






New Park Road, Newgate Street, Hertford, SG13 8RF | TO LET £7,500 pcm

Deposit: £1730.76, Holding Deposit: £10,384.56

 5 Bedrooms  5 Bath/Shower Rooms  4 Reception Rooms  Double Garage & Driveway  Large Rear Garden

 EPC Band C  Council Band: H £4,502.90 Apr 24/Mar 25  East Hertfordshire District Council

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## New Park Road, Newgate Street, Hertford, SG13 8RF

A rare and exciting opportunity to acquire a vast, truly remarkable gated family residence, tucked away at the end of New Park Road in the vibrant village of Newgate Street.

### Description

Set in a marvellously secluded spot, this splendid, unique detached property has to be seen to be believed!

A large block-paved driveway provides parking at the front for multiple vehicles and conveniently, an electric charger has been installed. The lofty entrance hall offers plenty of smart built-in storage. From here, a grand staircase with stylish glass panelling leads up to an impressive 360 degrees gallery landing. Adjacent to the hall, along the entire length of one wall in the study, is a large floor-ceiling purpose-built cupboard for the storage of coats and shoes. The main lounge at the front benefits from a delightful open fireplace and beyond this room, the property's splendid kitchen/diner is located, complete with smart lighting and high-tech built-in sound system. The high specification kitchen has Miele integrated appliances. Three stylish pendant lights hang above the huge kitchen island with wrap-around breakfast bar. Floor to ceiling windows and doors across the back of the kitchen-diner provide an amazing view of the rear garden, the adjacent private golf course and beautiful open countryside beyond. The garden is mainly laid to lawn, has a generous patio area, a sizeable shed and a soft-surface playground area. An attractive gas fireplace provides an attractive focal point to the dining area, which can be separated from a second lounge with beautiful parquet flooring, stylish modern fireplace and smart TV, by wide sliding doors. The whole of the expansive ground floor benefits from state of the art underfloor heating (apart from the gym and garage) and each room has its own thermostat. Three heat pumps power the heating and cooling systems and happily the property is protected by an ADT alarm system and CCTV surveillance. A large utility room, with French doors onto the rear garden, is located next to the kitchen. A third dual-aspect reception room with parquet flooring and two sets of French doors, again onto the rear garden, is located along from here as well as a W/C. Another door leads into a spacious shower room with gym beyond, which benefits from air conditioning and access to the rear garden. A further door leads from the gym into this expansive property's double garage.

Arguably, the most impressive feature of the first floor is the 360 degrees gallery landing, which provides wonderful views across open countryside to the front. The dual-aspect principal bedroom with extensive fitted wardrobes enjoys a remarkable view of Canary Wharf across open fields. A large dressing room - which could easily serve as a bedroom in its own right - and an enviable, fully-tiled en-suite bathroom with separate smart shower complete the stylish principal bedroom suite. A large, dual-aspect en-suite bedroom at the opposite side of the house, boasts smart lighting and steps lead up to a unique mezzanine floor.



