



Springfield,
Coopers Lane, Northaw, EN6

Springfield

Fine Gentleman's Grade II listed Georgian residence in
parkland setting of approximately 6.33 acres

This outstanding property offers approximately 8,647 sq ft of accommodation
including swimming pool and self-contained apartment



This superbly appointed and well-maintained residence comprises of six reception rooms, six bedrooms, five bathrooms, beautiful Eggersmann kitchen with Taj Mahal stone island, eucalyptus veneer cabinets leading to kitchen walled garden, swimming pool, entertaining pavilion and a self-contained one bedroom apartment with lounge, kitchen and bathroom.

The double opening automated security gates give access to the sweeping circular carriage drive and landscaped front garden with ornate fountain, giving access to the portico entrance of this Grade II listed Georgian residence. There is an outside heated pool with extensive terracing, barbecue area and an entertaining pavilion. The property is set within circa 6.33 acres of delightful private landscaped gardens and grounds.

Location:

‘Springfield’ is set in the village of Northaw, a pretty village set within open countryside yet only around 10 minutes from the larger town centres of Potters Bar and Cuffley. The house is well situated for excellent local amenities as well as communications including road, rail and air. Comprehensive shopping and recreational facilities can be found at nearby Potters Bar and Cuffley. Highly respected schools in the area include Stormont girls preparatory school, Queenswood girls school, Haileybury, St Albans High School, St Albans School, Lochinver House boys school, Dame Alice Owens School and Haberdashers. There are a number of championship golf courses in the area including Brookmans Park Golf Club, Brickendon Grange, Mid Herts and Brocket Hall, with the renowned Auberge du Lac restaurant. Northaw is a highly desirable village with convenient access to leading private schooling, motorway links, restaurants, and train stations at Potters Bar and Brookmans Park.

Stations:

Cuffley Station 2.4 miles – Moorgate 42 mins
Potters Bar Station 1.43 miles – Kings Cross 19 mins

Airports:

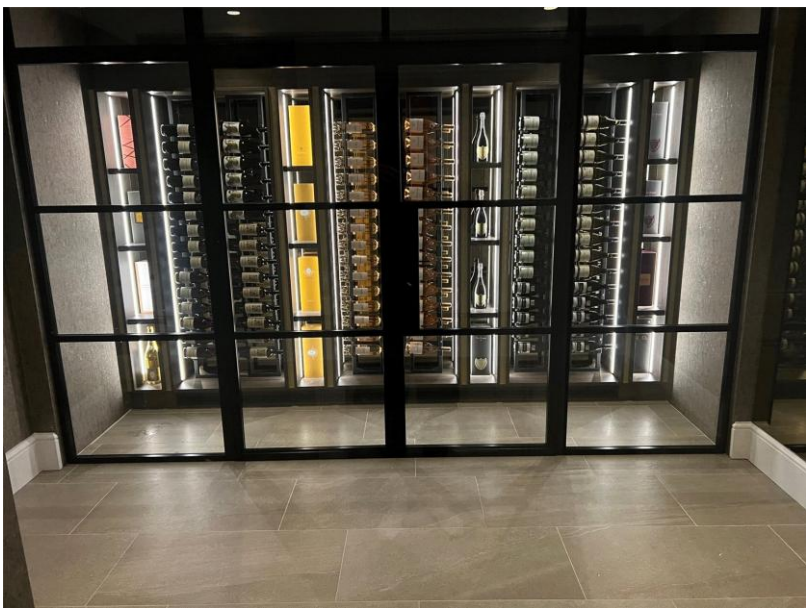
Luton Airport – 20 minutes
Heathrow – 40 minutes
Stanstead – 31 minutes
London City Airport – 29 minutes

Motorways:

M25 within 3 miles
A1M within 5 miles

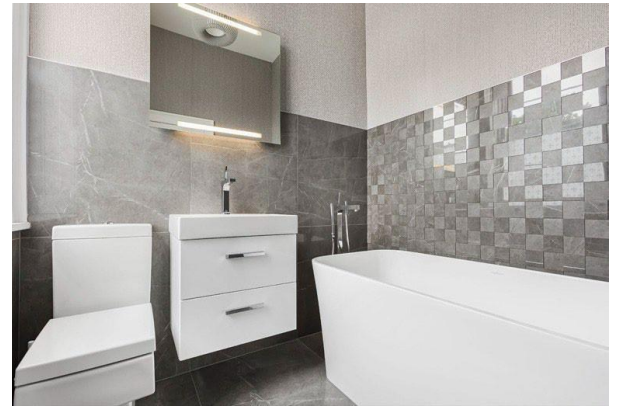
Please note: all times and distances are approx



















