



Hogeweg 4
2585 JD Den Haag

€ 4.450.000 k.k.

Price	€ 4.450.000 k.k.
Status	Available
Acceptance	Directly
House type	Villa, detached house
Build type	Existing
Year of construction	1906
Maintenance inside	Excellent
Maintenance outside	Excellent
Location	Near edge of forest, near park, near quiet road, in residential area
Particulars	Protected town view
Living surface	427m ²
Plot surface	834m ²
Other surface	44m ²
Volume	1.681m ³
Rooms	11
Bedrooms	8
Bathrooms	3
Floors	4
Facilities	Alarm, cable tv, outside sun screen, solar collector, skyline, solar panel
Energy label	A
Isolation	Roof insulation, wall insulation, floor insulation, insulated glazing
Hot water	Central heating, solar collector
Heating	Central heating
Furnace	Gefit 9000i 50kw (2019, combined furnace, owned)
Garden	Garden all round
Shed	Extension, stone
Shed facilities	Electricity
Garage type	Free standing, stone, indoor
Capacity	2

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Hogeweg 4 – Van Stolkpark, The Hague

Detached City Villa in a Unique Location

Situated on the edge of the Van Stolkpark, in one of the most beautiful areas of The Hague, this characterful and impeccably maintained detached city villa offers a rare combination of privacy, space, and location. Surrounded by greenery, yet just a short distance from the Scheveningen beach, the dunes, and the city centre, this villa truly offers the best of both worlds: rural tranquillity and urban vibrancy.

The villa is generously proportioned and surrounded by a beautifully landscaped, sunny garden with several terraces — ideal for relaxing at any time of the day. The property is accessed via a double electric gate. There is ample parking on the spacious driveway and in the double garage.

Layout

Ground Floor

Through the remote-controlled gate, you enter the driveway and the elegant entrance of the villa. The impressive reception hall with a stately staircase and beautiful natural light immediately sets the tone. Here you'll find the cloakroom, a guest toilet with washbasin, and the meter cupboard with an extensive electrical system.

Double wooden doors lead to the very spacious living and dining room, featuring a beautiful parquet floor and a charming fireplace with a marble mantelpiece. The adjoining dining kitchen is fitted with high-quality, branded built-in appliances and provides direct access to the garden terrace.

First Floor

The elegant staircase, accented by three tall stained-glass windows, leads to the first floor. The generous landing gives access to four spacious rooms. At the front are two home offices, each with charming French balconies offering views of the lush Scheveningen Woods. The large master bedroom at the rear includes a private balcony and a luxurious en-suite bathroom with a whirlpool bath, double walk-in shower, twin sinks, and a toilet. Additionally, there is a guest room and a second bathroom equipped with a sauna, double shower, sink, and toilet.

Second Floor

On this level are four more spacious rooms that can serve as bedrooms or offices, as well as a third bathroom with a double shower, sink, and toilet. This floor also houses the laundry connections, central heating system, gas-fired boiler, and a solar boiler. At the rear is a large southwest-facing roof terrace — the perfect spot to enjoy the evening sun.

Basement and Garage

A staircase between the hall and the kitchen provides access to the basement, which includes a storage area and a hydrophore installation. This leads into the spacious lower ground floor, with direct access to the detached double garage.

Key Features

Beautiful, green, and peaceful location near The Hague city centre

Fully detached villa with spacious, family-friendly garden

Double garage with winch and direct access to the basement

A total of eight rooms suitable as bedrooms and/or home offices, and three bathrooms

High-end finishes and excellent condition throughout

Fully insulated (floor, roof, walls, and glazing)
Equipped with nine solar panels and a solar water heater
Energy-efficient (Energy Label A)
Advanced KNX home automation system and extensive data network
Alarm system with CCTV surveillance
Fully automated garden irrigation with groundwater pump
Electric sunshades controlled via the home automation system
Lightning protection with four ground electrodes
Satellite dish
KPN fibre optic and Ziggo connections
Entire plot enclosed by fencing.

This exceptional city villa exudes grandeur, elegance, and comfort.
Perfect for those seeking generous living space in a quiet yet central location — in one of the most prestigious neighbourhoods of The Hague.



















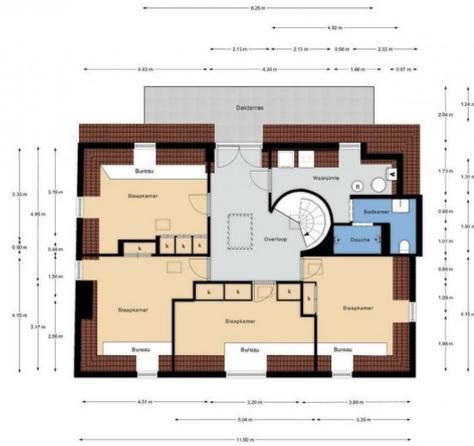




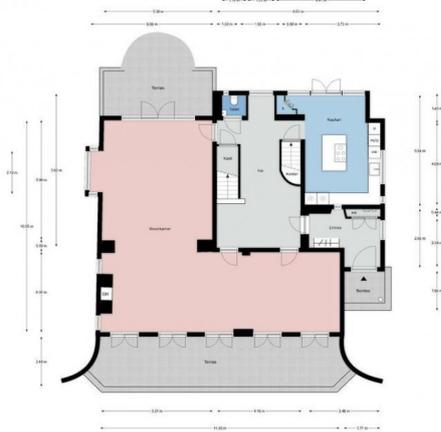




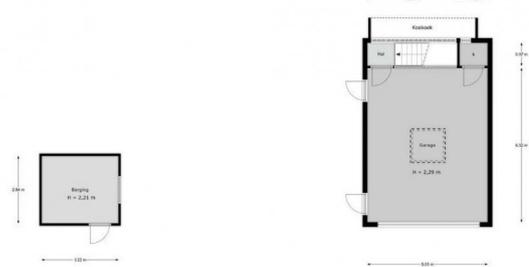
HOGEWEG 4, DEN HAAG | 1e verdieping H = 3,04 m



HOGEWEG 4, DEN HAAG | 2e verdieping H = 2,50 m



HOGEWEG 4, DEN HAAG | Begane grond H = 2,84 m



HOGEWEG 4, DEN HAAG | Garage + Berging



HOGEWEG 4, DEN HAAG | Perceel (indicatief)

