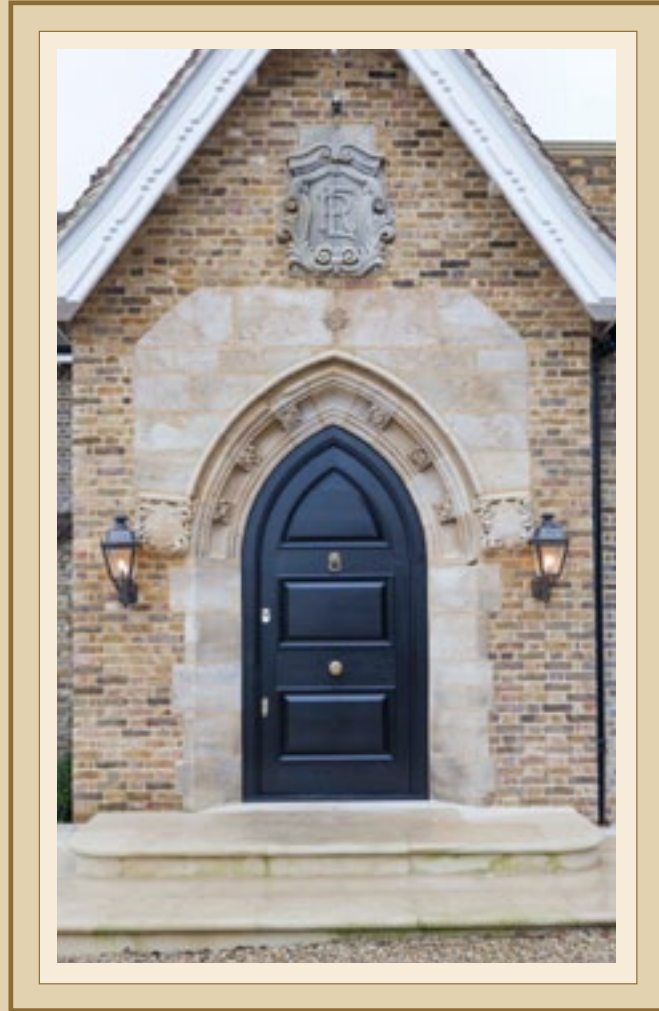


CULVERWOOD HOUSE



HERTFORDSHIRE





CULVERWOOD HOUSE

LITTLE BERKHAMSTED
HERTFORDSHIRE

*Hertford 3.9 miles, Potters Bar 5.5 miles (trains to London Kings Cross from 16 minutes),
Luton Airport 17 miles, Central London 21 miles.*

(All distances and times are approximate).

*An immaculate Country House with far reaching views
within easy reach of central London.*

GROUND FLOOR

Entrance hall, reception hall, drawing room, dining room, ballroom, cinema room, family room, 2 x study, library, kitchen/breakfast room, pantry, boot room, utility room, cloak room, WCs.

Indoor swimming pool with changing area.

FIRST FLOOR

Master bedroom suite with his and hers dressing room and en suite bathroom, 2 further en suite bedrooms, kitchenette, staff accommodation with 2 bedrooms (1 en suite), sitting room, kitchen, 2x shower rooms.

Gym, sauna, games room, WC.

Study with bathroom.

SECOND FLOOR

4 further bedrooms, 2 bathrooms.

OUTSIDE

Heated swimming pool, pool house with kitchen and changing room, all-weather tennis court, coach house, garaging for 4 cars.

Paddocks, gardens and grounds and woodlands.

TOTAL GIA 19,890 SQ FT

ABOUT 28.37 ACRES



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These particulars are only as a guide and must not be relied on as a statement of fact. Your attention is drawn to the Important Notice on the last page of text.

CULVERWOOD HOUSE

SITUATION

Culverwood House is well situated in some of Hertfordshire's finest countryside and within 21 miles of central London. The property is positioned on the edge of the pretty village of Little Berkhamsted which has a village shop and gastro pub. The town centres of Hertford and Potters Bar and are within easy reach (3.9 miles and 5.5 miles respectively) and both provide comprehensive shopping and travel facilities.

