



The Stables Courtyard
Old Park Ride, Hertfordshire EN7

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***** CHAIN FREE *****

A rare opportunity to acquire a detached character home set within approximately 1.1 acres in the private Theobalds Estate, one of Hertfordshire's most unique countryside settings.

The property combines privacy, charm and immediate day-to-day comfort, while remaining exceptionally well connected to London, with Potters Bar station providing fast train access to King's Cross in approximately 15 minutes.

Recently improved throughout, the house now benefits from a newly fitted bespoke kitchen, new en-suite bathroom with underfloor heating, new carpeting and extensive decorative refurbishment, creating a home that works beautifully as it stands.

The accommodation offers excellent versatility, including multiple reception areas, generous bedroom space, a gym that can easily be reinstated as a fourth bedroom, and an additional upstairs room ideal as a child's room, office or studio.

Outside, the property enjoys mature grounds with a peaceful rural atmosphere, together with a detached barn, workshop and garaging offering excellent flexibility. The large south-facing roof orientation also provides ideal future suitability for solar installation.

The setting itself is exceptionally rare, surrounded by woodland, countryside and wildlife within the historic Theobalds Estate, yet still within easy reach of the M25, A10, excellent local schooling and nearby amenities including Brookfield Farm Shopping Centre.

For buyers seeking a lifestyle-led home with land, privacy and long-term flexibility close to London, The Stables Courtyard represents a genuinely unique opportunity.

Further scope to extend remains available if desired, subject to the necessary consents.









