

THE LODGE
NORTHAW PLACE
COOPERS LANE
NORTHAW
HERTFORDSHIRE



5 BEDROOMS.

3 RECEPTION ROOMS.

UNDERFLOOR HEATING & HOME AUDIO SYSTEM.

PRIVATE AND SECLUDED ENTRANCE.

STUNNING GARDENS AND SETTING.

Approached through a grand electronically controlled gated entrance, The Lodge stands to the east of Northaw Place, enjoying fine views to the west across the grounds of this historic and exclusive estate. The Lodge is a unique detached house with its own private gated entrance, arranged over 2 floors offering reception hall, cloakroom/WC, study, sitting room, drawing/dining room, kitchen/family room and morning room area, 5 bedrooms, 3 bathrooms (2 en-suites). The house occupies an exceptional plot with extensive lawned gardens and generous parking behind a gated private driveway with detached garage. The interiors of the house are beautifully presented, featuring quality kitchen furniture, bathroom fittings by Lefroy Brooks and stunning tiling from the Fired Earth range.

THE SETTING

Forming part of this prestigious and tranquil country estate of just 10 dwellings set in grounds and parkland of approximately 20 acres, positioned behind a grand double electronically controlled gated entrance which leads onto a deep sweeping drive that runs through the estate grounds to the property.

The park has a tennis court and ample parking for both guests and residents. Cleverly landscaped, it retains large open spaces, gardens and enchanting views of the surrounding countryside. Retaining much of its original charm, Northaw Place has been skilfully converted into three houses (of which this is one) and six modern houses in a courtyard, which retains the atmosphere of the original stable block.





REAR GARDEN ASPECT



KITCHEN



DRAWING ROOM



DINING AREA



SITTING ROOM



RECEPTION HALL



KITCHEN



MORNING ROOM



FAMILY AREA



MASTER BEDROOM



EN-SUITE BATHROOM

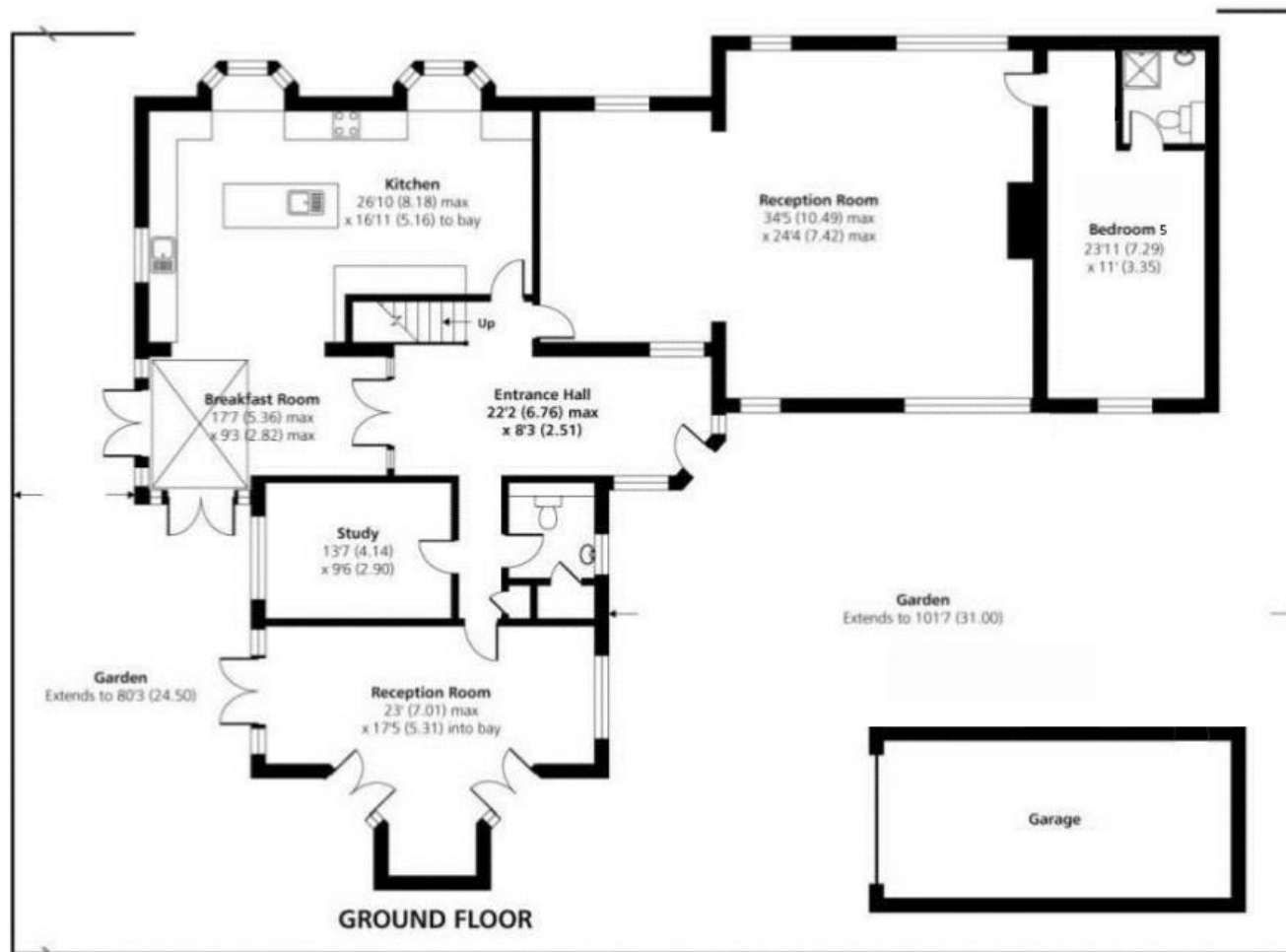


FAMILY BATHROOM



BEDROOM TWO

Denotes restricted
head height



GROSS INTERNAL FLOOR AREA 3609 SQ FT 335.2 SQ METRES (INCLUDES GARAGE & EXCLUDES RESTRICTED HEAD HEIGHT)

