



Bryan Bishop
and partners

Lanercost Close
Welwyn, AL6 0RW

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Summary

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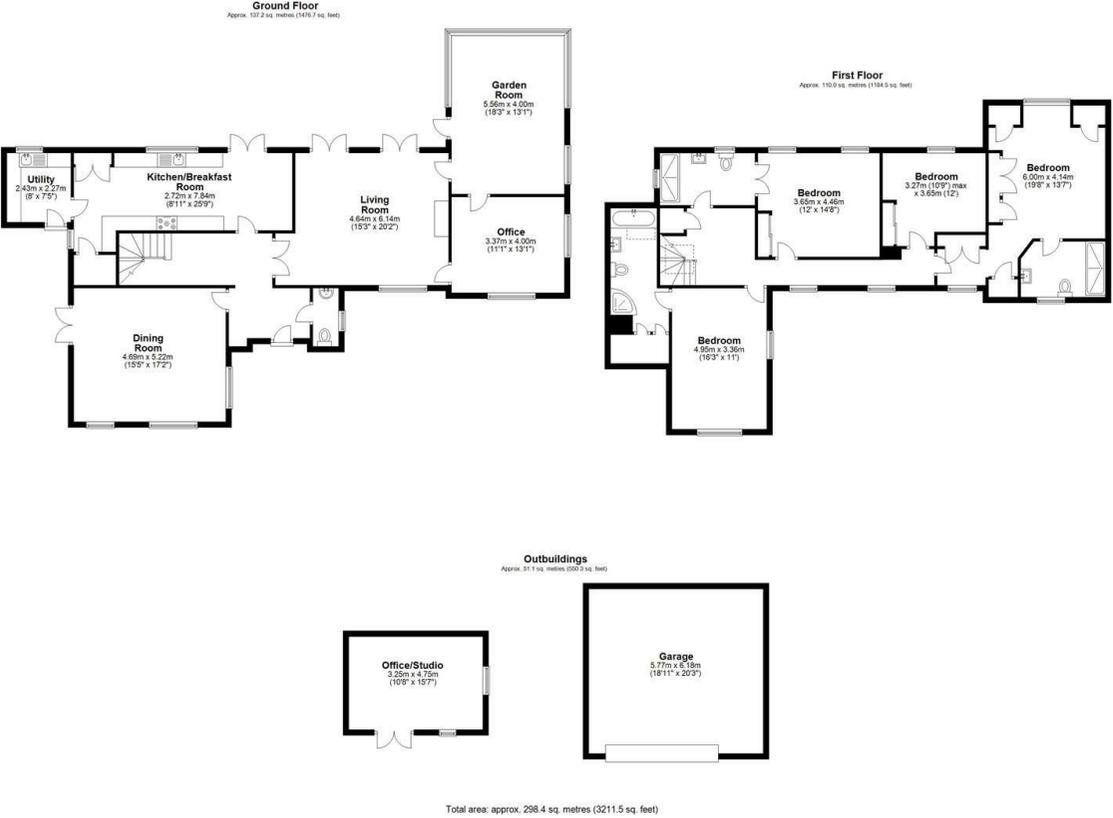
Bryan Bishop and Partners are delighted to bring to the market this substantial four bedroom, three bathroom executive property in an idyllic woodland setting with secure gated access, yet within easy access of the convenient local facilities of the Oaklands area, and just minutes from the vibrant high street of Welwyn village. This is a large and luxuriously appointed house that nestles wonderfully within the cleverly designed and landscaped grounds. A real naturalist's paradise, suitably enhanced by the multiple access points linking the house to the gardens, and the glorious garden room. This stunning property epitomises modern living in a private countryside environment.

Accommodation:

The creative and extensive planting really masks the size of the property as you approach it, giving it an almost "country cottage" feel, and this is helped by the clever architectural design to soften the building and invite you in with an assured warm and friendly welcome. Once inside, the lobby area opens onto a conveniently placed guest cloakroom and the dining room before the inner hallway gives access to the kitchen/breakfast room, the pretty staircase with its turned banisters and, through double doors, the large living room.

The living room is simply fabulous, flooded with natural light and glorious woodland views through the window to the front and the two sets of glazed double doors opening onto the rear garden. This room is a great size and shape, allowing real flexibility of layout and furnishings, and with an oak beam running the full length, along with the attractive fire place, it performs really well as both a family hang out space as well as a great room for entertaining.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus	A		
81-91	B		
69-80	C		
55-60	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		72	79

EU Directive 2002/91/EC



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