRST FLOOR

Important notice: Moveli give notice that: all text, photographs and plans on these brochure are for guidance only and are not necessarily comprehensive; any areas, measurements or distances given are approximate; these details do not constitute part of an offer or contract and must not be relied upon as statements or representations of fact; it should not be assumed that the property has all the necessary planning permissions and building regulations approvals; we are not authorised to give any representations or warranties in relation to this property whatsoever; potential purchasers must satisfy themselves as to the correctness of all details by inspection or otherwise. Alpinum Limited T/A Moveli, 21 Ellis St, London, SW1X 9AL, UK Tel: 020 3150 0733 Email: hello@moveli.com



07438 891 232



pierreluxe@moveli.co.uk

MOV ELI