



THE FARMHOUSE  
POTTERS BAR, EN6

GRANT J BATES  
— PROPERTY —



# An exceptional five bedroom residence within the prestigious Northaw House development

## The Farmhouse, Northaw House, Potters Bar, EN6

### Freehold

- Prestigious Development
- Five Bedrooms
- Three Bathrooms
- Detached Residence
- Bespoke Kitchen
- Double Garage
- Office & Gym
- Landscaped Gardens
- Private Parkland
- City Connectivity

### Description

Occupying an enviable position within the renowned Northaw House development, this outstanding five bedroom, three bathroom detached residence represents the perfect balance of contemporary luxury and idyllic country living. Surrounded by acres of beautifully maintained private parkland, the property offers an exceptional lifestyle defined by elegance, privacy and convenience, whilst enjoying remarkably easy access to Central London, making it ideally suited to both family life and city professionals.

Constructed in 2022 and offering in excess of 2,500 sq ft of beautifully appointed accommodation, the residence has been impeccably finished throughout, with every detail carefully considered to create a home of enduring sophistication. From the moment of arrival, the sense of exclusivity is undeniable, with a private driveway, detached double garage and beautifully landscaped surroundings setting the tone for what lies beyond.

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The centrepiece of the home is an exquisite open plan kitchen, dining and entertaining space, thoughtfully designed as both a statement in craftsmanship and the heart of family life. The bespoke handmade shaker kitchen is complemented by marble work surfaces, a substantial central island, Quooker boiling water tap, integrated wine refrigeration and a suite of premium Siemens and Fisher & Paykel appliances. Bathed in natural light and opening directly onto the gardens, it is a space equally suited to intimate family gatherings and elegant entertaining.

A beautifully appointed dual aspect reception room provides a refined retreat, enjoying sunlight throughout the day and offering delightful views across the landscaped grounds. A versatile ground floor bedroom or study further enhances the flexibility of the accommodation, perfectly suited to modern working practices, guest accommodation or multigenerational living.

The first floor hosts four generously proportioned bedrooms, including a sumptuous principal suite benefitting from air conditioning, alongside a collection of impeccably appointed bath and shower rooms finished in luxurious porcelain and marble effect surfaces. Throughout the home, herringbone flooring, underfloor heating and a palette of timeless finishes create an atmosphere of understated luxury and effortless comfort.

Outside, the beautifully landscaped gardens have been designed to make the most of the property's exceptional setting, with a series of







terraces and seating areas positioned to capture both morning sunshine and spectacular evening sunsets across the surrounding countryside. The detached garage complex also incorporates dedicated office and gym spaces, providing valuable ancillary accommodation for modern lifestyles.

Life within the Northaw House community extends far beyond the boundaries of the residence itself. Residents enjoy access to expansive private grounds featuring rolling lawns, ornamental ponds and picturesque countryside walks, all contributing to a unique sense of wellbeing and belonging. Despite its peaceful rural surroundings, the development remains exceptionally well connected, with Cuffley Station providing direct services to Moorgate in approximately 35 minutes and Potters Bar offering fast services to King's Cross in around 19 minutes. Combined with an excellent selection of renowned state and independent schools nearby, the location offers the perfect balance of country living and city accessibility.

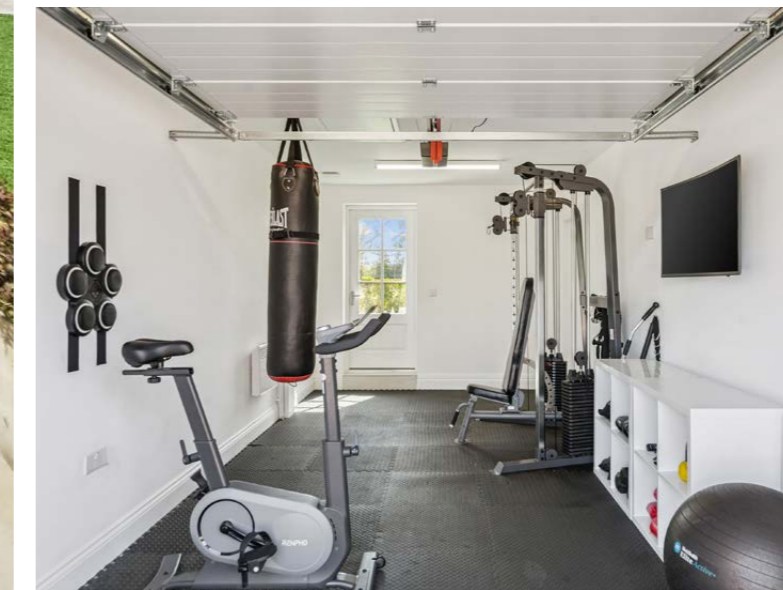
Rarely does a home combine such exceptional craftsmanship, contemporary comfort and historic prestige so effortlessly. This is a residence of genuine distinction, offering a lifestyle of elegance and exclusivity within one of Hertfordshire's most sought after residential settings.

