

# THE MODERN HOUSE



*Hertfordshire*  
*Sold*

## Hatfield

This recently refurbished single-storey house forms part of the renowned Grade II-listed Cockaigne Housing Group development in Hatfield, Hertfordshire.

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”. Designed by architects Peter Phippen, Peter Randall and David Parkes, these exceptional houses were built in the mid-1960s.

Accommodation at this property includes three bedrooms (one with en suite bathroom), a living room with full-height glazing, a kitchen / dining room, a storage room and a family bathroom. There is a garage at the front of the property. The house is designed around an internal courtyard and there are both front and rear gardens.

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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 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 ten minutes and trains run direct to London King's Cross (approximately 25 minutes) and London Moorgate (approximately 30 minutes).

Tenure: Leasehold Lease: Over 900 years remaining on the original 999 year lease Service charge: Approx. £550 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”.