Mezzanine Suite



Specification

- Control 4 audio throughout
- Control 4 thermostatically controlled heating to each individual room
- Control 4 CCTV system
- Alarm system
- Sash windows with working shutters
- 11ft - 12ft ceilings with restored cornice and original features
- Parquet flooring
- Large open fireplaces to all reception rooms and bedrooms
- Cast iron radiators.
- Murano glass double basin and mirror to cloakroom
- Sweeping staircase to first floor

Kitchen

- Eggersmann kitchen with Taj Mahal stone island, eucalyptus veneer cabinets
- Wolf appliances - 2 x extra-large ovens, steam oven, multi surface induction hob, retractable extractors, microwave, 2 ring gas hob and teppanyaki grill
- Miele appliances - large fridge and dishwasher
- Porcelain large format tiles
- Underfloor heating
- Quooker taps
- Dekton work surfaces

Utility

- Miele integrated appliances - full height fridge, full height freezer and dishwasher
- Ice maker
- Porcelain large format tiles
- Underfloor heating
- Quooker tap
- Dekton work surfaces

Cinema room

- 4k Projector
- 4m wide screen
- Dolby surround sound
- Rako lighting

Wine Store

Thermostatically controlled with 114 bottle capacity

Bathrooms

- Duravit, and Philippe Starck sanitary ware
- Victoria & Albert baths
- Hansgrohe taps & showers
- Porcelain tiles to floors & walls
- Under floor heating
- Bisque towel rails

Self-Contained One Bedroom Apartment

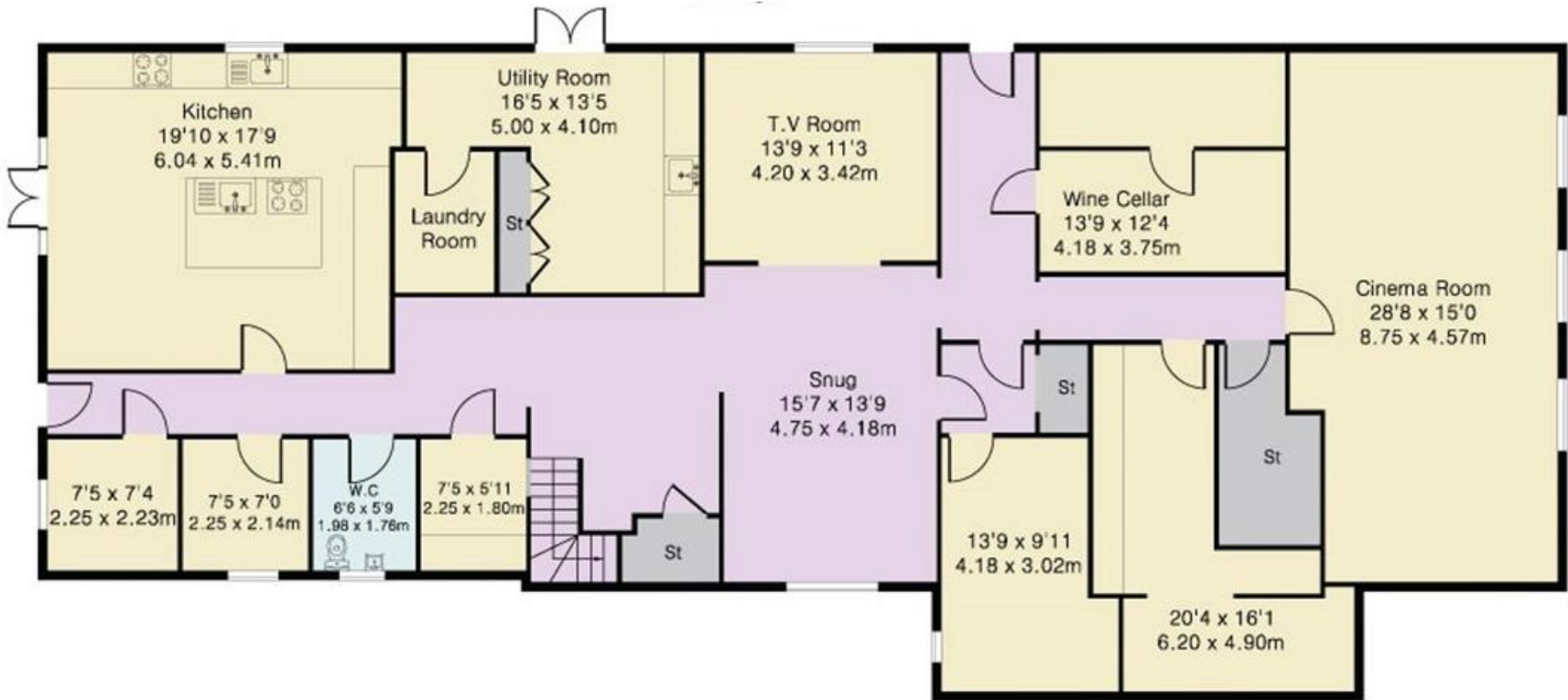
- Miele appliances induction hob, oven & microwave
- Extractor hood, washing machine & dishwasher
- Quooker tap

