



# Unique period grandeur in a convenient setting

Northfield, Woodfield Lane, Essendon, Hertfordshire AL9 6JJ

Freehold



Substantial living space with stylish and flexible layout options • Set behind a discreet gated frontage with wonderful grounds of around 1.1 acre • Around 4500 sq ft of living space • Excellent position for renowned and local first class schooling • Convenient for Brookmans Park overground train station for commuter services for Kings Cross and Moorgate • Stunning room as a main reception with double height vaulted ceiling and mezzanine study area

### Description

A truly unique five bedroom, four reception room, family home set behind private gates and sitting within an acre of landscaped mature gardens.

This beautiful home has been thoughtfully renovated throughout and incorporates much original character with a modern and contemporary feel. This stunning home boasts numerous features such as a beautiful kitchen/dining room with vaulted ceiling, a magnificent vaulted reception room – formerly Lord Salisburys' Eton Fives court – with viewing gallery, is currently used as the principle reception room. The ground floor living space offers an additional study, guest cloak room, utility room, grand reception hall and master suite with dressing room and en suite bathroom.

There is a further section to the house which offers extremely versatile accommodation, currently used as a gym and mezzanine level play room/media area. This could easily be converted into a two bedroom annexe if required.

The first floor comprises of a second master bedroom suite, with dressing room and en suite shower room, three further bedrooms and a family bathroom.

The property is situated in a gated plot of around 1.1 acre and is approached via a gravelled driveway leading to a double garage and single detached garage. The garden offers a tranquil and private decking area stepping down to the lawns beyond with far reaching countryside views.

### Local Information

Northfield is situated in a highly sought after area with convenient access to excellent communications by both road and rail. Brookmans Park is approximately 2 miles away and offers a selection of shops and over ground train station. Potters Bar, with a more comprehensive array of shops and restaurants is approximately 5 miles away with a mainline station providing services to both London's Kings Cross and Moorgate in 18 minutes and 35 minutes respectively. Welwyn Garden City offers a





variety of shops including John Lewis and Waitrose. Motorway links are nearby with both the M25 and A1M within easy access. Central London is around 20 miles away. There is a wide choice of first class schooling including Lochinver House, Queens Wood, Stormont and Haileybury.

#### **Directions**

SAT NAV Post code AL9 6JJ  
From the M25 (Junction 24) take the exit toward Potters Bar and turn right at the crossroads onto the A1000, Hatfield Road / Great North Road. Continue along this road for 1 ½ miles turning right onto the B158 towards Essendon. Keep an eye out for the Twelve Apostles Church on your right. The entrance to Northfield House is on the right hand side, opposite.

#### **Agents Comments**

This fine country home offers truly unique accommodation with some fabulous entertaining spaces. I particularly like the large and private gardens and the discreet gated entrance.

#### **Tenure**

Freehold

#### **Energy Performance**

A copy of the full Energy Performance Certificate is available upon request.

#### **Viewing**

Strictly by appointment with Savills.









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**Approximate Floor Area** 431 sq m / 4639 sq ft (Including Mezzanine)

**Garage / Workshop** 41 sq m / 441 sq ft

**Total** 472 sq m / 5080 sq ft



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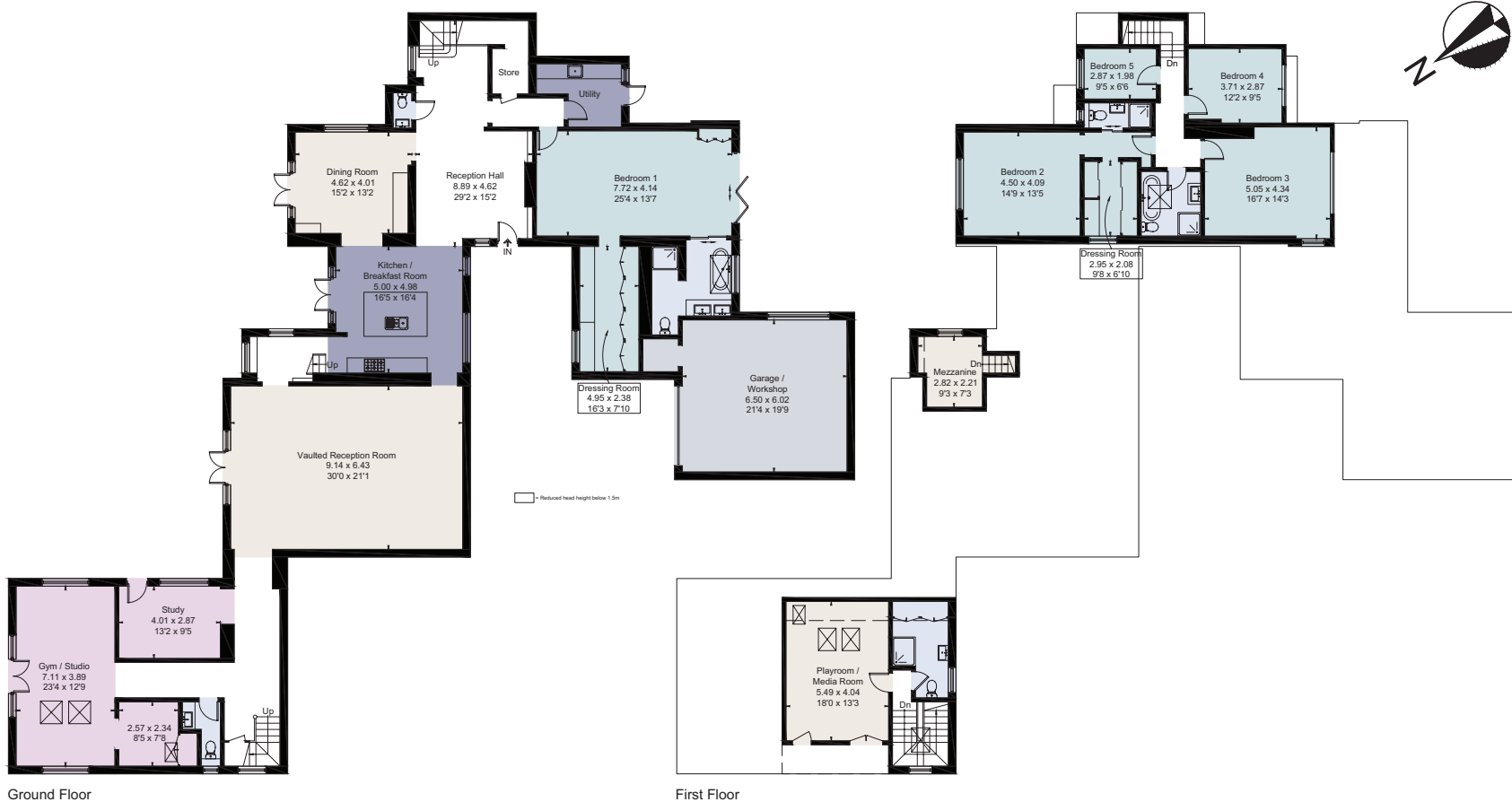
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		58
(39-54)	<b>E</b>	55	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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