#### **Additional Information**

**Local Authority:** Welwyn Hatfield

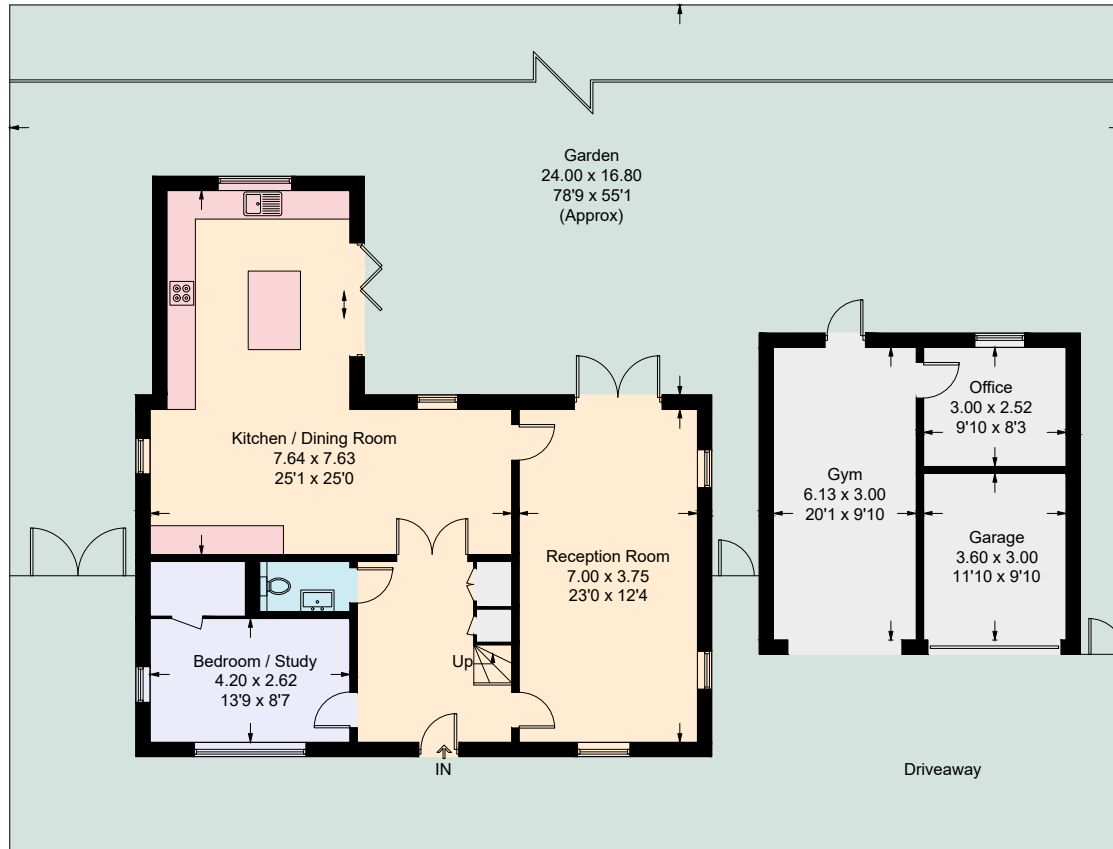
**Council Tax Band:** G

**EPC Rating:** B

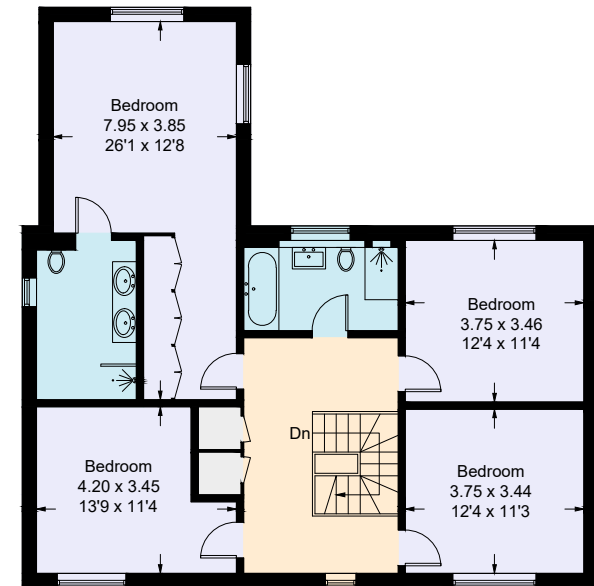


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Ground Floor



First Floor

## The Farmhouse

Approximate Gross Internal Area = 197.1 sq m / 2121 sq ft, Outbuilding / Garage = 36.9 sq m / 397 sq ft

Total = 234.0 sq m / 2518 sq ft

**Important Notice:** These sales particulars are prepared as a general guide only. We have not carried out a survey or tested appliances/fittings etc. Measurements are estimated and rounded, they are taken between the internal wall surfaces and therefore included cupboards and other joinery. The details should not be relied upon for carpets, floor coverings, fixtures, fittings, furnishings et al. All fixtures, fittings, furnishings, kitchen appliances, whether fitted or not, are deemed removable by the vendor unless otherwise stated or agreed specifically as part of any eventual sale.