



**Bryan Bishop**  
*and partners*

**Danesbury Park**  
Welwyn, AL6 9SA

Guide price £750,000







# Danesbury Park

Welwyn, AL6 9SA

## Summary:

Bryan Bishop and Partners are delighted to bring to the market this charming freehold mews house, boasting four bedrooms, two bathrooms and a beautifully curated rear garden. This wonderful family home enjoys the exclusive location of Danesbury Park, and is part of a luxury development of mews properties built in 1999, attached to Danesbury House, a Georgian mansion which is surrounded by extensive parkland and woodlands in communal grounds of around nine acres. This unique property benefits from a fully rural setting yet is located just half a mile from the centre of Welwyn village.

## Accommodation:

The elegant front door of this stylish double fronted house mirrors the Georgian splendour of the surroundings as it welcomes you inside. The spacious hallway within has doors leading to the dining room, kitchen, the well placed guest cloakroom, and a door directly ahead that offers a lovely extended view through the large living room and out into the rear garden beyond.

The dining room is a good size and really well proportioned. Comfortably large enough for a generous dining table and chairs, as well as additional occasional furniture, and nicely lit by a window to the front.

Across the hallway is the modern kitchen. Extensive wall and floor mounted cupboards make excellent use of the space available, providing ample storage, worktop area whilst also housing a comprehensive range of appliances. The lovely tiled floor has enough free space for a kitchen table, or would accommodate a neat breakfast bar if you preferred.











The living room is simply glorious. It runs the full width of the rear of the house and is flooded with natural light through the two windows and the glazed panelled door that opens out onto the rear garden. A large room by any standards at over twenty six feet long, and with a truly elegant fireplace at one end providing a fabulous visual focal point as well as charming warmth through the long winter evenings. This is a room that would comfortably fulfil the role of dining room as well as living room, thereby freeing up the dining room for an alternative use if needed, maybe a snug, TV room or study/home office, and really enhances the flexibility and adaptability of this lovely home. Upstairs there are four bedrooms, all doubles, and a large family bathroom. Two of the bedrooms have fitted wardrobes. One of them has a neat en suite shower room.

#### Exterior:

The setting is idyllic, and the approach to the front of the house is quite glorious. A view that you will never tire of every time you come home. Neat lawns grace the frontage, punctuated by standard trees and topiary styled hedges. To the rear is a good sized garden creatively laid out with geometric shaped hedges surrounding large flower beds. Areas of lawn and block paved walkways intertwine through the attractive design. The garden offers its own gated access to the grounds that surround Danesbury Park. The whole development is surrounded by the superb 9-acre parkland grounds, with two fountains and numerous mature trees, including a spectacular Cedar of Lebanon. Plenty of communal parking is available within the development.

#### Location:

Danesbury Park is approached by way of its own private drive which runs through protected parkland, creating its very own countryside setting, yet the village of Welwyn lies only half a mile to the south which has a thriving and bustling central area with a wide range of shops, pubs and restaurants as well as doctors and dentists. More extensive facilities are to be found in Welwyn Garden City, just 3 miles to the south. Welwyn North Station offers a fast and frequent service into London, getting you to Kings Cross in around 20 minutes. Junction 6 of the A1(M) is within one mile.





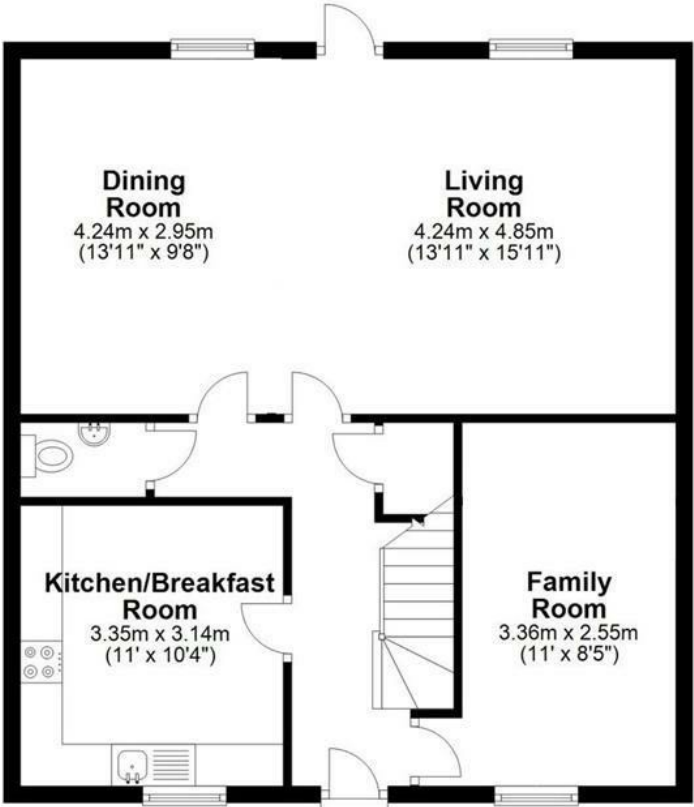






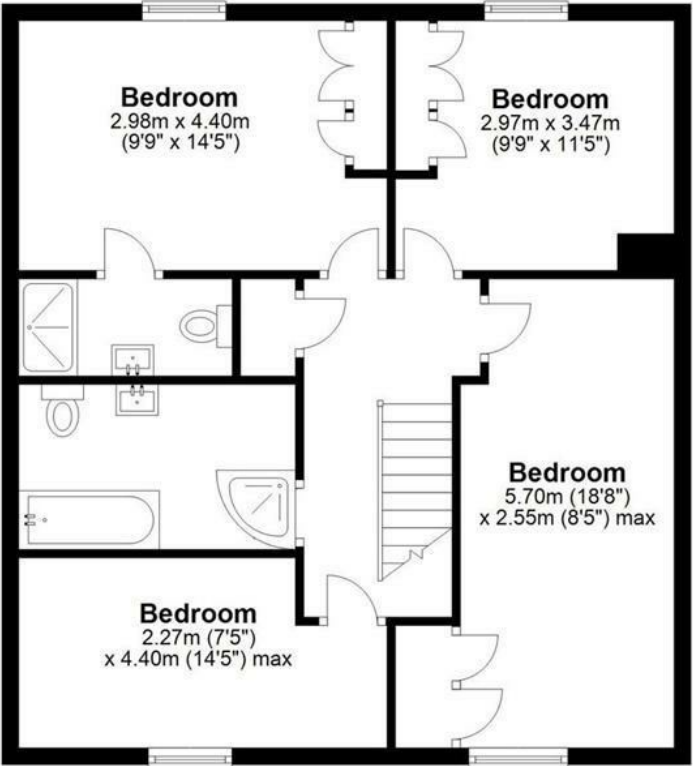
**Ground Floor**

Approx. 68.3 sq. metres (734.9 sq. feet)



**First Floor**

Approx. 68.1 sq. metres (733.4 sq. feet)



**Outbuilding**

Approx. 15.4 sq. metres (165.8 sq. feet)



Total area: approx. 151.8 sq. metres (1634.0 sq. feet)

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















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