



Substantial country house with fabulous gardens and far reaching views

The Coach House, Hoo Park, Whitwell, Nr Hitchin, Hertfordshire, SG4 8HN

Freehold



Over 5,000 sqft of elegant accommodation • About 3 acres of stunning gardens and grounds • Private gated country estate setting • Separate annexe, if required • Impressive reception hall • Splendid first floor drawing room taking full advantage of views • Hard surface tennis court • Double garage and extensive parking

Local Information

Mileages Approx: Harpenden 5.5 miles with mainline station to St Pancras International from 22 minutes,
Hitchin 7 miles,
Welwyn 4.5 miles,
A1M junction 6 - 4.5 miles,
M1 junction 9 - 9.8 miles.

Whitwell Hoo, locally known as Hoo Park, sits behind elegant wrought iron gates and is surrounded by wonderful open countryside, which is a pleasing mixture of mature woodlands and pasture. Set in the heart of some of the most beautiful countryside, Whitwell Hoo has a decidedly rural feel, but is still well placed for access to all amenities, including those within the nearby village of Kimpton.

Standing on the pinnacle of an elevated spur overlooking a small valley, the Coach House is 5.5 miles north of the popular and sophisticated town of Harpenden with its elegant tree-lined high street, which offers an eclectic mix of shops, eateries banks and supermarkets including a Waitrose.

The house is very well placed for education with a variety of schools in Harpenden, Preston, Hitchin and further afield in St Albans and Cambridge.

There is lots to keep you busy within both walking and driving distance of the house. There are numerous footpaths and bridleways criss-crossing the countryside. Those working on, and for their golf handicap, there is a good choice of golf courses to visit at Gustard Wood, Harpenden and Welwyn.

About this property

This fine former Georgian coach house and stables served Baron Dacre's family mansion, the Hoo, until it was restored and converted for residential use in the early 1990's. Now the only remaining part of this unique development which has historic roots dating back to 1764, the property has been elegantly and sympathetically designed to provide a superb family home with a delightful distinctly country house feel.

The Coach House is Grade II listed and enjoys superb rural views and occupies a commanding position on the edge of fields overlooking rolling countryside. Sitting in grounds which extend to approaching 3 acres, it takes full advantage of its elevated and sheltered location whilst still enjoying a wonderful open aspect.





With clever design coupled with skilled workmanship, the property has been brought very much into the modern day. With particular attention having been paid to appropriate period detailing, the Coach House stands as a suitably splendid but reassuringly homely house. Traditional windows, exposed structural timbers and fine fireplaces, balanced against a restrained palette of light tones, all add to the elegant charm of this outstanding home.

Visitors have a choice of routes to the house. Whether accessing from Kimpton Village along a private gated road or from the Westerly entrance across the Chambers Bridge, visitors are assured of a warm welcome. Set behind a graveled driveway, the house is entered via the main reception hall, which features an elegant imperial staircase that rises to a stunning first floor drawing room. Benefiting from windows on four sides this is a bright and airy room even on the duller of days. With a large alcove fireplace this is a room that really comes into its own during the cooler months with a roaring fire to keep the space warm and cosy.

On the ground floor with views over the gardens to the rear, is a family room with more than enough space to seat a large gathering. French doors open onto the rear terrace.

Overlooking the front of the house, a beautifully appointed kitchen breakfast room with large picture windows makes for a relaxed and casual place for the family to gather. Shaker style

units with polished granite worktops are arranged around a breakfast area. There is a substantial red 2-oven Aga, which provides a perfect focal point to this family kitchen. A pair of integrated larder fridge/freezers, dishwasher, double electric oven and inset induction hob complete the comprehensive range of appliances. Opposite is a bright and charming dining room with elegant French doors leading onto the terrace - an idyllic place for those formal mealtimes or simply having a houseful at holiday time. A fitted utility room with space for a fridge freezer is located off the kitchen, and with its side access connecting with the driveway, this is a useful space appropriate for family needs.

There is a well-designed study featuring fitted bookshelves and a window overlooking pasture land and the valley beyond. It is the perfect place for a home office, but could also be used as a family or TV room. Usefully, there is an annexe on the ground floor with its own front door, sitting room, bedroom, kitchen and bathroom. This could be used as a master suite for those preferring ground floor living or indeed as a guest suite or an indulgent teenage den.

There are two further bedrooms on the ground floor each sharing a well-appointed family bathroom with twin basins, bath and separate walk in shower.





On the first floor overlooking the grounds is the main bedroom, complete with a range of fitted cupboards and a recently refurbished bathroom. Adjacent, again overlooking the grounds, is a guest bedroom with fitted cupboards and refurbished en-suite facilities. There is a very large and easily accessible loft room with over 600 sq ft of storage space, ideal for keeping seasonal sports equipment and suitcases hidden away.

Outside:

With beautiful grounds extending to about 3 acres, The Coach House has stunning formal gardens with well-maintained lawns interspersed by immaculate and seasonal flower beds and an attractive central fountain with pond and gates to the front, which ensures a secure area for children and pets.

Adjacent to the rear reception rooms is a large attractive paved terrace, which overlooks the garden. This feels very much like an outdoor room for the summer months with ample space for al fresco entertaining.

The extensive lawns lead down to a fenced all-weather tennis court which is surrounded by further grassed areas bordered by tall evergreen hedges. There is a delightful Wendy House which has its own power supply - an ideal spot for the children to call their own.

With the combination of the tennis court, large terrace and generous grounds, the garden provides a superb venue for summer parties.

At the front of the house is a gravel driveway which provides private parking for several cars. A tall vehicular gate provides access along the right hand side of the house to the garage.

Accessed through double wooden gates is a detached garage providing parking for up to three vehicles. There is a further timber built store which would be ideal to store a sit on mower.

Tenure

Freehold

Local Authority

North Hertfordshire District Council

Energy Performance

EPC Rating = F

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Harpenden Office.
Telephone: 01582 465 000.



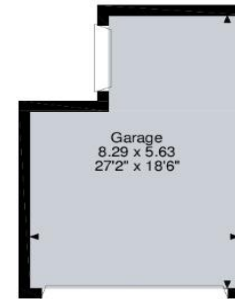


The Coach House, Hitchin

Main House gross internal area = 5,157 sq ft / 479 sq m

Garage gross internal area = 436 sq ft / 41 sq m

Total gross internal area = 5,593 sq ft / 520 sq m



Ground Floor

First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	51
(21-38)	F	29
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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