



Wildhill Road
Woodside, Herts, AL9 6DD



Mulberry House

Nestled in the picturesque hamlet of Woodside, this beautiful six bedroom detached family home is set behind a gated entrance and approached from its own long private driveway overlooking fields where horses graze. Mulberry House has not been on the market for 19 years and offers the unique opportunity to own a modern home in a well-located but totally private and tranquil setting.

The modern design of Mulberry House is complimented by high quality finishes and fabulous views over the gardens and fields that wrap around the home. As you enter the property, you are greeted by an incredibly spacious entrance hall with a stunning imperial oak staircase that exudes the style and elegance of the house.

Arranged over the ground floor are four spacious reception rooms -the lounge, library, tv room and dining room. The bright and spacious kitchen is truly amazing- bespoke design and built by John Ladbury with high end appliances-Sub-Zero fridge/freezer, Gaggenau ovens, Miele hob and Quooker tap. A large utility room leads off from the kitchen as you would expect from a property of this calibre.

The first floor has a fabulous gallery landing with the oculus roof light flooding the landing and entrance hall with natural light. All bedrooms have bespoke furniture-the beautiful principal bedroom has a balcony, dressing room, walk-in wardrobe and en suite, the second bedroom suite has its own shower room whilst bedrooms three and four share a gorgeous "Jack and Jill" shower room. There are two further double bedrooms and a family bathroom. The three main bedrooms have air conditioning and there is under floor heating throughout.

The plot is over 1.5 acres and has a triple garage with loft, a brick-built outbuilding currently used for the tractor, bikes and lawn mowers but could be changed to a gym, whilst there is parking for numerous cars if needed. The adjoining fields are used by the local livery stables and so this home would suit horse owners and those wishing to horse ride.

The gardens are truly amazing; the current owners have transformed a field into a plantsman's delight. With the help of award-winning designers and influenced by the Dutch landscaper Piet Oudolf, the gardens look fabulous all year round. The main rear garden has a large terracing for entertaining with a formal fountain and pond. The gravel path leads to a natural pond which is a home to wildlife and leads you round the rest of the garden. En route there are various seating areas to enjoy views and the sun or shade depending on the seasons. The Hartley Botanic brick base greenhouse with raised vegetable beds and many fruit trees (apples, pears, cherries, figs and plumbs) provides crops for the home and enables the garden to be enjoyed all year round. Mulberry House's kitchen has French doors opening onto the "oak tree" lawn that has further paths and terracing. The oak tree is about 500 years old and is a beautiful feature from many rooms of the house. The front driveway and turning circle are surrounded by roses and clematis and underplanted with spring flowering bulbs and perennials and punctuated with Japanese maples. The driveway entrance has a woodland garden with a collection of further maples, hellebores and rhododendrons and camelias to name but a few.

This property is truly a hidden gem, offering a secluded sanctuary away from the hustle and bustle of city life.

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



Historical Note: The property is located on the borders of the Salisbury Estate, a magnificent 1500 acres of unspoilt countryside. Once the childhood playground of royalty, it is now home to the Marquess of Salisbury. It was here, sitting by an oak tree, that Queen Elizabeth I learned of her accession to the throne.

One of the areas earliest success stories is that of John Church, a labourer's son who was born in 1724 and brought up in a cottage at Woodside. He went to London to find his fortune and on his return, bought the estate of Woodside Place, on which stood the cottage where he was born. He built a mansion on the estate and became a gentleman, thereby justifying the phrase, Local boy makes good. Woodside Hall is based on his 18th Century mansion.

Location: Woodside is well located within easy reach of Brookmans Park with its shops that surround the village green. There are excellent transport links within easy reach, including mainline train stations at Brookmans Park and Potters Bar with access to Moorgate and Kings Cross. Educational facilities in the area include Stormont, Lochinver, Dame Alice Owen, Haileybury, Haberdashers Askes schools for boys and girls and Queenswood.



Please contact the Prime Sales Office on 020 8016 4300
paul@statons.com or carolyn@statons.com