Exterior

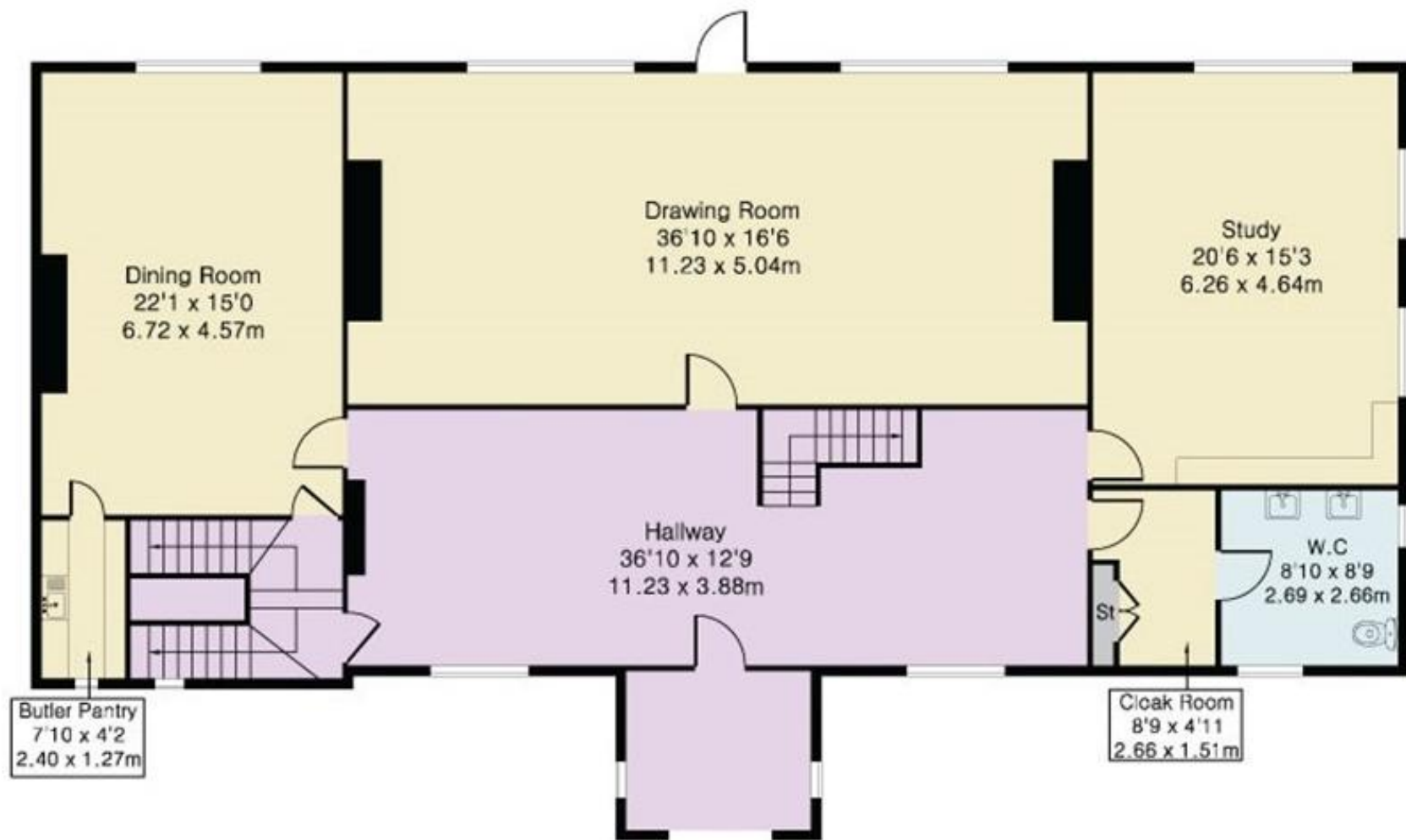
- Mature landscape gardens with formal lawn
- Triple garage with automated garage doors and parking for numerous cars
- Walled garden
- Heated swimming pool with fully electric extractable safety cover
- 4,000 sq ft porcelain stone patio creating entertaining area with outside bar and garden lighting
- Pavilion with large entertaining facility, including changing room, shower, kitchen, storage, and Control 4 entertainment system internal and external
- Pavilion - Kitchen appliances Miele oven and microwave
- Dishwasher and wine chiller
- Quooker tap
- Outside bar with storage, wine chiller and sink
- Natural pond
- Irrigation system to flower beds and formal lawns

