

THE MODERN HOUSE



Hatfield, Hertfordshire
Sold

The Ryde VII

This thoughtfully preserved four-bedroom mid-terrace house forms part of the renowned Grade II-listed Cockaigne Housing Group, a 1960s development in Hatfield, Hertfordshire. The fluid open-plan living spaces are configured across a single-storey; the house retains an abundance of original features, including floor-to-ceiling glazing, pine-clad interiors and sliding plywood partitions. There is off-street parking, a garage, gardens to the front and rear and an internal courtyard. The house is a 10-minute walk from Hatfield Station, from which services run to London.

The Architects

These exceptional houses, conceived by architects Peter Phippen, Peter Randall and David Parkes, are celebrated as one of Britain's finest post-war housing schemes. The houses were designed around internal courtyards and set out with linear front-to-back layouts of flowing spaces, variable in length. Together they form a long, staggered-fronted, unified terrace. For more information, please see the History section below.

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The Tour

A short path cuts across a front garden of flowering bushes and spiky planting, passing through a concealed external courtyard bursting with colourful bulbs and blossoms before arriving at the primary entrance; here, a striking lime green door contrasts with black timber cladding.

Long axial views run the length of the house from the entrance hall to an attractive rear patio and garden. Sunlight pours in through the swathes of glazed screens and traversing skylights. Dominating the interior aesthetic is a mid-century palette of materials and features, with pine panelling on the walls and ceilings, hardwood five-fingered parquet flooring underfoot and plywood sliding doors. The house has been beautifully maintained over the years.

To move through the house is to encounter a methodical and perfectly judged series of interlocking rooms and spaces. These can be adapted and configured in a variety of ways, offering scope for flexible living arrangements. Currently, accommodation is arranged across two long bays. The kitchen, dining room and living room sit within the wider bay; along the narrower bay sits the bedrooms, a snug, a sunroom and the bathrooms.

The most impressive room in the house is the open-plan living space, an incredibly bright room with an entire wall of glass at one end, opening onto the patio and garden beyond. Behind, set within a timber-clad wall, a ply-faced sliding door allows easy access to the equally sunny dining room. Both rooms look over the centrally positioned and private courtyard. The dining space has direct access to this bright plant-strewn area, making it a wonderful spot to enjoy a morning coffee.

There is an open division from the dining room to the kitchen through a beautifully crafted timber screen of high and low level cupboards. The kitchen looks out onto the entrance courtyard and has its original cabinetry, which is painted pale blue and edged in plywood.

The house was originally designed as a three-bedroom home. Seamlessly extended by the current owners to create an additional bedroom to the front, the original third bedroom has been repurposed as a snug.

The main bedroom is exceptionally light, has an abundance of in-built cabinetry and an en suite bathroom. Floor-to-ceiling glazing frames views of the garden and leads to the sunroom extension, a compelling space to paint and create.

The two further bedrooms are bathed in light and have plenty of built-in storage. Lying off the hall is the modern family shower room, with its clean neutral palette illuminated by another large skylight.



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Outdoor Space

The attractively planted front garden provides a welcome introduction to the house and abuts the private driveway and garage. The rear garden is laid out in paved terracing, encircled with beds of spring bulbs and fragrant herbs. Adjacent to the living room is a lovely sunny patio, the perfect spot to relax and enjoy alfresco dining. A garden shed sits in the corner adjacent to the shared gardens.

Owners of the Cockaigne houses share the extensive communal gardens, a plot of almost three acres on the western edges of each plot. The gardens include a tennis court and a secure children's play area. There is also an invaluable community house that hosts yoga sessions, supper clubs, birthday parties and Christmas get-togethers. This also houses a self-contained flat, bookable for a nominal fee.

The Area

The shops of Welwyn Garden City, St Albans, Hereford and Hatfield are a short drive away, and many supermarkets lie within walking distance. The area has several well-regarded schools. Stanborough Lakes are an excellent summer destination for open-water swimming, and there are many local golf courses. The Ryde is a mile from Hatfield House, Park and Gardens and residents of this area are entitled to apply for a pass that allows them access to Hatfield Park throughout the year (for a nominal charge).

Hatfield railway station can be reached on foot in approximately 10 minutes. Trains run direct to London King's Cross (about 25 minutes) and London Moorgate (approximately 40 minutes).

Tenure: Leasehold Lease Length: approx. 941 years Service Charge: approx. £585 per annum Ground Rent: approx. £50 per annum Council Tax Band: E

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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”.