



Bryan Bishop
and partners

Raffin Green Lane
Datchworth, SG3 6RJ

Guide price £650,000



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Summary:

Bryan Bishop and Partners are delighted to bring to the market 'Mrytle Cottage', an attractive red brick village house, in a wonderful open rural setting in the popular Hertfordshire village of Datchworth. Enjoying three double bedrooms and a large detached garage/workshop, this property also boasts views over open countryside and a glorious garden. This pretty family home benefits from well proportioned rooms in a free flowing layout, but also presents a fantastic opportunity for substantial development, both alteration and extension, subject to the usual planning consents.

Accommodation:

The attractive glazed panel front door, set into a welcoming covered porch, leads you into a large square entrance hall. From here, doors lead into the dining room, study, conveniently placed guest cloakroom and past the centrally positioned stairway into the living room. Glazed doors are cleverly used throughout the ground floor, doubles where possible, to enhance the natural light and preserve the homely yet open feel of the house. The living room is a fabulous room, full of character and bathed in natural light from the large window to the front and the glazed double doors opening directly out onto the garden at the rear. A fascinating open fireplace takes centre stage, resting on a decorative brick hearth and with an exposed brick surround, topped by a wonderful shaped canopy of tiles. This room is large at nearly eighteen feet long and gives an added flexibility to the property, as it would easily take a dining suite as well as lounge seating.

Glazed double doors open from the living room into the office/study. Nicely lit by a window to the rear this room is well placed to offer some privacy, yet still neatly connected to the rest of the house, and so would provide a great work from home solution if needed, or else a terrific quiet space for reading or craft activities. Linking seamlessly with the living room, but also with a door directly out into the entrance hall, keeps the flow nice and easy, again making it a flexible and really usable space. Occupying the front corner of the house is the dining room. Perfect proportion really gives you plenty of options as to how to furnish and configure the room to best suit your family's needs, and its position adjacent to the kitchen, just the other side of glazed double doors, enables easy integration of the two rooms on a day to day basis.







The kitchen itself is a good size and enjoys plenty of light and lovely views out into the garden through the rear facing window. Wall and floor mounted fitted cupboards provide ample storage space and the encircling worktop extends out into a useful island, giving additional food preparation space as well as the opportunity to use as a breakfast bar. There is plenty of floor space to incorporate free standing appliances, which could easily be integrated into additional cupboards if preferred. From the kitchen there is useful access directly out into the rear garden via a small lobby. Upstairs the hallway has a usefully large storage cupboard built into the eaves, along with a roof light. Three double bedrooms all enjoy fitted cupboards, with one of them also benefiting from a vanity unit with sink. The family bathroom has a walk in bath with shower fitting above.

Exterior:

Private hedging surrounds the large front garden, which features a nice lawn and a wide driveway giving easy access to a useful car port and the garage beyond, as well as plenty of off street parking. To the front are wonderful uninterrupted views across open farmland to a spectacular tree line in the far distance. Easy access is gained to the rear garden via the side driveway, which could readily be made secure for pets and children if needed. The rear garden is a really good size and surrounded by established hedges, with various borders and beds bringing plenty of interest with their shape, position and varied planting of mature bushes and shrubs, along with some small specimen trees.

Location:

Datchworth Village offers a wide range of amenities including restaurants/pubs, village shops, cricket, rugby, and tennis clubs, and great walks with far reaching views across the beautiful Hertfordshire countryside that surrounds it. The picturesque and popular villages of Burnham Green and Tewin are just a few minutes away. Nearby, Welwyn Garden City and Stevenage provide expansive arrays of shops. This village also benefits from great connections into London and the North via Welwyn North or Watton train stations, both only a short drive away, as well as speedy access north or south by road via J6 or 7 of the A1(M).







Total area: approx. 137.4 sq. metres (1479.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC









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