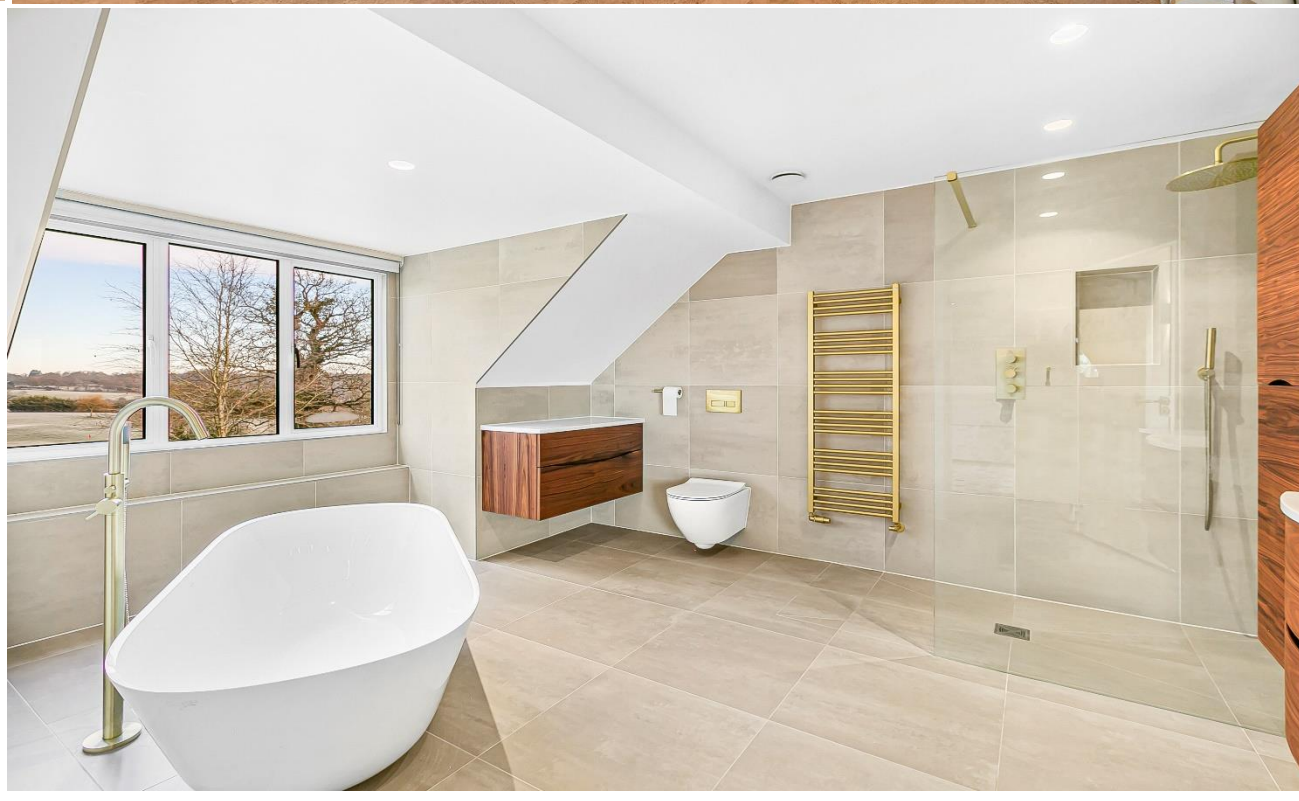
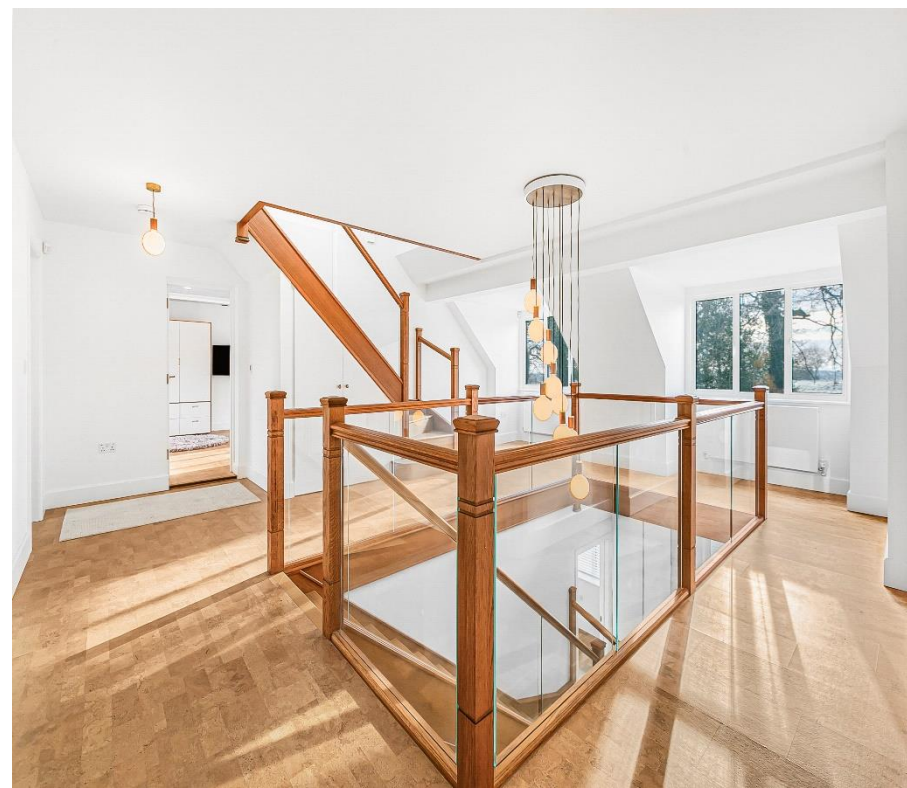
The remaining bedrooms on the first floor are served by a fully-tiled family bathroom with a super view of the beautiful rear garden and beyond. Happily, all the shower/bathrooms have been identically styled to a very high finish and offer a range of fitted storage units. Conveniently, the second staircase has smart storage beneath it and ascends to a bright landing which leads into an enormous, triple-aspect games room with a fully-tiled shower room. French doors lead out onto a small balcony, providing more stunning views of the rear garden and beautiful surrounding area.

