

THE MODERN HOUSE



*Hatfield, Hertfordshire
Sold*

The Ryde III

This rare three / four-bedroom house with off-street parking and garage 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 only the second time that this particular house has come to the market, having been bought by the current owners in 1968.

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, a bathroom and a shower room. The houses are arranged around an internal courtyard. The space is versatile and bathed in light from large swathes of glazing and roof lights throughout. There are private gardens at both the front and rear, and a front courtyard beyond the garage, the latter having been successfully used as a footprint for extension on other similar plots.

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. £500 per annum Ground Rent: approx. £60 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”.