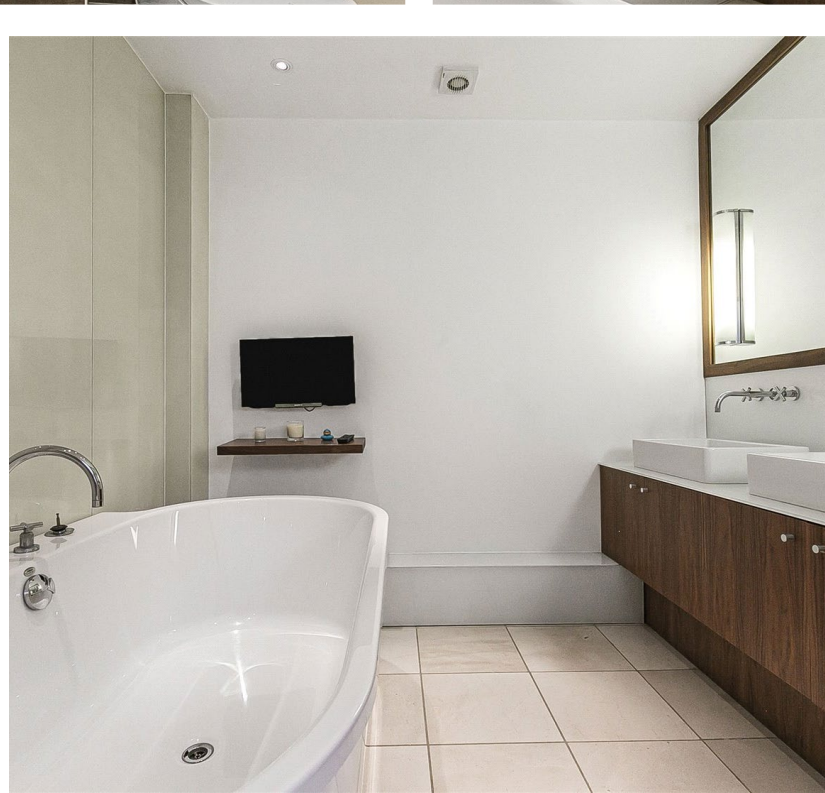


















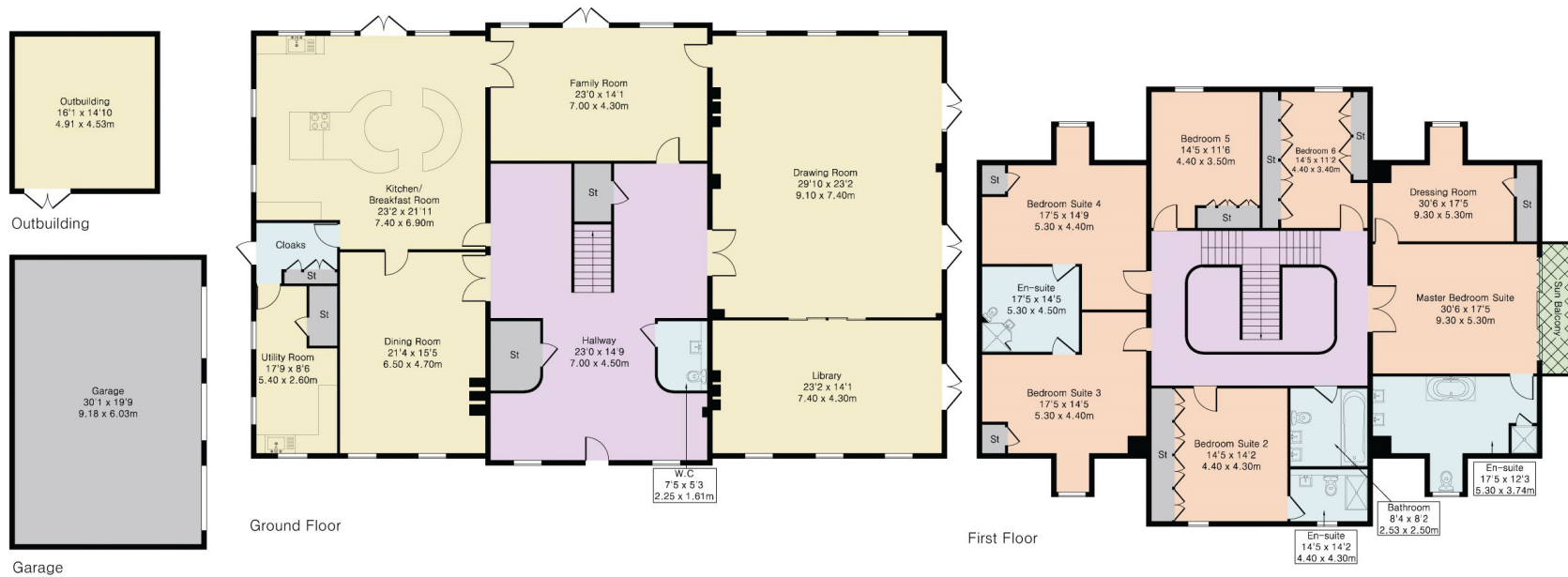








Approximate Gross Internal Area 6273 sq ft – 583 sq m
 Ground Floor Area 3246 sq ft – 302 sq m
 First Floor Area 2192 sq ft – 204 sq m
 Garage Area 596 sq ft – 55 sq m
 Outbuilding Area 239 sq ft – 22 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		58	73
England, Scotland & Wales		EU Directive 2002/91/EC	



DISCLAIMER: In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate. All dimensions include wardrobe spaces where applicable.



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53 Bradmore Green, Brookmans Park, AL9 7QS | Tel: 020 8016 4300 | Email: paul@statons.com/carolyn@statons.com

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