With so much to offer, this special family residence is sure to surpass even the most discerning property hunter's expectations.

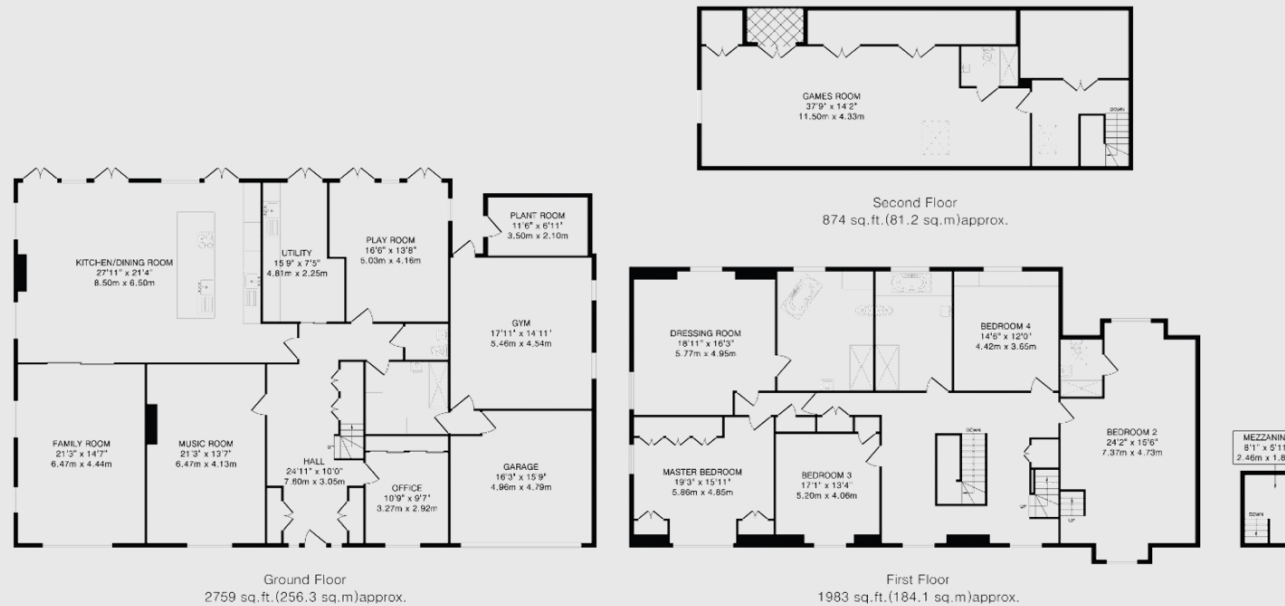
### Location

Newgate Street is a small but lively village situated on the outskirts of Hertford and is known for its picturesque countryside and historic buildings, including St Mary's Church which dates back to the 12th Century. The village is home to a number of local businesses, including a post office, two pubs, a highly regarded Mediterranean restaurant, 'The Gables' and Ponsbourne Park Hotel. Ponsbourne St Mary's Church of England Primary School is located in the village and Goffs Oak Primary and Nursery School is just a short drive away, as are Bayford and Cuffley main line train stations. So close to London yet set amongst thousands of acres of woodland and countryside, the village sits on the Hertfordshire Way and miles of footpaths, bike trails and bridleways.









**TOTAL FLOOR AREA: 5616 sq.ft. (521.6 sq.m) approx.**  
This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.

**IMPORTANT INFORMATION:**

These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property.

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Contact one of our property experts today:

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