SPECIFICATION

ENTRANCE

Under floor heating
Silk Osborne and Little blinds
Fired Earth solid stone floor to ceiling tiles and floor tiles
Fired Earth solid round beige stone sink made , with Lefroy
Brooks kiss taps
Fired Earth Glass tiling splash back plus additional glass tiling on wall behind toilet
Lefroy Brooks toilet and oak seat and fittings

MAIN LOUNGE

All solid oak English antique flooring
Ornate antique radiators
Osborne and Little silk drapes with Osborne and Little inter-liners
Antique light fittings to walls and antique chandeliers
Television and radio entertainment system with 58 inch wall mounted Samsung television, ceiling speakers x 5
Natural wood burning fireplace with solid stone surround at South side of room and natural gas fire at West side of room with original surround
Feature vaulted ceiling with lighting

DETACHED GARAGE

GROUNDS

Extensive manicured grounds and gardens including horse chestnut trees and Japanese cherry trees, grounds in excess of 1.25 acres, inhabited by grouse, hares and small wild deer.

UPSTAIRS HALL WAY/LANDING

English antique oak flooring, radiator
Christopher Wray chandelier lighting
Airing cupboard with hot water pressure cylinder

MASTER BEDROOM

English oak antique flooring
Wall mounted reading lights x 2
Fitted wardrobes and cupboards
Down lights
Wall radiator
Osborne and Little silk blinds
House entertainment system point with wall control, ceiling speaker

EN-SUITE BATHROOM TO MASTER BEDROOM

Mixture of Fired Earth glass wall and floor tiles throughout
Lefroy Brooks fittings throughout including thermostatic mixer for shower with flex and wall shower jets x 2, 1 x large shower rose
2 solid wood vanity units with Stone tiled tops and 2 x lighting for vanity units
Fired Earth French style Bain de Bateau with chocolate coloured
Fired Earth hand painted exterior and Lefroy Brooks stand pipes
Down lighting, extractor fan
House entertainment system point, ceiling speaker

BEDROOM 2

English antique oak flooring, radiator
Down lights and central ceiling light by Christopher Wray
Fitted wardrobes
Osborne and Little drapes with Osborne and Little inter-liners

EN-SUITE BATHROOM TO BEDROOM 2

Fired Earth solid stone floor to ceiling wall tiles in light cream
Fired Earth floor solid stone floor tiles
Under floor heating
Down lights
Shower with Majestic full glass side and Majestic full glass door
Lefroy Brooks shower ceiling rose, wall shower jets and thermostatic shower control with flex
Fired Earth solid round sink made from a single piece of stone, with Lefroy Brooks kiss taps
Lefroy Brooks toilet

BEDROOM 3

English antique oak flooring, radiator
Osborne and Little drapes with Osborne and Little inter-liner
Down lights and central ceiling light
Fitted wardrobes

BEDROOM 4

English antique oak flooring, radiator
Fitted wardrobe
Central ceiling light by Christopher Wray
Osborne and Little drapes

BEDROOM 5 WITH EN-SUITE SHOWER ROOM

BATHROOM

Fired Earth solid stone floor to ceiling wall tiles in cream with black border
Bathtub, with Lefroy Brooks ceiling rose and glass screen
Fired Earth solid round sink made from a single piece of stone, with Lefroy Brooks kiss taps
Lefroy Brooks toilet
Osborne and Little blinds

GROUND FLOOR	FEET (METRE)
ENTRANCE HALL	
GUEST CLOAKROOM	
KITCHEN/FAMILY ROOM/MORNING ROOM	26'10 x 16'11 (8.18m x 5.16m)
DRAWING ROOM/DINING ROOM	34'5 x 24'4 (10.49m x 3.35m)
SITTING ROOM	23'0 x 17'5 (7.01m x 5.31m)
STUDY	13'7 x 9'6 (4.14m x 2.90m)

FIRST FLOOR

MASTER BEDROOM	21'8 x 14'3 (6.60m x 4.34m)
EN-SUITE BATHROOM	
BEDROOM TWO	17'2 x 16'2 (5.23m x 4.93m)
EN-SUITE SHOWER ROOM	
BEDROOM THREE	16'9 x 14'5 (5.11m x 4.39m)
BEDROOM FOUR	10'3 x 8'2 (3.15m x 2.49m)
FAMILY BATHROOM	

EXTERIOR

GRAND ELECTRICALLY CONTROLLED GATED MAIN ENTRANCE
OWN PRIVATE GATED ENTRANCE
EXCEPTIONAL PLOT WITH EXTENSIVE LAWNED GARDENS APPROX. 1.25 ACRES
DRIVEWAY PROVIDING GENEROUS PARKING
EXISTING INTEGRAL GARAGE with planning permission to convert into a habitable room
POTENTIAL NEW DETACHED GARAGE (planning permission granted to erect new detached garage)

LOCATION

Northaw Place is located at the edge of the delightful village of Northaw, surrounded by greenbelt countryside. Potters Bar is a short drive away, providing excellent rail links into London via Kings Cross (fast service approx 20 minutes) and Moorgate, and the M25 and A1(M) are easily accessible. Education is well provided within the vicinity, with numerous state and private schools for both boys and girls of all ages..

APPROXIMATE GROSS INTERNAL AREA
3609 SQ FT / 335.2 SQ M

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY,
MEASUREMENTS ARE APPROXIMATE, NOT TO SCALE

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