

THE MODERN HOUSE



*Hatfield, Hertfordshire
Sold*

Sunnyfield

This incredibly well-preserved five-bedroom house is positioned on Sunnyfield, a quiet cul-de-sac on The Ryde in Hatfield, Hertfordshire. Designed in 1965 by the celebrated post-war British architect Sir Andrew Derbyshire, the house has only ever been occupied by the architect and his family and consequently retains outstanding mid-century features and many cleverly conceived design details.

A private driveway and garden separate the front of the house from the road and entrance is via a light lobby and hallway which introduces the original open-tread staircase. A bright living room with a mid-century wood-paneled ceiling and hardwood parquet floor opens out immediately ahead on the ground floor. Extensive glazing is arranged in a characterful composition. There is also a private back garden, secluded by mature trees.

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A timber bi-fold door leads through from the living to the dining room. Beautifully crafted free-standing cabinetry provides an open division from the dining area to the original 1960's kitchen. The utility room, coal store and an ingenious dustbin system designed by the architect, lead off from the kitchen and out to a single attached garage, complete with the original inspection hatch in the floor. Also located on the ground floor is Sir Andrew Derbyshire's drawing room and study, a light room with extensive built-in book cases and parquet flooring underfoot.

Three bedrooms, the playroom and a bathroom can be found to one side of the first floor, each with wardrobes, in-built storage or shelving systems and access to what was once the flat roof terrace. The master bedroom overlooks the garden and a second bathroom sits opposite.

Hatfield, located 20 miles north of London, was one of several post-war New Towns built around the capital and as such, makes an easy base for London commuting. The town is well serviced for shops and local amenities, with Welwyn Garden City and St Albans also nearby. The house sits within the catchment area for a selection of good public and private schools, notably The Ryde School, which is less than five minutes walk away

Hatfield House, one of the UK's finest example of Jacobean architecture, is of local interest and Stanborough Lakes, an excellent summer destination for open water swimming, is just a 10 minute journey by car.

Tenure: Leasehold Lease Length: approx. 999 years from September 1961 Service Charge: n/a Ground Rent: £32.50 per annum



*South-East England
Sold*

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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.