



Vineyards Road  
Northaw, Herts, EN6 4PE



# Tudor Hall

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Tudor Hall is a wonderful nine bedroom family home, positioned in a private location with far-reaching countryside views and has been completely restored and extended over recent years. The property benefits from a superb leisure complex comprising swimming pool, jacuzzi, sauna, steam room and gym with bi fold doors opening out onto the terrace.

The house is approached from the lane over a cobbled in and out entrance drive with electric bespoke wooden gates. Access to the house is through a wooden front door into a light reception hall with tiled floor and dark stained sweeping staircase to the first floor. The principal reception rooms are of good size, with a double aspect drawing room with wood floors, wood feature wall and open gas fireplace. Steps lead up to the library/study/fitted bar.

To the rear of the hall there is a dining room with bi-folding doors to the terrace. Double doors lead through to the sitting room, which also has bi-folding doors to the garden and an interconnecting door to the recently renewed, fully fitted Smallbone hand-painted kitchen/breakfast room, with its glass cupola allowing light to pour into this room. The kitchen is fully fitted with wall and floor units and all appliances.

The principle bedroom suite presently comprises a large bedroom, bi-folding doors out to a decked terrace with views over the gardens along with a separate dressing room and en suite bathroom. There is also a further integrated dressing room which could be used as a separate bedroom suite, with bathroom.

There are six further en suite bedrooms on the first floor and to the second floor there is a guest suite with sitting area, bedroom and en suite bathroom.

## Gardens and grounds:-

The gardens and grounds comprise large lawned areas bordered by herbaceous beds. There is a raised section with a line of silver birch trees next to the flood-lit AstroTurf tennis court. The grounds extend to around 2.84 acres in total and also comprise garaging.

Council Tax Band: H  
Local Authority: Welwyn & Hatfield  
Tenure: Freehold



Location:- Tudor Hall is set in a private position on the edge of the village of Northaw, a pretty village set within open countryside yet only around 10 minutes from the larger town centres of Potters Bar and Cuffley. The house is well situated for excellent local amenities as well as communications including road, rail and air. Comprehensive shopping and recreational facilities can be found at nearby Potters Bar and Cuffley. Cuffley station is within 1.5 miles and provides a frequent commuter train service to Moorgate, taking approximately 33 minutes. Potters Bar train station is within 2 miles, providing a fast train to London Kings Cross, taking around 16 minutes.

Communications by road are excellent with the M25 being within 3 miles, providing fast access to London and London Heathrow Airport. The A1M is within around about 5 miles. London Luton Airport, with its excellent private jet facilities, is around 20 miles away, with Heathrow being within 40 miles and Stansted around 31 miles. London City airport is also only 29 miles away. Highly respected schools in the area include Stormont girls preparatory school, Queenswood girls school, Haileybury, St Albans High School, St Albans School, Lochinver House boys school, Dame Alice Owens School and Haberdashers. There are a number of championship golf courses in the area including Brookmans Park Golf Club, Brickendon Grange, Mid Herts and Brocket Hall, with the renowned Auberge du Lac restaurant.

Please contact the Prime Sales Office on 020 8016 4300  
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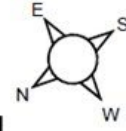
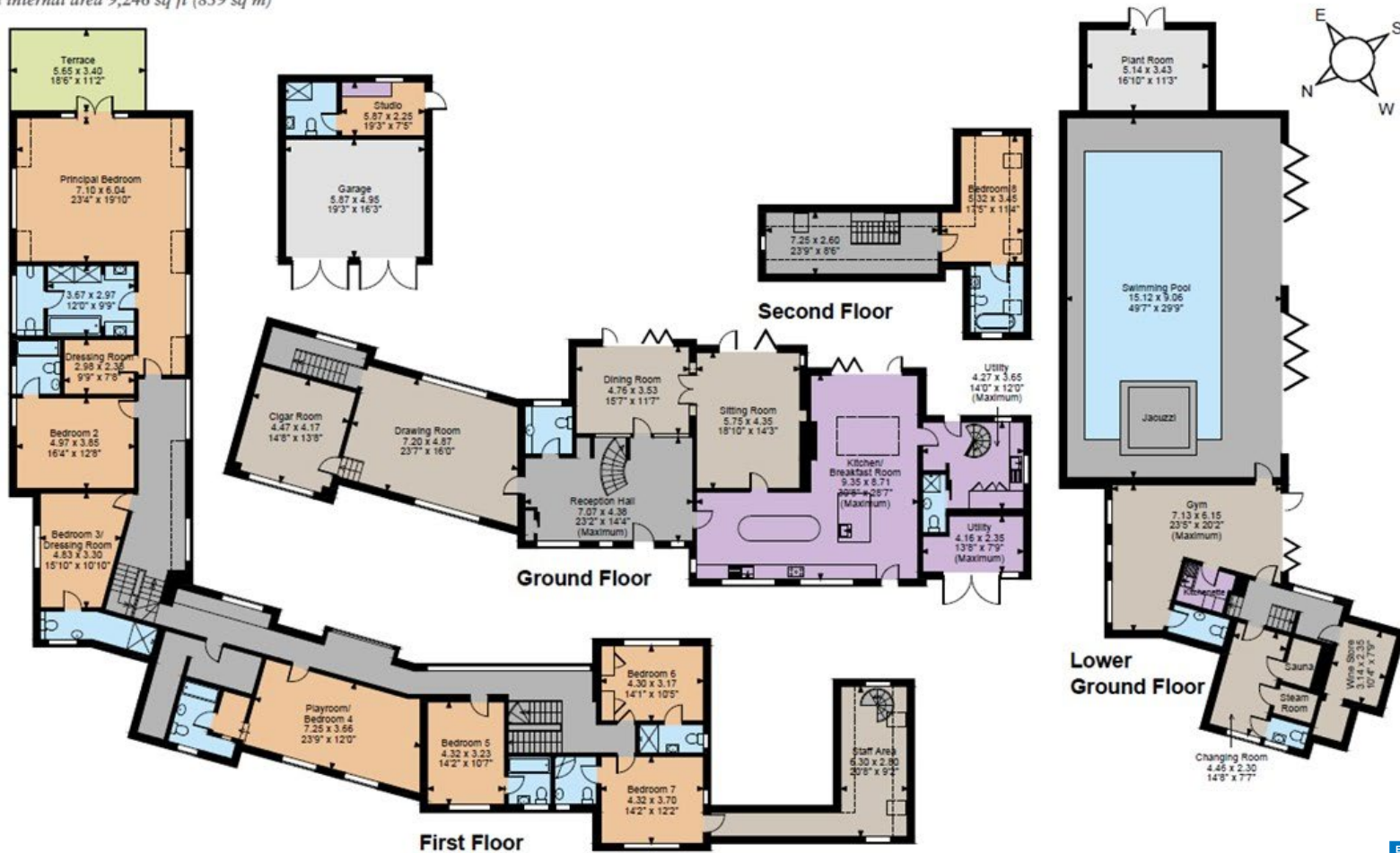








Main House internal area 8,589 sq ft (798 sq m)  
 Garage & Plant Room internal area 657 sq ft (61 sq m)  
 Total internal area 9,246 sq ft (859 sq m)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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