

Offers Over: £525,000

The Ryde, Hatfield, Hertfordshire, AL9 5DQ

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Interior

Putterills is delighted to present this distinctive chain-free two-bedroom patio home, forming part of the highly regarded Cockaigne Housing Group development in Hatfield. Renowned for its innovative architecture and forward-thinking design, the development dates back to the 1960s and enjoys Grade II listed status, making it a particularly interesting piece of local architectural heritage.

Arranged over a single level, the property combines distinctive architectural features with an abundance of natural light. Numerous almost floor-to-ceiling windows allow light to flow throughout the home while creating a wonderful connection with the surrounding greenery, bringing the established planting of the private garden into the living spaces. The reception room provides a welcoming setting for both relaxation and entertaining, with a layout that makes the most of the property's unique design.



There are two well-proportioned bedrooms, one of which benefits from an attractive skylight, introducing additional natural light and enhancing the bright, airy feel. Both rooms offer versatility to suit a variety of needs, whether as comfortable sleeping quarters, a guest room or home office. A bathroom completes the internal layout.

A particularly appealing aspect of the property is its association with the Cockaigne Housing Group, whose pioneering developments were built around innovative architecture, thoughtful design and community living. The Grade II listed status reflects the architectural significance of the scheme, offering a rare opportunity to own a home within a development with such a distinctive identity and history. There may also be scope to extend or adapt the property, as a number of other homes within the development have successfully done, offering exciting possibilities for those wishing to personalize their home further.

























Garden

Offering a rare combination of architectural heritage, distinctive design, wonderful natural light, private outdoor space and an exceptional community setting, this is a truly individual home within one of Hatfield's most recognizable residential developments.

Outside, the private garden enjoys a secluded position, with established greenery providing a peaceful and attractive setting. Its relationship with the interior is a real highlight, with the extensive glazing allowing the surrounding foliage to become part of the home's character. A further benefit is the property's rear gate, providing direct access to the development's private, gated communal gardens and tennis court. Additional benefits include plentiful off-street parking and a separate garage, offering valuable additional storage and practicality.
The Ryde offers residents an appealing range of shared amenities, with beautifully maintained communal grounds, a clubhouse and tennis court contributing to the development's established community atmosphere. The clubhouse provides a welcoming setting for socialising, organised activities and regular gatherings, while also incorporating dedicated guest accommodation, offering a convenient place for visiting friends and family to stay.









The Ryde, AL9

Approximate Area = 86.86 sq m / 935 sq ft
(Including Garage)
Garage Area = 13.94 sq m / 150 sq ft

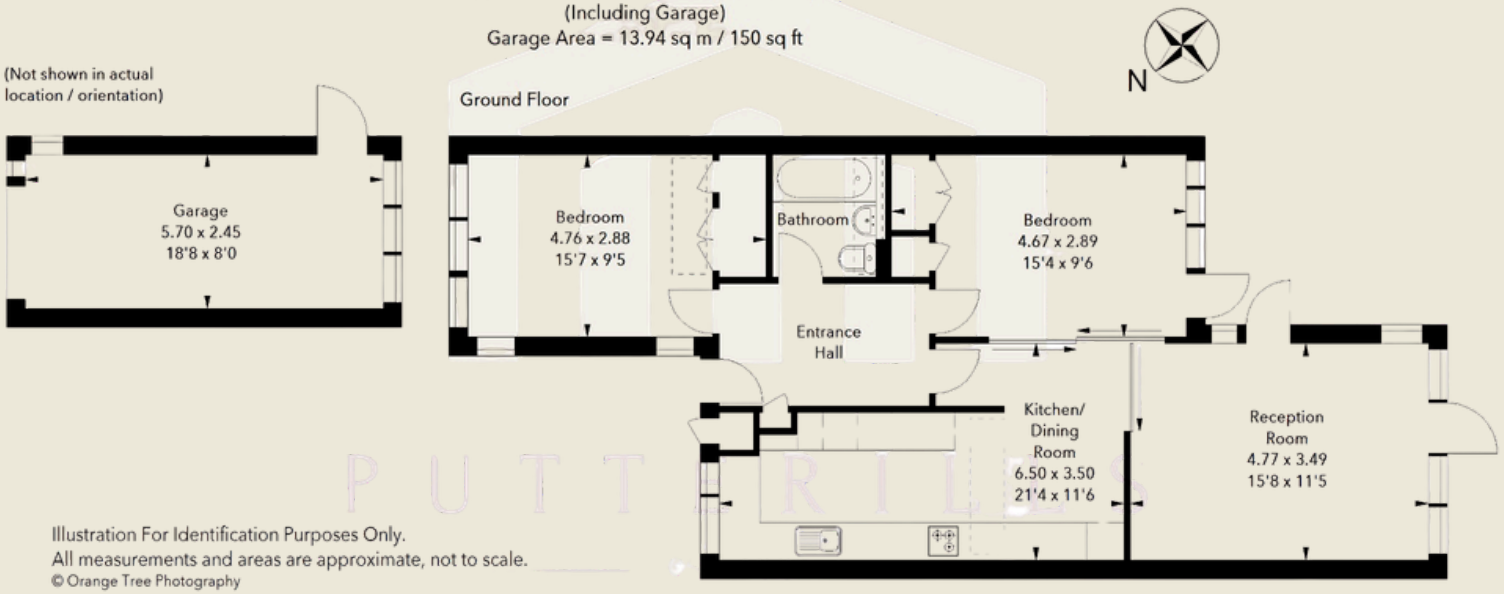


Illustration For Identification Purposes Only.
All measurements and areas are approximate, not to scale.

