



# Tudor Hall

Hertfordshire



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# A stunning luxury residence with 8 bedrooms, immaculate décor and acres of beautiful gardens and grounds

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Tudor Hall, Vineyards Road, Northaw, EN6 4PE

Cuffley 1.8 miles, Cuffley station 2.0 miles (40 minutes to London St. Pancras), Potter's Bar 2.2 miles, Potter's Bar station 3.0 miles (20 minutes to London King's Cross), M25 (Jct 24) 2.9 miles

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## *Features:*

Reception hall | Drawing room | Sitting room | Cigar room  
Dining room | Kitchen/breakfast room | Utility | Cloakroom  
Principal bedroom with dressing room, en suite bathroom, and terrace | 7 Further en suite bedrooms | Shower room  
Staff room | Wine cellar | Swimming pool with jacuzzi, gym, sauna, steam room & changing/shower facilities  
Double garage | Garden | EPC rating C

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About 2.84 acres in all









### *The property*

Tudor Hall is a magnificent, detached house that offers more than 8,500 square feet of beautifully appointed accommodation designed by Oro Bianco Studio and arranged across three floors.

The reception hall provides an impressive welcome with its chequerboard tiling and sweeping staircase, which leads to the first-floor landing. The ground floor offers a generously proportioned drawing room with wood panelling and a dual aspect, while there is also a sitting room and a dining room, both of which have bi-folding doors opening onto the rear garden. The cigar room provides further space in which to relax, with its rich panelling and bar area. Also on the ground floor, the L-shaped kitchen and breakfast room has a skylight overhead, bi-folding doors opening to the garden and bespoke fitted units, together with two large islands and integrated appliances.

The first floor provides a total of eight comfortable double bedrooms, all of which are en suite. The substantial principal bedroom has bi-folding doors opening onto an elevated sun terrace, as well as its own dressing room and en suite bathroom with two adjacent showers and a jacuzzi bathtub. The other bedrooms either have en suite bath or shower room. Also on the first floor is a staff room or further utility space, accessed via its own staircase from the ground floor utility room. Together with the ground floor utility room and adjoining shower room, it could be used to house staff.

Additionally, the house includes a luxury spa area comprising a heated indoor pool, jacuzzi, sauna, steam room and a gym with changing facilities. The pool house has bi-folding doors along its south-facing aspect, which open to connect to the large terrace area. Technological innovations in the property include, AMX and Control4 for audio and visual control and a Lutron system for the lighting. There is also a sophisticated 20 camera CCTV system setup for both external and internal monitoring.

### *Outside*

The house is approached from the lane via a cobbled in/out driveway with electric security gates at the entrance and exit. There is plenty of parking space on the driveway, as well as a detached double garage for further parking, which has staff accommodation at its rear with a shower room and a kitchenette. The gardens and grounds extend to almost three acres and include wooded areas and far-reaching lawns and grassy meadows, extensive paved terracing and well-stocked border beds with various shrubs and flowering perennials. The garden also includes terraced raised beds, a children's play area with a large wooden climbing frame, a greenhouse, an artificial grass, floodlit tennis court and a hen house.

















### ***Location***

Tudor Hall is situated on the edge of the small Hertfordshire village of Northaw, within moments of Cuffley and Potter's Bar. The village itself has a local primary school, two pubs and a village hall, while less than two miles away, Cuffley offers everyday amenities including small supermarkets, plus a selection of shops, cafés and restaurants. Potter's Bar, just over two miles away, offers a further choice of amenities and larger supermarkets. Further schooling in the area includes the independent Queenswood School, Stormont School and Lochinver House. Northaw is conveniently located for transport connections, with Cuffley mainline station offering services to London St. Pancras and Moorgate (40 and 45 minutes respectively), and Potter's Bar providing fast services to London Kings Cross (20 minutes). The M25 is just three miles away.

### ***Directions***

From Junction 24 of the M25, take Southgate Road towards Potters Bar. follow signs to Potters Bar. Turn right onto the A1000, then take the right fork onto The Causeway. In Northaw, turn left in front of the church and continue for 0.6 miles along Vineyards Road. You will find the entrance to the property on the right.

### ***General***

***Local Authority:*** Welwyn Hatfield Borough Council, +44 (0)1707 357000

***Services:*** Mains electricity, gas and water. Private drainage. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.