Communications in the area are excellent, the A1(M) is about 5 miles away and nearby Hatfield station provides frequent trains to London Kings Cross from 22 minutes. Major airports are easily accessible with Luton 17.1 miles, Stansted 24.1 miles, London City 27.5 miles and Heathrow 36 miles.

There is a fantastic selection of golf courses

in the area including Brocket Hall with its outstanding Auberge du Lac restaurant, Knebworth, Mid Herts. at nearby Gustard Wood and the challenging course at Hammonds End, Harpenden. The Hanbury Manor is 8.7 miles away and The Grove Hotel with its championship golf course is within 18.9 miles.

SCHOOLS

Good schools are numerous and include Haileybury College and Heath Mount Preparatory School, both in Hertford, Aldwickbury Preparatory School and St Hilda's Girls school at Harpenden, Haberdashers Boys & Girls, Queenswood Girls and the St Albans Boys & Girls schools. Lochinver House School and Stormont school are also close by.





ACCOMMODATION

Culverwood House is approached through imposing double wrought iron gates flanked by brick pillars. The gravel drive leads to the front of the house where there is a large turning circle. A spur off the drive leads to the coach house and extensive garaging.

GROUND FLOOR

The Victorian Gothic arched front door leads into a panelled **Entrance Hall** with oak flooring throughout. Steps lead down to a **Reception Hall** with high ceilings, impressive open stone fireplace and intricate cornicing. French doors lead through to the **Kitchen/Breakfast Room** with **Pantry** and **Boot Room** with door to outside terrace. The kitchen is fitted with bespoke Grech & Grech units and has a central island. All appliances are Gaggenau including a large fridge freezer with wine chiller. There is a large 8 hob gas Wolf Oven and Portuguese marble floor throughout with wall to ceiling bay windows and large French doors opening out to terracing with outstanding far reaching views.







From the **Reception Hall** steps lead to a **Cloakroom**, beside a door leads into a comfortable **Family Room** with wood burning stove. A second door leads through to another **Cloakroom** and continues passed the back stairs and through to the remaining reception rooms which are part of the original house. A door leads to the **Staircase Hall** with the **Drawing Room** to the right which comprises floor to ceiling windows with stunning views, intricate panelling with marble open fireplace and original ceiling plasterwork. Next to the Drawing Rooms double doors lead into the **Library** with a stone fireplace with cupboards and shelving above and a door to the outside. A second door from the library leads into a panelled **Study** with open stone fire and French doors to terracing.

Continuing along the **Staircase Hall**, a door leads into a panelled **Dining Room** with open stone fireplace and French doors to terrace. Beyond is a panelled second **Study** which was originally the Entrance Hall.







Eight CULVERWOOD HOUSE



The more recent extension to the property starts from the **Entrance Hall** where a corridor leads off to the right, passing a **Cloakroom** with stairs up to a **Study** above with en suite facilities. There is also a **Laundry Room** and steps to the **Cellar** with CCTV system, soft water purifier and the distribution circuit for the under floor heating.

The corridor continues to the indoor **Swimming Pool** with floor to ceiling bay windows and seating area with French doors to terracing. In addition there are **changing rooms** with walk in showers and a **WC**. A door leads down to the **Plant Room** with oiled fired boiler for the swimming pool.

The corridor continues passed the **Cinema Room** with tiered seating for 12 people and **WC** next door.





Ball Room

The corridor passes the 4 bay car display garage on the right and double doors on the left lead into the magnificent **Ball Room** with **Kitchenette**. Beyond is the **Garden/Staff Hall** with stairs up to the **Gymnasium**, **Exercise Studio**, **Games Room**, **Sauna** and **WC**, all on the first floor.

The Staff Flat is accessed from the corridor off the **Entrance Hall** with a discreet entrance which opens on to stairs rising to the staff flat with **Kitchen/Sitting Room**, **Shower Room**, **large en suite Bedroom** and a second **Bedroom**.







FIRST FLOOR

From the Staircase Hall an impressive oak staircase rises to a **Galleried Landing** above, directly in front are double doors that lead through to the **Master Bedroom Suite** with his and hers **Dressing Rooms** and a large **Bathroom** with separate shower. The room has outstanding views as far as the eye can see.

