

Woodhill House,
Kentish Lane, Hertfordshire



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A fine Grade II listed home with six bedrooms, and a wealth of elegant accommodation, set in beautiful, landscaped gardens, in a desirable rural position, set back behind a double electric gated entrance

The property

Woodhill House is a stunning six-bedroom home, forming part of a Grade II listed country house in a peaceful rural position in Hertfordshire. The property dates from around 1800 retaining elegant original details, including high ceilings, cornicing, chandelier light fittings and tall sash windows, alongside stylish modern fittings and décor.

The ground floor has a welcoming entrance hall at the front, with double doors leading to the generous, airy drawing room with its wooden flooring, south-facing bay windows and open fireplace. There is also a sunny garden room with a dual aspect and a door to the gardens, while bi-fold doors connect to the formal dining room, which has space for both a seating area and a family dining table. The inner reception hall offers a further seating area centred around an open fireplace, with a sweeping staircase leading to the upper level, while the adjoining kitchen/breakfast room has beautifully crafted wooden units, a central island and integrated appliances, including a range cooker. There is also a guest cloakroom that completes the ground floor.

A galleried first-floor landing leads to four bedrooms, including the spacious, luxury principal bedroom with its large dressing room and en suite shower room. The first floor also has three further bedrooms, each of which is en suite, and a utility room for laundry appliances and further home storage. Stairs continue to the second floor, where there are two additional bedrooms and a family bathroom.

4,817 sq ft (447 sq m)

4 reception rooms

6 bedrooms

5 bathrooms

Double garage

Share of freehold

Rural

Guide price £3,000,000



Outside there are sunny south-facing gardens, which include pristine lawns, well-tended hedgerows, colourful border beds and patio areas for al fresco dining. There is also an outdoor heated swimming pool with a sun terrace, plus a pool house. Parking is available on the gravel driveway, as well as in the detached double garage.

Location

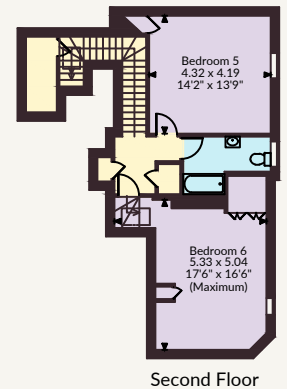
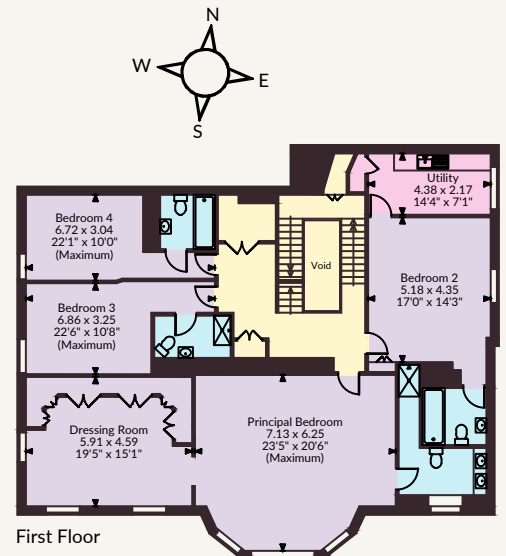
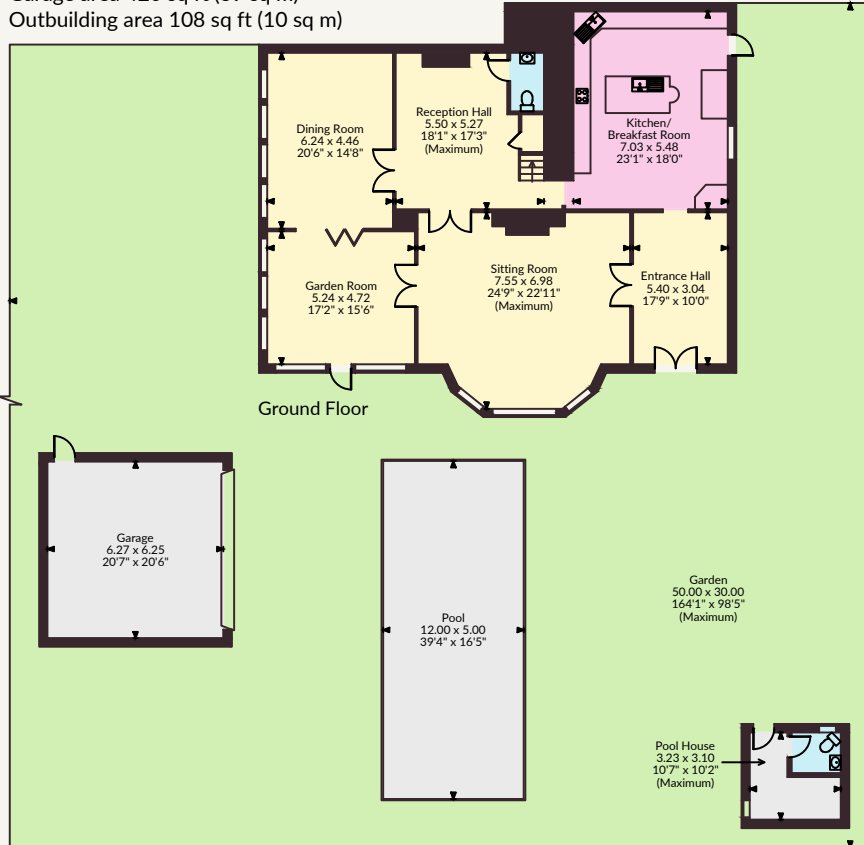
The property lies in a rural setting between small Hertfordshire villages of Essendon and Brookman's Park. Essendon has a parish church, a village hall and a primary school, while Brookman's Park offers various amenities, including a Co-op, various cafés and restaurants, a primary school and a railway station. The bustling towns of Hatfield and Hertford are both within easy reach, with both towns offering excellent shopping, supermarkets and leisure facilities. Golf is available at Brookman's Park Golf and Essendon Country Club. The area is well connected by road, with the A1(M) just four miles away, while Potters Bar mainline station, just three miles away, provides regular services to London Kings Cross (19 minutes)

Postcode region: AL9

General

Local Authority: Welwyn Hatfield Borough Council
Services: Mains water and electricity, calor gas and private drainage system to a below ground Klargester sewage treatment plant, which is believed to comply to current regulations
Council Tax: Band H
EPC rating: G
Tenure details: Share of Freehold- 999 years granted from 1989
Service Charge: £175 monthly
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Woodhill House, Kentish Lane, Hatfield
 Approximate Gross internal area 4,817 sq ft (447 sq m)
 (Excluding Garage & Outbuilding)
 Ground Floor area 2,100 sq ft (195 sq m)
 First Floor area 2,060 sq ft (191 sq m)
 Second Floor area 657 sq ft (61 sq m)
 Garage area 420 sq ft (39 sq m)
 Outbuilding area 108 sq ft (10 sq m)



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

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Strutt & Parker Cuffley

Sopers House, Sopers Road, EN6 4RY

01707 524 206 | cuffley@struttandparker.com



@struttandparker struttandparker.com

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