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2 Bedrooms

1 Reception

1 Bathroom

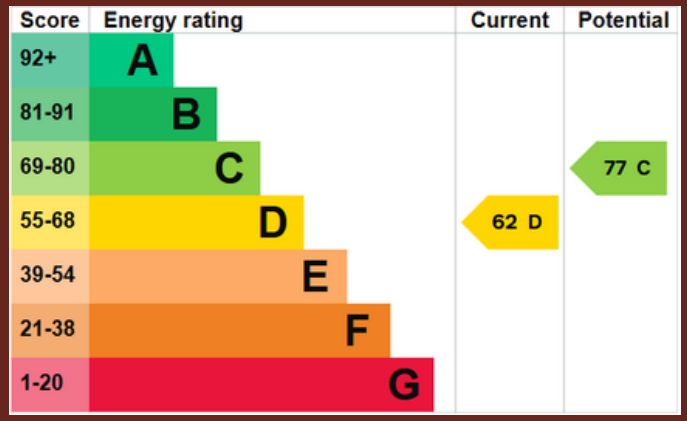
Bungalow

Local Authority- Welwyn Hatfield

Council Tax Band - D

Tenure - Leasehold

Viewings - By Prior Appointment Only



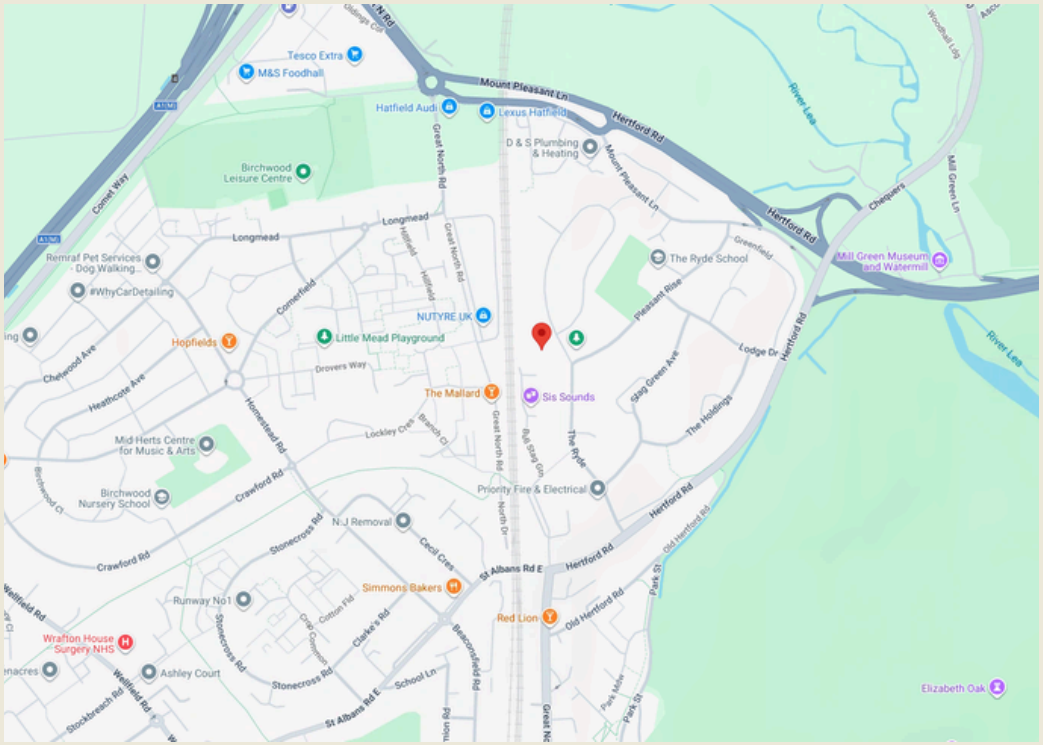
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Location

The location further enhances the appeal of this distinctive home. A short walk away, the recently regenerated Salisbury Square has brought a renewed sense of vibrancy to Old Hatfield, introducing an attractive new community space alongside independent businesses, shops and places to eat. The square also hosts the Old Hatfield Farmers' Market on the third Sunday of each month, bringing together local producers and independent traders.

Another particularly valuable local benefit is the opportunity for eligible residents to become members of Friends of Hatfield Park. Membership provides access to the extensive historic parkland throughout the year, including periods when the grounds are otherwise closed to the general public, offering a wonderful opportunity to enjoy the surrounding landscape, woodland and open spaces throughout the seasons.

For commuters, Hatfield railway station is within comfortable walking distance. Following its £12.5 million redevelopment in 2016, the station benefits from improved facilities and transport connections, providing convenient links towards London and surrounding Hertfordshire destinations. Local shops, schools and everyday amenities are also readily accessible.





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