From the landing steps leads into **Bedroom Suite 2**, high ceilings, open fire and easterly views with **Bathroom**.

The landing continues around passed the back stairs to **Bedroom Suite 3**, with views over the front of the house and **Shower Room**. Opposite is a **Kitchenette** and **Box Room** beyond.

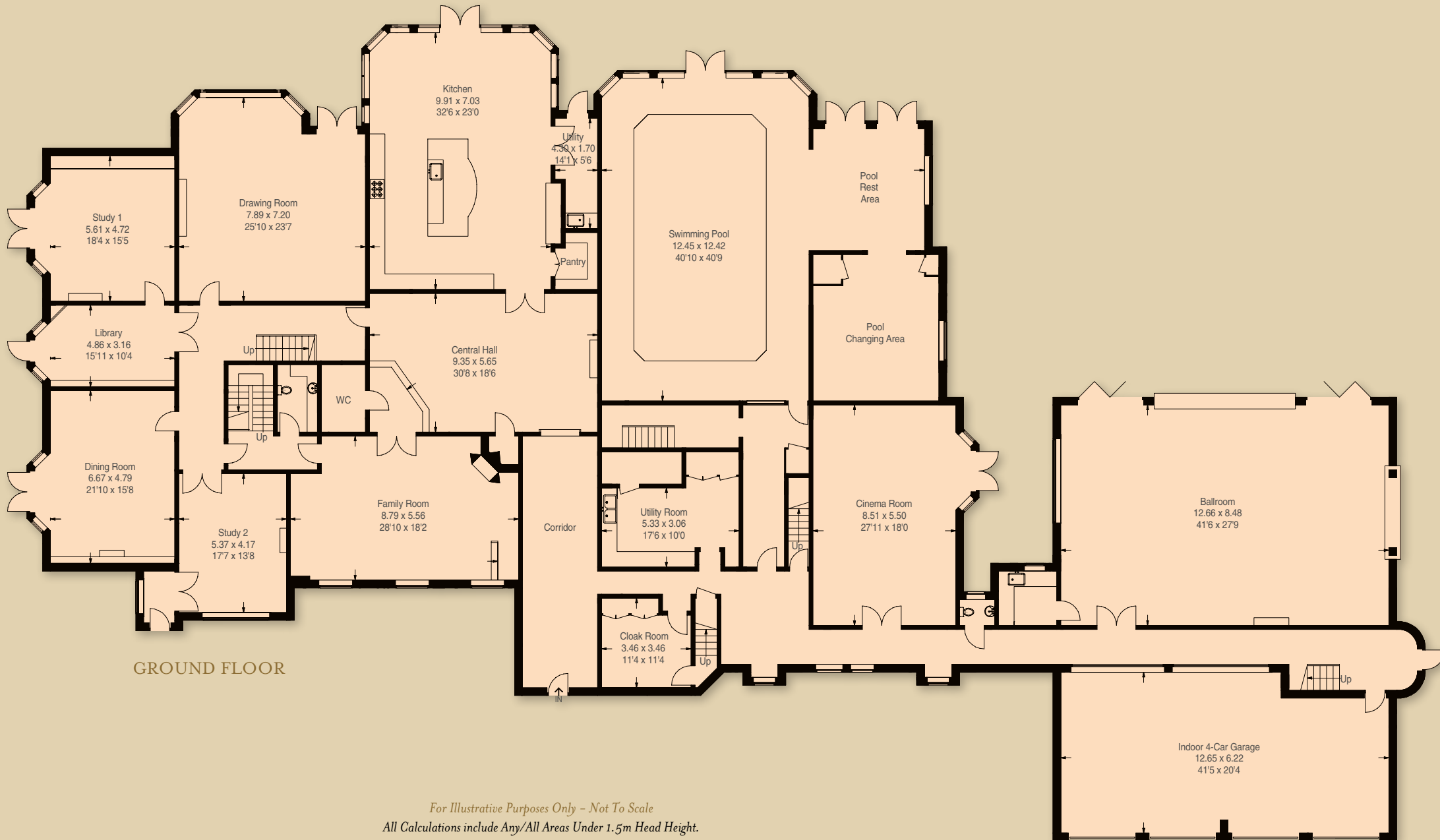
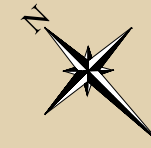
SECOND FLOOR

Back stairs rise to **3 large Double Bedrooms**, **2 Bathrooms** and **Sitting Room**.



