

Tolmers Park
Newgate Street
Hertford



Strutt
& Parker

Land and property. Since 1885.

An elegant and historical Georgian residence set within a prestigious gated parkland estate, seamlessly blending refined period architecture with sophisticated modern interiors and commanding far-reaching views over the Hertfordshire countryside.

4 Tolmers Park is a distinguished home forming part of an exclusive gated development. Arranged over four floors, the property offers over 2,100 sq ft of meticulously finished accommodation that retains a sense of period grandeur through tall sash windows, ornate ceiling roses and decorative cornicing, balanced by a clean, contemporary aesthetic.

On the ground floor, a grand entrance hall with monochrome tiling leads to the principal sitting room. This impressive reception space is defined by its generous proportions, twin sash windows and a period fireplace with decorative marble surround and cast-iron inset, creating an attractive focal point. The lower ground floor is designed for modern family living, featuring a striking open-plan kitchen and dining area. The space is anchored by a large central island and high-quality fitted cabinetry, leading to separate utility and pantry rooms. The first floor comprises a spacious principal suite, complete with fitted wardrobes and a modern en suite bathroom. A versatile study, which could serve as a fifth bedroom, and a further family bathroom are also located on this level. The second floor hosts three additional well-proportioned bedrooms, another bathroom, and access to a private balcony, which provides a superb vantage point for enjoying panoramic views across the estate and beyond to the London skyline.

The property benefits from a 150 feet long, private, enclosed rear garden featuring a paved terrace, a gravelled seating area ideal for al fresco entertaining, tiered level lawns, mature hedging and shed. In addition, residents enjoy access to the landscaped communal grounds of Tolmers Park.



The property is approached via a secure gated entrance and gravel driveway, providing ample parking and access to a separate garage. An EV charge point is installed on the front of the house.

Location

The property enjoys a peaceful setting in the highly regarded village of Newgate Street, a sought-after Hertfordshire location known for its strong sense of community and semi-rural character. The village centres around an attractive collection of amenities including two welcoming pubs, two well-regarded restaurants, a Village Hall with post office and a historic church, creating a vibrant and sociable atmosphere. A new padel club is also due to open shortly, further enhancing the area's leisure offering.

Surrounded by beautiful Hertfordshire countryside, the village is ideally placed for enjoying the outdoors, with nearby ancient woodland at Great Wood and a network of scenic walks accessible from the house. For day-to-day needs, Cuffley provides a wider selection of shops, cafés and services, while Hertford offers an extensive range of retail, dining and leisure facilities. The area is particularly well regarded for schooling, with highly respected independent schools including Haileybury, Queenswood School and Stormont School, alongside a selection of well-performing state schools across Hertfordshire and the surrounding area.

Potters Bar station provides fast and frequent services to London King's Cross in approximately 19 minutes, while nearby Cuffley station offers regular trains to London Moorgate in around 44 minutes. The A10 and M25 are both easily accessible, providing convenient links to central London, the wider motorway network and major airports including Stansted.

Postcode region: SG13

General

Local Authority: Welwyn Hatfield Borough Council
Services: Mains electricity, gas, water & drainage
Council Tax: Band G | EPC Rating: E
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

2,161 sq ft (201 sq m)

2 reception rooms

5 bedrooms

3 bathrooms

Garage

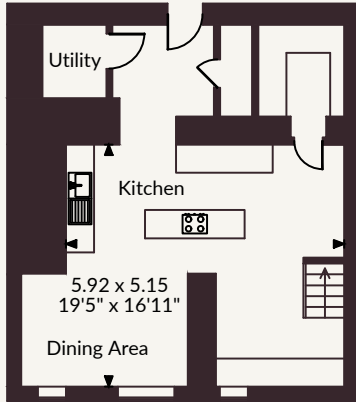
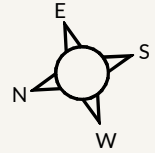
Communal grounds

Freehold | Town

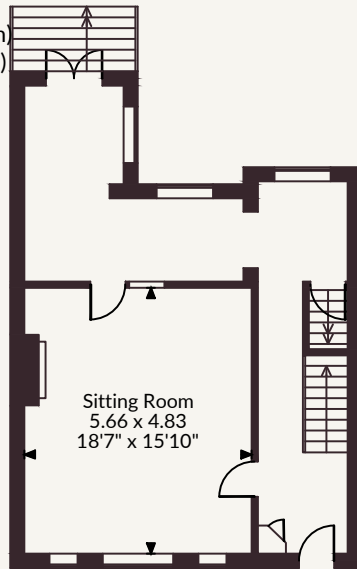
Guide price £1,175,000



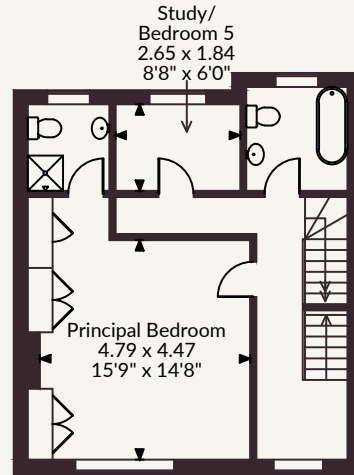
Tolmers Park, Newgate Street, Hertford
 Main House internal area 2,161 sq ft (201 sq m)
 Garage internal area 204 sq ft (19 sq m)
 Balcony external area = 102 sq ft (9 sq m)
 Total internal area 2,365 sq ft (220 sq m)



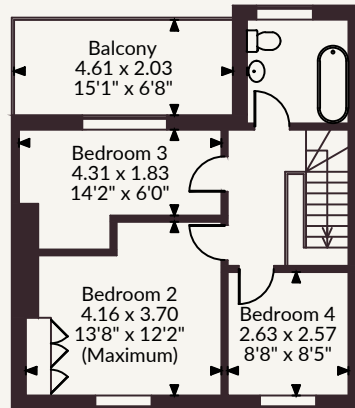
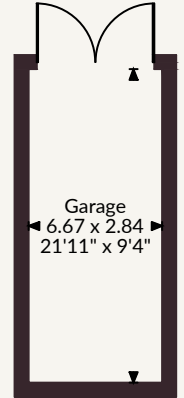
Lower Ground Floor



Ground Floor



First Floor



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

☐☐☐ Denotes restricted head height

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