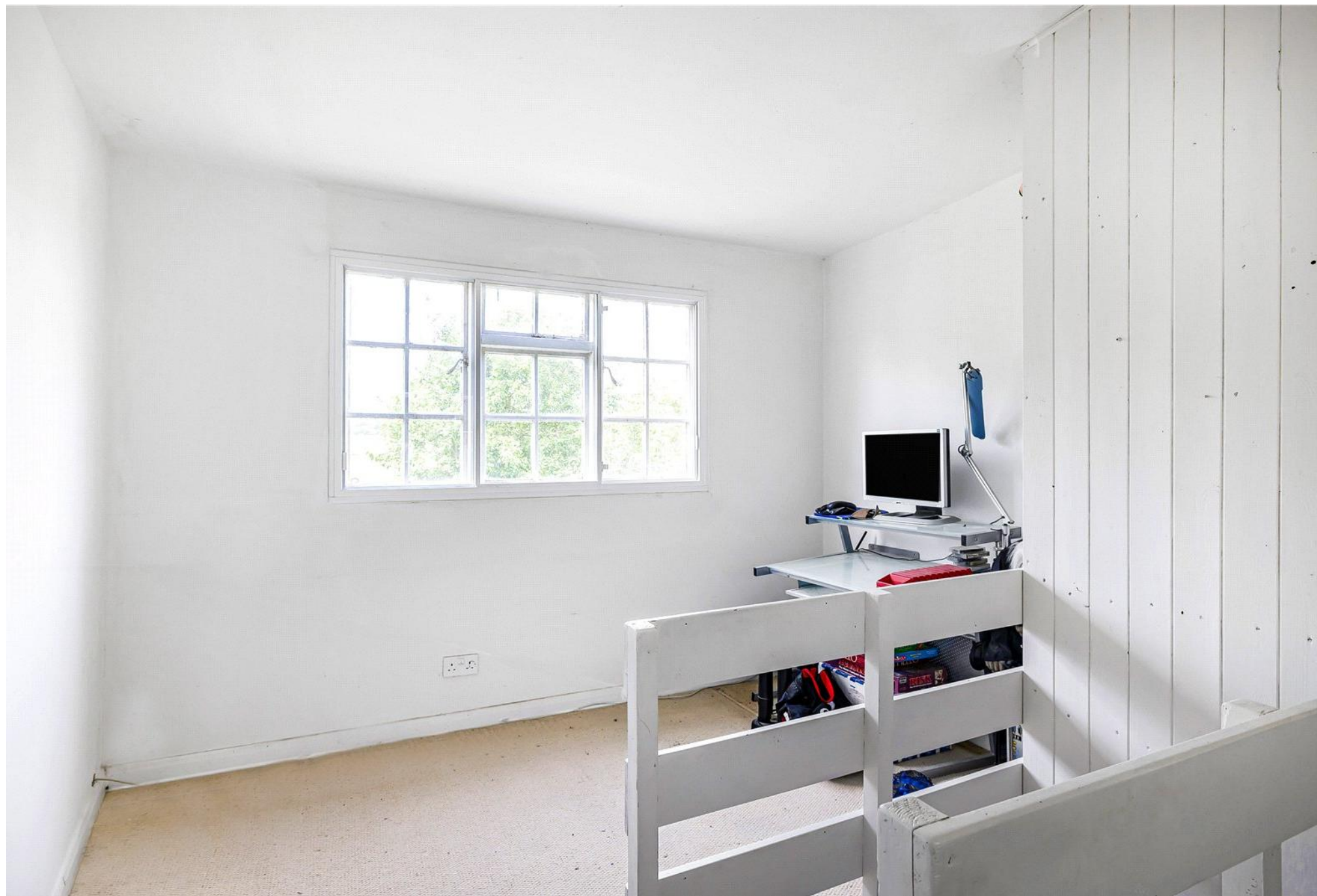






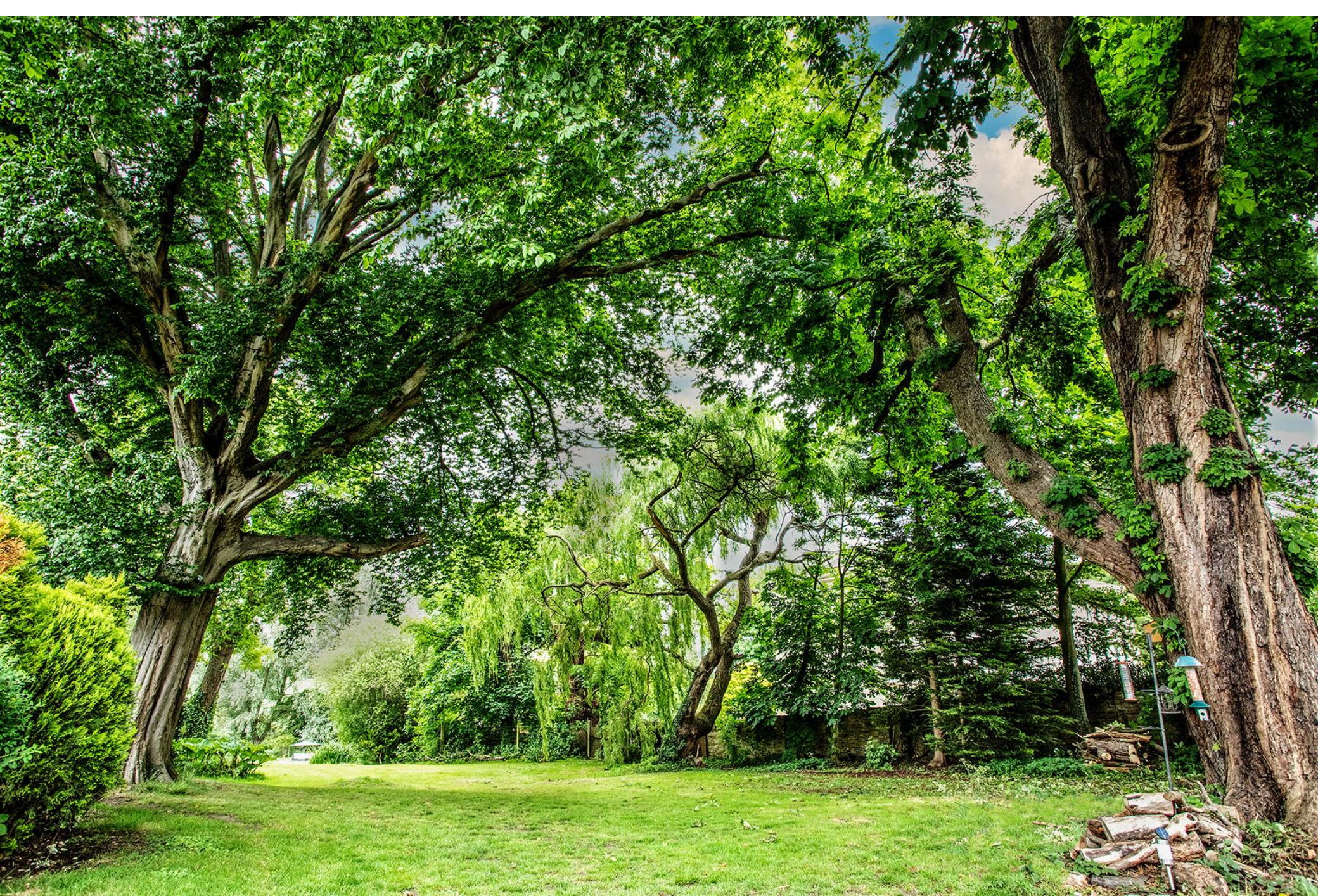








CGI IMAGE









CGI IMAGE

Approximate Gross Internal Area 2876 sq ft - 267 sq m

Ground Floor Area 1838 sq ft – 171 sq m

First Floor Area 174 sq ft – 16 sq m