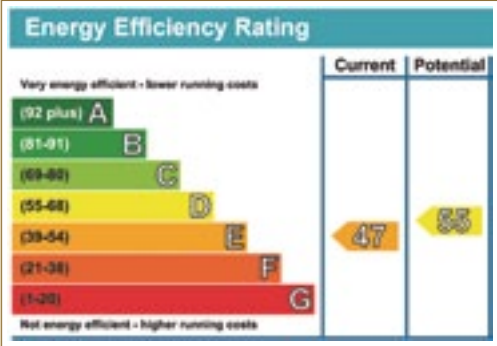
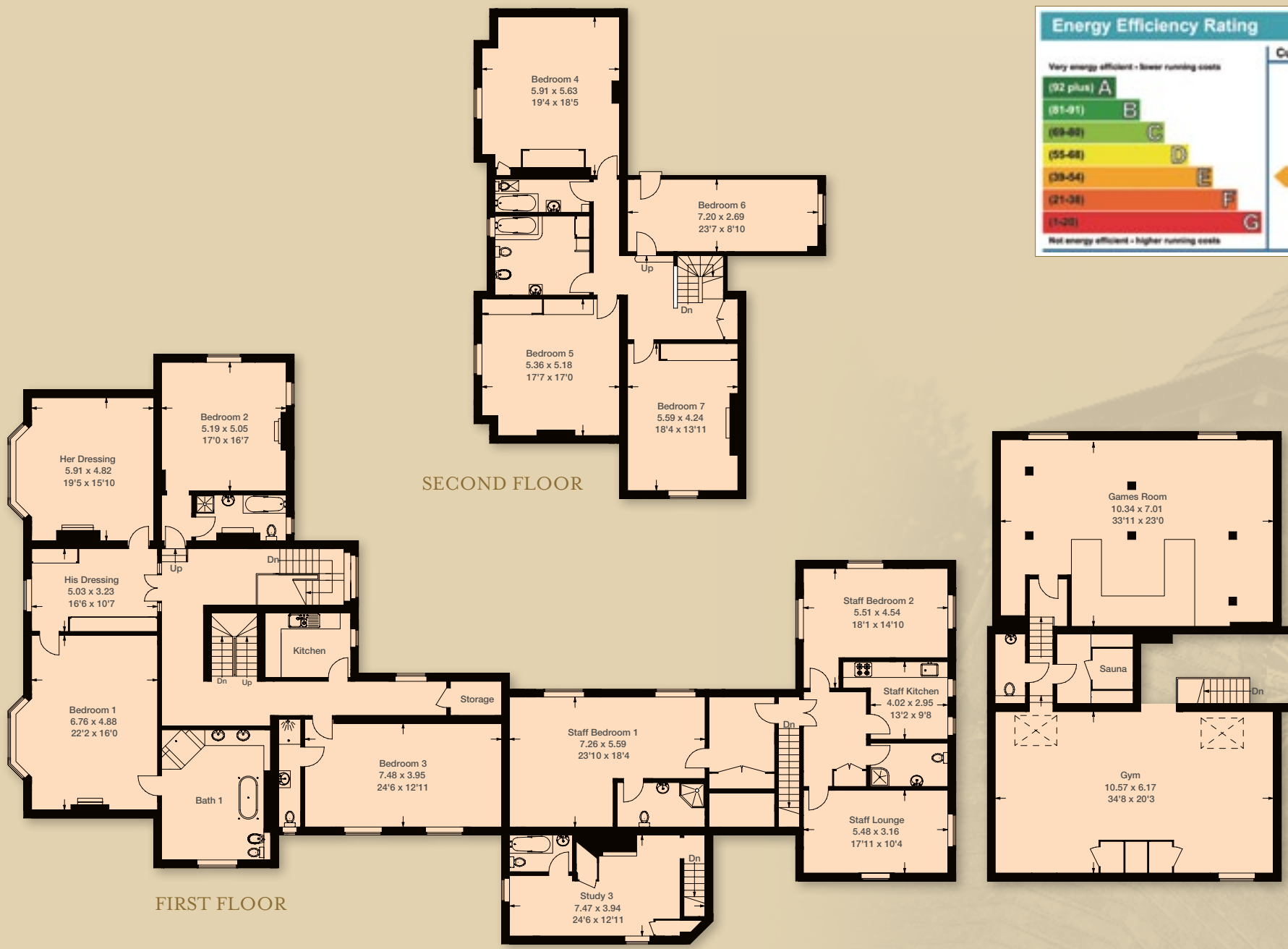
MAIN HOUSE