Approximate Gross Internal Area 9266 sq ft – 861 sq m
Lower Ground Floor Area 2633 sq ft – 245 sq m
Ground Floor Area 2081 sq ft – 193 sq m
First Floor Area 2055 sq ft – 191 sq m
Mezzanine Floor Area 688 sq ft – 64 sq m
Garage Area 546 sq ft – 51 sq m
Pool House Area 1263 sq ft – 117 sq m

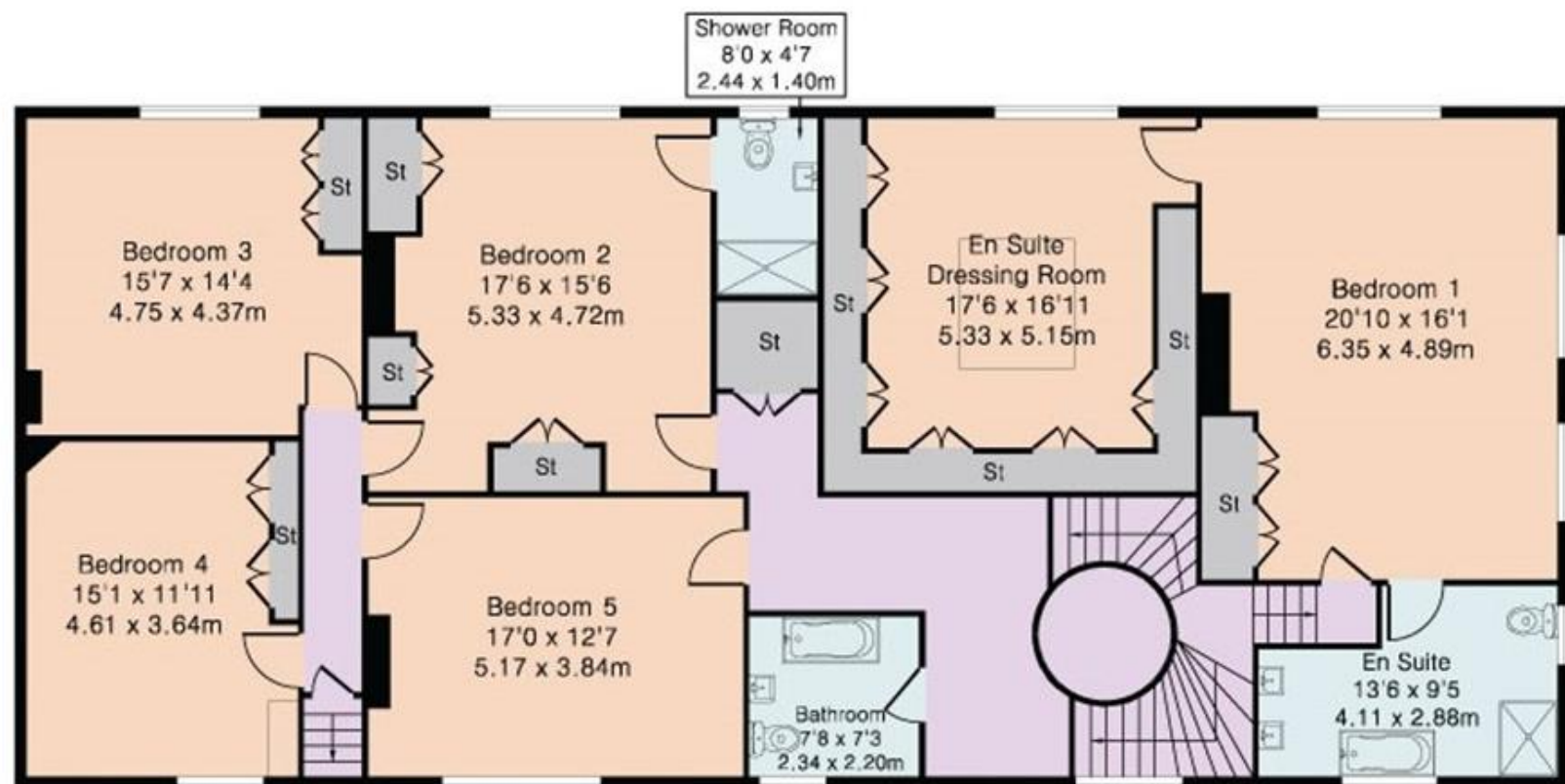
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



Lower Ground Floor



Ground Floor



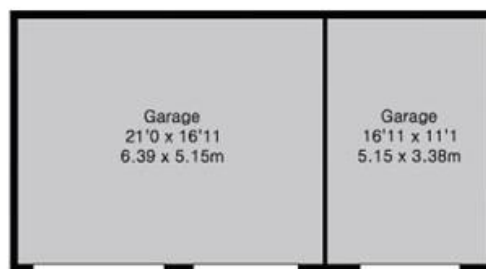
First Floor



Mezzanine



Pool



Garage



Pool House

