

THE MODERN HOUSE



Hatfield, Hertfordshire
Sold

The Ryde II

This rare three / four-bedroom house with off-street parking forms part of the renowned Grade II-listed Cockaigne Housing Group development in Hatfield, Hertfordshire. Designed by architects Peter Phippen, Peter Randall and David Parkes, these exceptional houses were built in the mid-1960s. This is the first time that this particular house has come to the market, having been bought off-plan by the current owners in 1963.

Celebrated as one of the finest post-war private housing schemes in Britain, the Cockaigne Housing Group has been described by English Heritage as “the leading English manifestation of the courtyard house”.

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Accommodation is arranged over a single storey, and includes three / four bedrooms, a living room with full-height glazing, separate kitchen, dining room, conservatory, two bathrooms and a utility / store room. The houses were traditionally designed around an internal courtyard, which in this instance has been covered with a glass roof. The space is versatile and can be configured in various ways with the use of original bi-fold doors. There are private gardens at both the front and rear and an integrated garage.

Owners of Cockaigne houses have a share of extensive communal gardens (the site is 2.8 acres in total), a tennis court, a secure children's play area and a community house with a self-contained guest flat.

The house is close to the historic site of Hatfield House and Gardens and residents of this area are entitled to apply for a pass that allows free access to Hatfield Park throughout the year. The shops of Welwyn Garden City are a short drive away and the supermarkets of Hatfield are within walking distance. The area also has a number of good schools.

Hatfield railway station can be reached on foot in approximately ten minutes and trains run direct to London King's Cross (approximately 19 minutes) and London Moorgate (30 minutes).

Tenure: Leasehold Lease length: approx. 999 years from 1961 Service charge: approx. £550 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”.