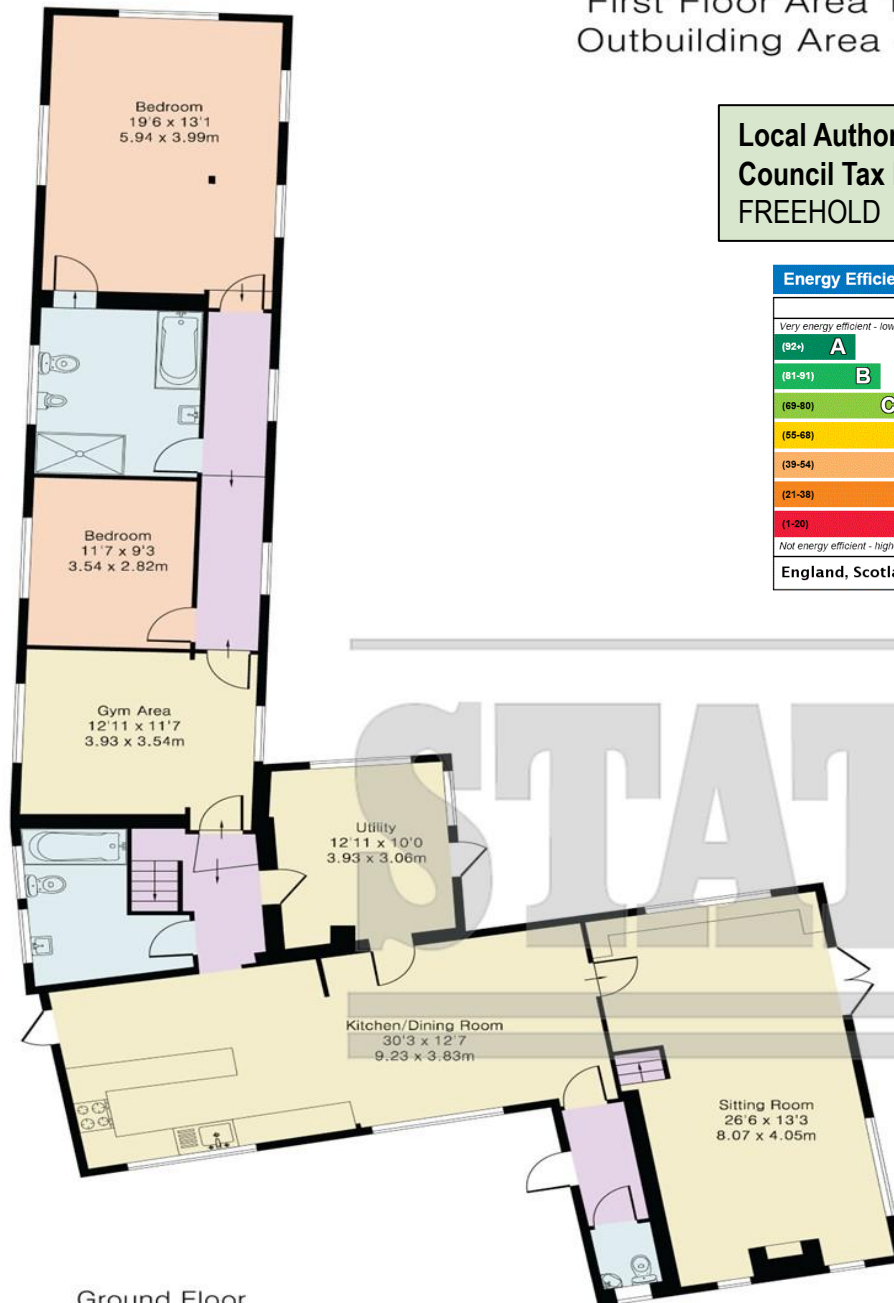
Outbuilding Area 864 sq ft – 80 sq m

Local Authority: Broxbourne
Council Tax Band: G
FREEHOLD

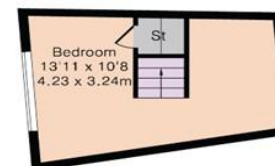
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



