



Wagenaarweg 14
2597 LN Den Haag

€ 2.750.000 k.k.

Price	€ 2.750.000 k.k.
Decoration	Partly furnished
Status	Available
Acceptance	In consultation
House type	Villa, half detached house
Build type	Existing
Year of construction	1895
Maintenance inside	Excellent
Maintenance outside	Excellent
Location	In residential area, clear view
Particulars	Protected town view
Living surface	365m ²
Plot surface	628m ²
Other surface	46m ²
Volume	1.727m ³
Rooms	11
Bedrooms	7
Bathrooms	3
Floors	3
Facilities	Alarm, cable tv, smoke duct, skyline
Energy label	E
Isolation	Roof insulation, insulated glazing
Hot water	Central heating
Heating	Central heating
Furnace	(combined furnace, owned)
Balcony	Yes
Garden	Garden all round

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Wagenaarweg 14, The Hague – Westbroekpark

An exceptional residence where history, grandeur and contemporary living comfort converge.

In one of The Hague's most prestigious and sought-after residential settings, on the border of Wittebrug and Duttendel, this impressive and characterful residence dating from 1895 is situated. A home that rarely comes to market and distinguishes itself through its stately appearance, generous proportions and unique location.

With a living area of approximately 365 m² and set on a sunny plot of 625 m², this villa offers an unparalleled sense of space, privacy and comfort. The property is surrounded by a beautifully landscaped garden on three sides and features a driveway and a detached garage — a combination that is exceptionally rare in this part of The Hague.

What further enhances this location is its strong international appeal. Several international organisations and renowned schools are located nearby. The historic city centre of The Hague, as well as the beach and dunes of Scheveningen, are easily accessible by bicycle or public transport. Major highways towards Amsterdam, Utrecht and Rotterdam can be reached within minutes.

Architecture & Atmosphere

Set along a beautiful, tree-lined avenue with monumental trees, this residence radiates tranquillity, class and history. Its elevated position (on a mound) not only gives the home an impressive presence, but also provides additional privacy and open sightlines. Inside, you are welcomed by high ceilings, generous sightlines and an abundance of natural light. The combination of classical features and modern comfort results in a residence of exceptional quality ideal for those seeking style, space and functionality.

Layout

Ground Floor

The stately entrance leads to a spacious reception hall (approx. 25 m²), immediately setting the tone for the home's grandeur. From here, all principal rooms are accessible.

The impressive living and dining room of approximately 66 m² is located at the front and features a beautiful bay window, large windows and a charming fireplace. French doors connect the space to the veranda and the sunny south-facing terrace ideal for both relaxed living and elegant entertaining.

On the opposite side is the generous kitchen-diner (approx. 31 m²), a warm and inviting living space with direct access to the garden. This area forms the true heart of the home and is perfectly suited for daily living and long evenings with family and friends.

The hall further includes a separate toilet, cloakroom and practical storage space.

First Floor

The first floor offers a spacious landing with access to a separate toilet, two generous bedrooms and an elegant study.

The principal bedroom features ample built-in wardrobes, a walk-in closet and an en-suite bathroom equipped with a bathtub and double washbasin.

The second bedroom has its own bathroom with shower and washbasin, as well as access to a large balcony.

The study, complete with a characteristic bookcase, provides an ideal workspace at home.

Second Floor

The second floor comprises two spacious bedrooms (approx. 21 m² and 20 m²), a large bathroom (approx. 11 m²) with shower, toilet and

double washbasin, and two additional rooms perfectly suited as children's rooms, guest rooms or home offices. This floor also includes a separate laundry room. The mezzanine and landing create a playful and spacious character.

Basement

The property features two practical basements (approx. 13 m² and 12 m²), ideal for storage or use as a wine cellar. One of the basements is equipped with a water reservoir for the garden irrigation system.

Outbuilding / Garage

On the plot there is a detached, multifunctional garage (approx. 20 m²), equipped with electricity, heating and hot/cold water. This space is perfectly suitable as a garage, but can also easily serve as an office, studio or gym.

Outdoor Space

The beautifully landscaped garden surrounding the property offers optimal privacy and tranquillity. Thanks to its elevated position and open setting, the property enjoys a green and sheltered living environment. The garden is equipped with an irrigation system with a 1,600-litre reservoir.

In addition, there are two spacious terraces and ample parking available on private grounds as well as in the immediate vicinity.

Surroundings

The corner of Van Lennepweg / Wagenaarweg is known for its quiet, green and stately character. Nearby you will find the Westbroekpark with its Rosarium, as well as the Scheveningse Bosjes.

The location is particularly favourable:

Public transport within short distance

Close to (international) schools and sports facilities

Beach, dunes and The Hague city centre easily accessible

Excellent access to main roads, including the Hubertus Tunnel

Key Features

Located on a quiet, stately avenue with monumental trees

Elevated position (mound) providing additional privacy

Living area approx. 365 m²

Plot approx. 625 m²

Living room approx. 66 m² and kitchen-diner approx. 31 m²

Multiple (bed)rooms, ideal for families or working from home

Three bathrooms

Detached multifunctional garage with utilities

Two basements

Landscaped garden with irrigation system (1,600-litre reservoir)

Windows on three sides ensuring excellent natural light

Ample parking

Excellent accessibility

Zoning: residential with office function

Delivery in consultation.

A residence of this calibre, offering such a rare combination of history, space, location and versatility, is seldom available. Wagenaarweg 14 is more than a home it is a lifestyle.

























