



6 Northaw Place, Coopers Lane, Northaw

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6 Northaw Place

Coopers Lane

Northaw

EN6 4NQ

A considerable 6-bedroom period property with generous grounds and a pool in a sought-after setting

Potters Bar Station 2 miles (London Kings Cross 19 mins), Cuffley 2.7 miles, Hatfield 6.1 miles, A1(M) (J3) 6.5 miles, M25 (J24) 3.1 miles, St. Albans 11 miles, London Heathrow Airport 34.4 miles

Porch | Reception hall | Sitting room | Drawing room | Dining room | Gym | Store room | Boot room | Kitchen/breakfast area | Utility | Principal bedroom with dressing room and en suite bathroom | 5 Additional bedrooms, 2 en suite Family bathroom | Shower room | Cloakroom | Sauna | Double garage | Garden | Swimming pool | Pool house | EPC Rating C

The property

6 Northaw Place forms part of an exclusive residential development set among picturesque private parkland and grounds. The link-detached brick-built family home offers almost 4,200 sq. ft. of characterful and light-filled accommodation over two floors.

The porch opens via double doors into the elegant entrance hall with its fine barley twist turned stairway and cloakroom, which flows naturally through a trio of bright and high-ceilinged reception rooms. The sitting room with its feature fire surround and polished wood flooring enjoys French doors to the rear terrace. Further is the front-facing drawing room and a triple bay formal dining space with an expansive garden vista. The attractive kitchen also opens to the rear sun terrace and benefits from a wide range of wall and base cabinetry, worksurfaces and integrated appliances, along

with a central island with inset sink and attached breakfast bar. Further is the useful boot room with bespoke fitted cabinets, a rear lobby and utility with access through the attached double garages. Completing the floor is the gym and sauna complex complete with a shower room and secondary staircase to the first-floor level.

The first floor offers six bright bedroom suites including the principal with its fitted dressing room and a luxury en suite bathroom. One additional bedroom benefits from an en suite bathroom with d-shaped bathtub, with a further bedroom opening to a modern en suite walk-in shower room.

Outside

The property is approached via electric gates to a sweeping gravelled driveway leading to a sizeable block-paved forecourt and the attached dual garages. Formal hedging and shrubbery adorn its façade, whilst the expansive rear garden backs onto uninterrupted countryside and is enclosed with lush hedges and tree lines. A paved and brick-laid sun terrace beside the home offers the ideal spot to dine al fresco, with the outdoor pool, terrace and pool house further. Following is a generous and manicured level formal lawn, with a mature kitchen garden and various established trees and topiary.

Location

Northaw Place is situated on the scenic fringes of the highly desirable village of Northaw, with its pre and primary school, village hall, public house and church. Easy to reach Potters Bar, Cuffley and Hatfield offer a comprehensive range of shopping, cultural and recreational amenities, along with speedy mainline rail connections to London via Kings Cross. The M25 and A1(M) are easily accessible, providing convenient road links to London Airports, St Albans and further afield. Notable schools within the vicinity include Stormont prep, school, Haileybury, Queenswood, Lochinver House, Dame Alice Owens School and Haberdashers.





Floorplans

Main house internal area 4177 sq ft (388 sq m)
 Garage internal area 449 sq ft (42 sq m)
 Pool house internal area 78 sq ft (7 sq m)
 Total internal area 4,704 sq ft (437 sq m)
 For identification purposes only.



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General

Local Authority: Welwyn and Hatfield Borough Council

Services: Electricity, gas, mains water and communal sewage plant which complies with current regulations.

Council Tax: Band H

Tenure: Freehold

Mobile Coverage/Broadband: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Guide Price: £3,275,000

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