***Council Tax:*** Band H

***Tenure:*** Freehold

***Wayleaves and easements:*** The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

***Guide Price:*** £6,500,000

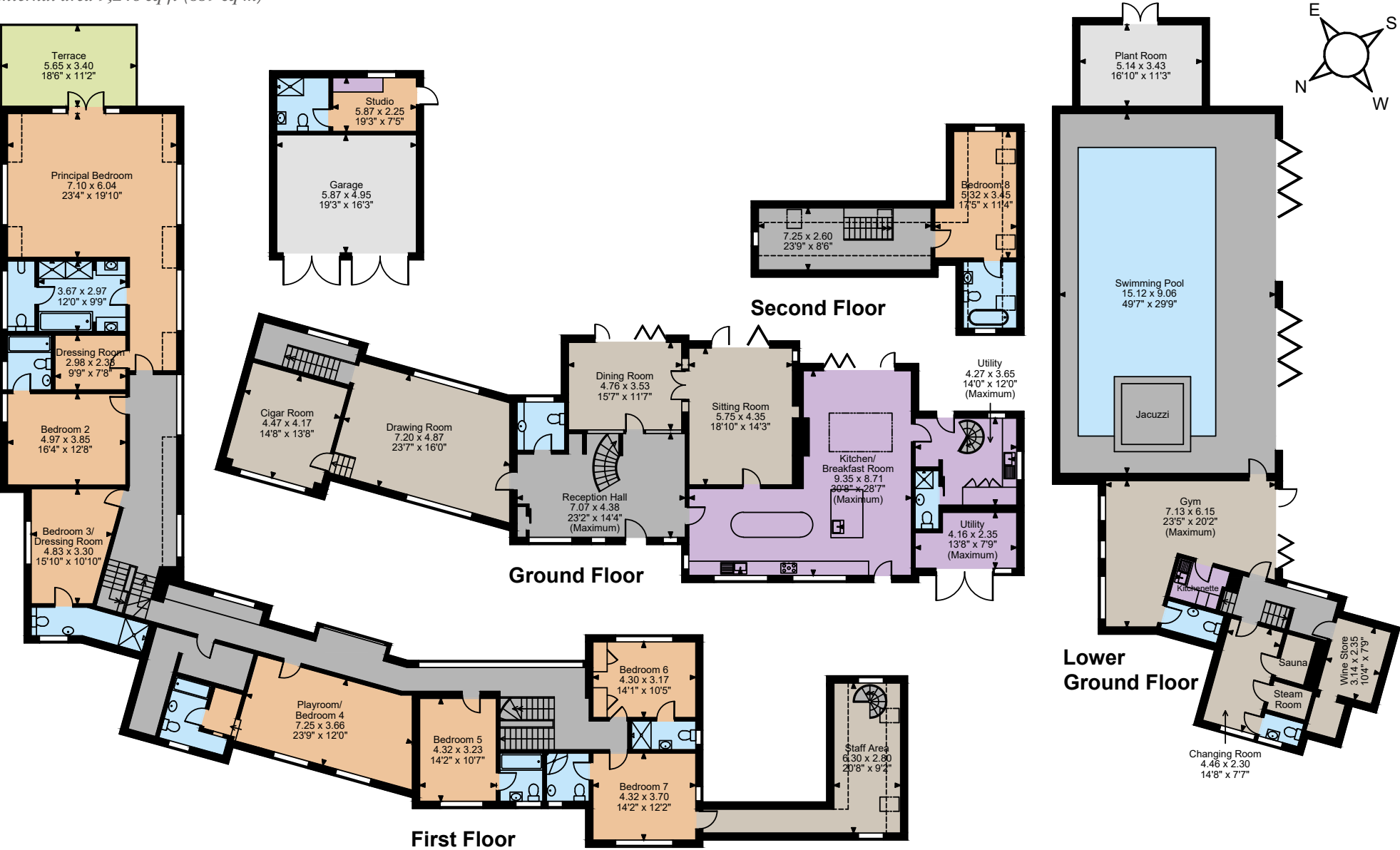








Main House internal area 8,589 sq ft (798 sq m)  
Garage & Plant Room internal area 657 sq ft (61 sq m)  
Total internal area 9,246 sq ft (859 sq m)



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

□□□ Denotes restricted head height

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