Gross Internal Floor Area (approx):-
Ground Floor = 939.0 sq m / 10,107 sq ft



GROUND FLOOR

*For Illustrative Purposes Only - Not To Scale
All Calculations include Any/All Areas Under 1.5m Head Height.*



Gross Internal Floor Area (approx):-
First and Second Floor = 676.6 sq m / 7,283 sq ft







GARDENS AND GROUNDS

The Gardens and Grounds are a special feature of the property, simple in layout but studded with numerous exotic and unusual trees including Catalpa, Cyprus, Plane, Gingko, Wellingtonia, Cherry, Yew, Oak and Cedar. At the front of the house, a stone path flanked by box hedging leads down to a outdoor heated **Swimming Pool**. The pool is surrounded by stone terracing and at one end is a recently restored **Pool House** with **Kitchen** and **Changing Room**.

At the rear of the house, there is extensive terracing off all the main receptions rooms, beyond the majority of the garden is lawned, running down to an all weather hard **Tennis Court** and post and rail paddock beyond with the most fantastic views to the north and east.

The **Coach House** is an attractive separate building next to the turning circle at the front of the house, it comprises a gabled roof with the clock tower and weather vane.

The additional land on the opposite side of the lane comprises good quality grazing paddocks and managed woodland.



Eighteen CULVERWOOD HOUSE



GENERAL REMARKS AND STIPULATIONS

DIRECTIONS (SG13 8LN)

From London there are several possible routes. The simplest is to take the A1 to Hatfield. Take the A414 towards Hertford, turning off at the roundabout on the B1455 towards Essenden. At the T Junction turn left onto the B158 signed to Little Berkhamsted. Turn right after a further mile and the impressive wrought Iron entrance gates are found after half a mile on the left hand side.

The more scenic route, come off at junction 24 of the M25, turn left onto Southgate Road. Turn right onto the A1000 and right again towards Northaw. In Northaw turn left onto

Vineyard Road, continue to Newgate Street. At the roundabout go left and continue through Epping Green to Little Berkhamstead. Continue through the village onto Robins Nest Hill. The gates of Culverwood House are found on the right hand side about half a mile outside of the village.

ADDITIONAL INFORMATION

- Security - Alarm system, 6 cameras, 3 gate entrance systems
- Sky TV in 8 different rooms
- Under floor heating in roughly 50% of the floors

SERVICES

- Oil fired central heating
- Private drainage
- Mains electric
- Calor Gas

LOCAL AUTHORITY

East Herts Council - Tel: 01279 655261

FIXTURES AND FITTINGS

All items of fixtures and fittings, including carpets, curtains/blinds, light fittings and kitchen equipment are specifically excluded unless mentioned.

