

# THE MODERN HOUSE



*Sold*

## Water End, Hertfordshire

This large, contemporary house is set on a superb rural plot of 5.5 acres (approx) close to the Hertfordshire town on Berkhamsted. The area is renowned for its natural beauty and its excellent links to London (trains run to Euston from Berkhamsted in half an hour). Designed by the London and Hertfordshire-based architects Eades Hotwani Wilkinson and completed in 2010, the six-bedroom house has almost 4,000 sq ft of internal space and features large, light open-plan spaces overlooking beautiful and extensive gardens.

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Accommodation includes a fantastic master bedroom suite on the first floor which incorporates floor-to-ceiling glazing giving wonderful views of the surrounding countryside as well as a large decked terrace. Also included in the suite is a large dressing area, a freestanding bath and wetroom area. There are a further five, smaller bedrooms. The kitchen / living / dining room again features floor-to-ceiling glazing overlooking the gardens. The kitchen has been fitted with excellent Bulthaup units and there are polished concrete floors throughout this area and the rest of the house. The basement floor incorporates a family room, study, TV room and utility room. There is also a separate large basement area currently used for storage which (with some alterations) could become further accommodation.

The house is approached through gates and via a gravelled drive. There is a subterranean double garage to the side of the house, as well as ample space for parking on the drive itself. The house sits towards the front of a 5.5 acre plot that was formally an organic fruit farm. The site consists of large areas of lawn, areas of wildflower meadow and also lightly wooded areas populated by some wonderful old oak trees. Given it's former use, the land would be suitable for being put to productive use or possibly used for equestrian pursuits.

Much work has gone into making the house as energy-efficient and sustainable as possible. As well as the use of extensive insulation, a ground source heat pump powers the house. Other notable features include sedum roofs and a rainwater harvesting system.

Water End is a hamlet in rural Hertfordshire. The closest town is Berkhamsted. Set within the beautiful countryside of the Chilterns, Berkhamsted is an attractive and historic market town that offers excellent shopping, sporting and educational facilities and good connections to London. Local facilities include a large Waitrose and the independent Rex Cinema (an architecturally impressive 1930s cinema, frequently referred to as the most beautiful in Britain). Both the M1 and M25 are within easy driving distance and there is a mainline station that runs fast and frequent service to London Euston (journey times 30 minutes).

*South-East England  
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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”.