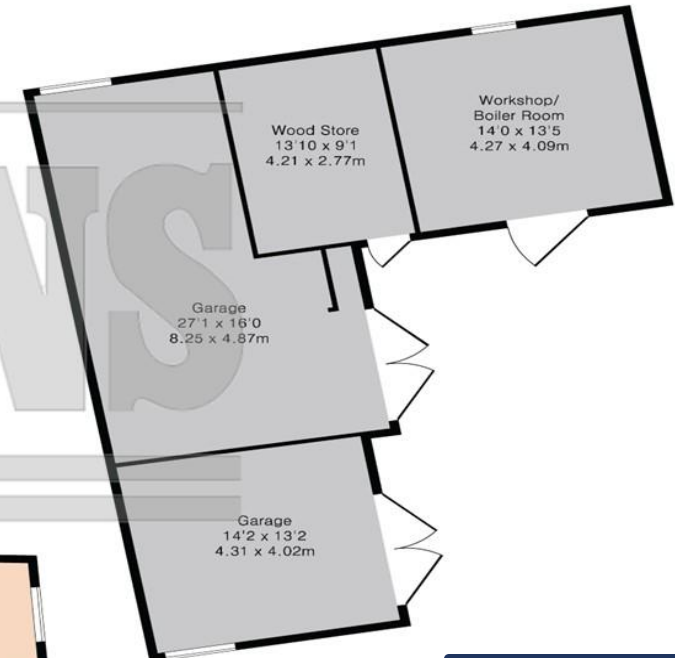
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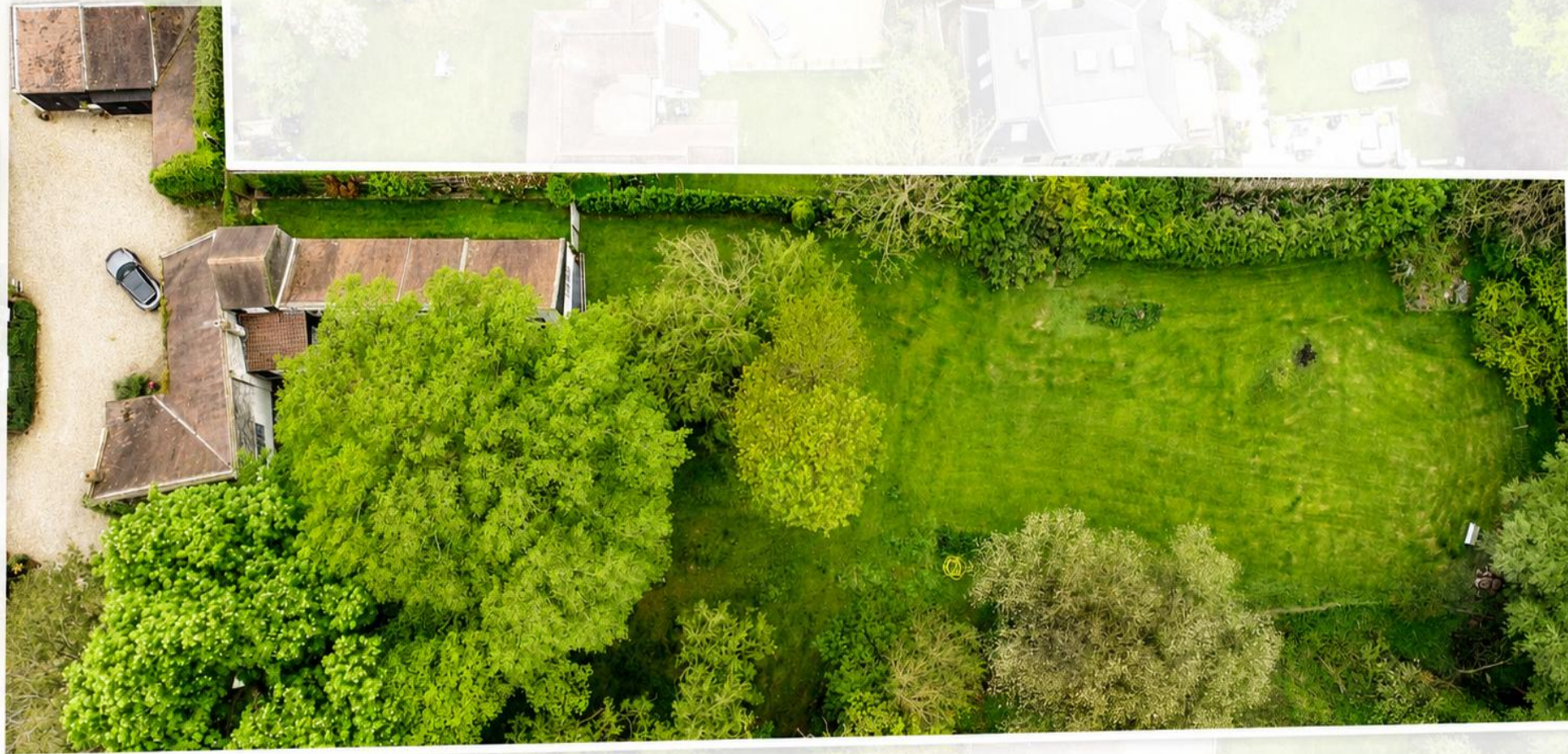
Ground Floor



First Floor



Outbuilding



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