



Westfield Lodge  
Hatfield AL9

# Westfield Lodge

## Grubbs Lane, Hatfield AL9 6EH

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Tucked away in an enviably secluded position, Westfield Lodge offers a rare opportunity to acquire a substantial and beautifully arranged country residence in one of the area's most desirable and private settings. Nestled within the rolling countryside on the borders of Brookmans Park and Essendon, this exclusive address is highly sought after, with very few homes becoming available in recent years.

The property extends to approximately 2,801 sq ft of internal accommodation (excluding the cottage, garage, and outbuilding), combining generous living spaces with a versatile layout ideal for both family life and entertaining.

The ground floor is thoughtfully designed around a central reception hall, leading to a series of elegant and well-proportioned rooms. A spacious dual-aspect living room and a large formal dining room provide excellent entertaining space, while the impressive reception room offers a further area for relaxation or hosting guests. The kitchen is well-appointed and complemented by a utility room, pantry, and cloakroom, ensuring practicality alongside style.

On the first floor, the principal bedroom suite benefits from a dressing room and en-suite bathroom, creating a private retreat. Three further bedrooms are generously sized and served by additional bath and shower facilities, making the home perfectly suited to family living.

In addition to the main residence, the property includes a detached cottage, ideal for guests, extended family, or staff accommodation. This charming space features its own living/dining room, kitchen, and shower room, offering complete independence.

Further enhancing the appeal is a substantial garage and a versatile outbuilding incorporating two stable-style rooms, which could be adapted for a variety of uses such as a home office, studio, or leisure facility.

Westfield Lodge is surrounded by its tranquil countryside setting, providing privacy and a sense of escape, while still being conveniently positioned for access to nearby villages, amenities, and transport links.

This is a truly rare offering—combining space, flexibility, and an exceptional location—perfect for those seeking a refined country lifestyle within easy reach of London.































































| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | <b>A</b>      |         |           |
| 81-91 | <b>B</b>      |         |           |
| 69-80 | <b>C</b>      |         |           |
| 55-68 | <b>D</b>      |         | 58 D      |
| 39-54 | <b>E</b>      | 43 E    |           |
| 21-38 | <b>F</b>      |         |           |
| 1-20  | <b>G</b>      |         |           |

**Approximate Gross Internal Area 2801 sq ft - 261 sq m  
(Excluding Cottage & Garage & Outbuilding)**

Ground Floor Area 1664 sq ft – 155 sq m  
 First Floor Area 1137 sq ft – 106 sq m  
 Cottage Ground Floor Area 502 sq ft – 47 sq m  
 Top Floor Area 243 sq ft – 23 sq m  
 Garage Area 393 sq ft – 36 sq m  
 Outbuilding Area 341 sq ft – 32 sq m

**Local Authority:**  
 Welwyn & Hatfield  
**Council Tax Band:** H  
**Tenure:** FREEHOLD



DISCLAIMER: In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate. All dimensions include wardrobe spaces where applicable.



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