IMPORTANT NOTICE

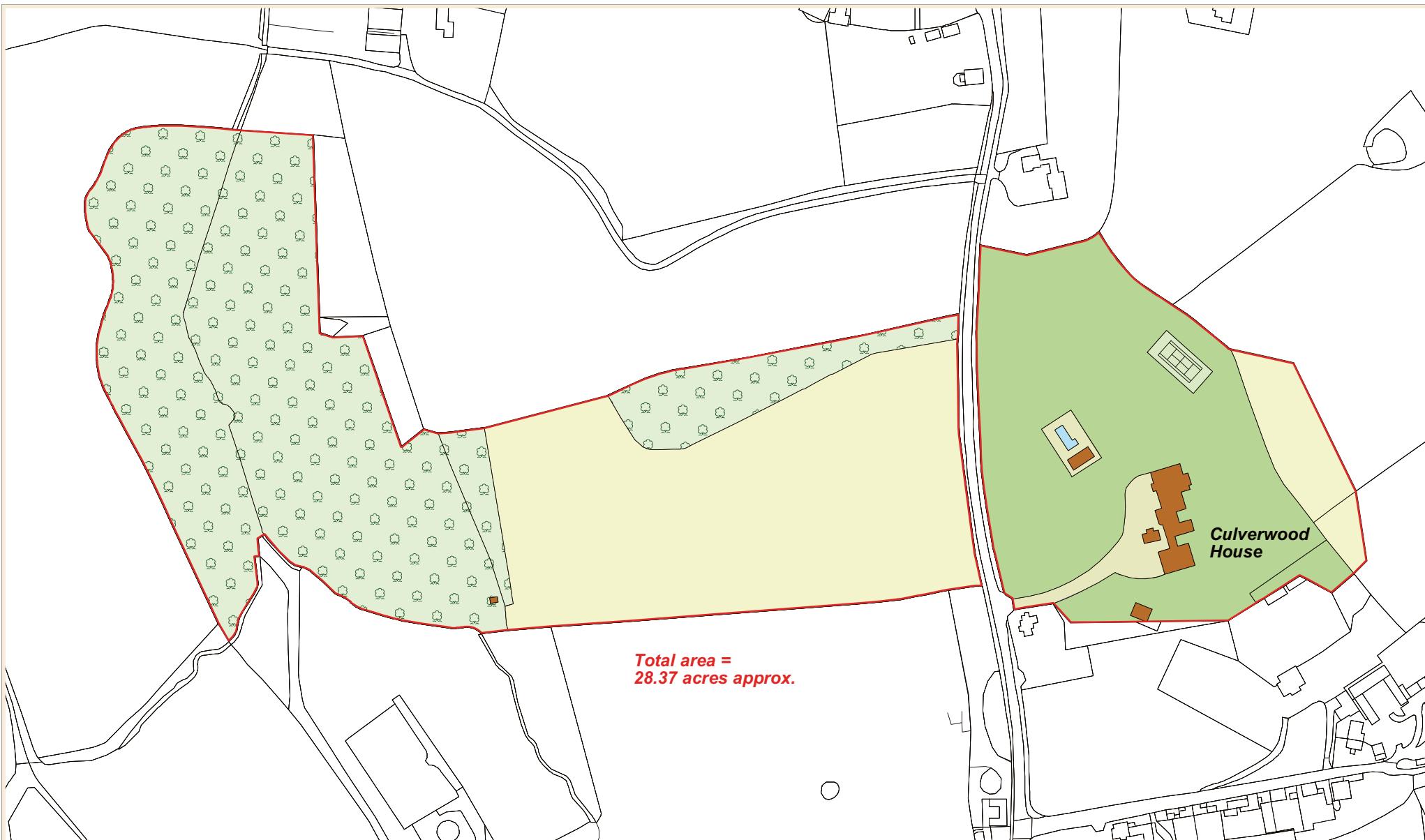
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Details prepared: March 2016

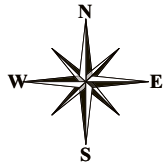
Photographs taken: March 2015





Total area =
28.37 acres approx.

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Land Use:	
	✓ Pasture
	✓ Arable
	✓ Game Cover
	✓ Woodland
	✓ Scrub
	✓ Verge / Misc
	✓ Water
	✓ Orchard
	✓ Heathland
	✓ Rocks / Boulders
	✓ Building (Residential)
	✓ Building / Structure (Agricultural)
	✓ Gardens
	✓ Road / Track

NB: If field & building type are unknown - assumed pasture & residential



Date: 10:03:16 TE
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Scale: 1:3000 @ A4
Plan Ref:

Title **Culverwood House**

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