

THE MODERN HOUSE



*Hatfield, Hertfordshire
Sold*

The Ryde VIII

The subject of recent meticulous and sensitive renovations, this beautiful five-bedroom mid-terrace house in Hertfordshire forms part of the renowned Grade II-listed Cockaigne Housing Group. Configured over a single storey, the fluid living spaces unfold around 1,899 sq ft in a playful rectangular plan of grids and glazing. Bathed in natural light, the contemporary interiors are seamlessly interwoven with the house's mid-century bones. There is off-street parking, a garage and lush gardens at the front and rear. The house is a 10-minute walk from Hatfield Station, where regular trains 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 private 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.

THE MODERN HOUSE



The Ryde VIII

The Tour

The house sits back from the road. A short path cuts across a front garden with beds of bushy planting and tall, broad-leaved trees before arriving at the primary entrance. The front door is recessed between two lateral wings. From here, views run the length of the house, along the hallway to the rear terrace and the courtyard garden.

Upon entry, it is immediately apparent that the house is a harmonious balance between mid-century architecture and chic modern insertions. The renovation has been conceived with clarity of thought, resulting in a home rich in charm and warmth. Sunlight bathes the interiors through walls of floor-to-ceiling glazing and the many traversing skylights above.

To move through the house is to encounter a perfectly judged series of interlocking rooms. Sliding doors centrally mean the house's layout can be configured in various 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 is a library, four bedrooms, a studio/bedroom and two bathrooms; one an en suite to the main bedroom.

The most impressive room in the house is the open-plan living space. Lined in matt finished, softly golden pine cladding, this is an incredibly bright room with an entire wall of glass at one end, opening onto the patio and garden beyond. A fireplace centres the room. A sliding door allows easy access to the equally sunny kitchen, recently updated and organised in a sociable, open layout. Runs of dark grey cabinetry sit beneath Dekton worktops. The dining room lies behind in one of the original external courtyards, which has since been enclosed. Light floods this space care of the glazed roof, making it an excellent spot for easy entertaining.

The central courtyard has been fully enclosed, and three of the perimeter walls are fully glazed, the other exposed and painted white; a fully glazed roof sits atop. A wonderfully tranquil spot, the current owners use this area as a library. The room opens to a small snug, which makes for a handy additional workspace.

The main bedroom is exceptionally light. It has plenty of in-built cabinetry, an en suite bathroom and floor-to-ceiling glazing framing views of the garden. The four further bedrooms are bathed in light and also have a plethora of storage. Lying off the hall is the modern family bathroom, with a clean neutral palette illuminated by another large skylight.

A utility room completes the layout, opening directly to the garage.



*South-East England
Sold*

THE MODERN HOUSE



*South-East England
Sold*

The Ryde VIII

Outdoor Space

The attractive front garden provides a welcome introduction to the house and abuts the private driveway and garage. The calming tranquillity of the house extends into the rear garden. Laid out in paved terracing, this courtyard is a haven of densely planted billowing grasses, dramatic bushes, colourful bulbs and scented climbers, attracting bees and butterflies.

Adjacent to the living room and the main suite is a lovely sunny patio, the perfect spot to relax and enjoy morning coffees and alfresco dining. Beyond, separated by blackened stripped fencing and a gate giving direct access, are the communal gardens.

Owners of Cockaigne houses have a share of extensive communal gardens across the site, spanning just under three acres in total, which includes a tennis court and a secure children's play area. There is also an invaluable community house, which hosts yoga sessions, supper clubs and Christmas get-togethers, and a self-contained one-bedroom guest flat, which residents can book for visitors for a nominal charge.

The Area

The shops of Welwyn Garden City (including John Lewis and Waitrose), St Albans, Hereford and Hatfield are a short drive away, and many supermarkets lie within walking distance.

Stanborough Lakes are an excellent summer destination for open-water swimming, and there are many local golf courses. The Ryde is also close to the historic site of 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).

The area has several well-regarded schools.

Hatfield railway station can be reached on foot in approximately 10 minutes. Trains run direct to London King's Cross (about 27 minutes) and London Moorgate (approximately 40 minutes).

Tenure: Share of Freehold Lease Length: approx. 938 years
Service Charge: approx. £630 per annum Ground Rent:
approx. £50 per annum Council Tax Band: F

THE MODERN HOUSE



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”.