

THE MODERN HOUSE



Sold

Cockaigne Hse II, Hatfield, Herts

A rare opportunity to purchase a single-storey house on the 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.

The house that is being offered for sale, which benefits from 4 /5 bedrooms, enclosed courtyards and a private garden, is one of the best of the twenty-eight terraced houses. Superbly maintained and sympathetically extended by the current owners, the house is in very good condition throughout.

Renowned 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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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 a number of good schools and to the historic site of Hatfield House and Gardens. The shops of Welwyn Garden City are short drive away and Hatfield railway station can be reached on foot in ten minutes. Trains run from Hatfield direct to London King's Cross (approximately 25 minutes) and London Moorgate (approximately 30 minutes).

There are over 900 years left on the 999 year lease. Combined ground rent to the local authority and management charges amount to approximately £450 per year.



*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”.