

Bryan Bishop
and partners

Oaklands Rise

Welwyn, AL6 0RN

Guide price £1,250,000



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Summary:
Bryan Bishop and Partners are delighted to bring to the market this delightful five bedroom, three bathroom family home in the ever popular Oaklands area of Welwyn. This exceptionally attractive property is offered chain-free and is in immaculate decorative order throughout. It enjoys perfectly proportioned accommodation and an absolutely stunning conservatory, making the most of the wonderful rural setting, yet within easy reach of the bustling centre of Welwyn village and nearby multiple rail and road transport links.

Accommodation:
The pretty decoratively glazed front door and surrounding windows lead into an outer lobby, and on through glass panelled double doors into a light, bright hallway. From here, doors open into the dining room, living room and breakfast room, as well as a conveniently placed guest cloakroom via an inner lobby. The dining room is lovely, with two large windows to the front and another to the side aspect, serving to illuminate the wonderful ornate cornice and decorative ceiling plaster work. Comfortably large enough for a substantial dining suite and other occasional furniture besides, this room will really meet your needs for family dining and elegant dinner parties. Linking nicely through a stylish, shaped archway from the dining room, with separate access also in place directly from the hallway, the adjacent living room is a delight. Large by any standards at nearly twenty two feet in length, and bathed in daylight from the two windows to the side and the large glazed doors to the rear, this is another room enjoying the stunning decorative cornices and ceiling found in the dining room. Providing a dramatic visual impact is the centrally located modern fireplace set into a large bold chimney breast. A wonderfully elegant and stylish room in which to spend time as a family, and a superb entertaining space, further enhanced by the easy flow out onto the patio and gardens beyond.

Beyond the stairs and a useful storage cupboard is the breakfast room. A nice square shape makes the best use of the space, which is kept fresh and bright by two large front facing windows. A large open archway links the room seamlessly to the adjoining kitchen, providing a great flow around the ground floor rooms. The kitchen is as stylish as it is practical. Three windows provide expansive views out into the rear garden and ensure the room stays well lit. The fitted area exhibits modern clean lines, with handle free doors on the white wall and floor mounted cupboards, providing abundant storage as well as housing a full complement of integrated appliances, as one would expect in a house of this size and quality. A neat island gives more storage and food preparation space as well as a wine fridge set below the useful breakfast bar, and offers a great visual transition into the contrasting wooden cupboards beyond. The already comprehensive kitchen is ably supported by a generous utility/laundry room adjacent to it. Two glazed doors open directly from the kitchen into the fabulous conservatory.















At over eighteen feet long, the conservatory is a substantial space, rendered fully usable as an integral room within the house all year round by the air conditioning, window blinds, opening roof vents, lighting and heating. This is a delightful room, full of style and elegance and easily large enough for a dining suite and casual seating.

Occupying the front corner of the house, readily accessed from the kitchen, is the capacious family room. Another large room and with a great shape, making it a really flexible space that will accept any number of furniture layouts, as best suits your lifestyle. Two substantial windows look out to the front, really allowing the daylight to flood in, and a convenient door leads out into a separate lobby, which hosts another guest/family cloakroom and a separate external door into the rear garden.

Upstairs there are plenty of storage cupboards in the hallway, cleverly built into the eaves. From the hallway, are doors into each of the five bedrooms and the family shower room. Two of the bedrooms benefit from sky lights as well as traditionally located windows. One of them enjoys a lovely ensuite shower room, whilst the other has a large ensuite bathroom with a separate bath and shower, along with a superb walk-through dressing area with extensive fitted wardrobes.
Above the detached double garage is an office/studio/gym space, with separate side door access from the patio. Comprehensively lit by multiple roof lights and a window overlooking the rear garden, this is a valuable and adaptable additional room with a myriad of uses, for you to put to work for you as your needs require.

Exterior:
The large, impressive frontage enjoys a substantial block paved driveway that sweeps across the front of the house to the double garage, and then back out to the roadside through a second entrance. This is a very attractive property with abundant kerb appeal, further enhanced by its ideal positioning within the spacious grounds, allowing a generous approach with areas of lawn and flower beds as well as some wonderful specimen trees. To the rear, the house is completely surrounded by a paved patio giving abundant space for relaxing and entertaining, complete with a protected "courtyard" area between the conservatory and the living room. The rest of the garden has a wonderful natural feel, with the extensive lawn following the contours of the country landscape in which it sits punctuated by some shrubs, bushes and select trees. The garden is wonderfully private, enjoying a woodland screen of hedges and trees all around it, and with an enclosed, secure boundary, making it perfect for pets and children.

Location:
This lovely family home is located within the highly sought after Oaklands area of Welwyn, which provides a range of local shops and an excellent primary school within a short walk. Just a few minutes' drive away are the nature reserves of Mardley Heath and North Pit as well as the Danesbury Park open space. Welwyn village is less than a mile away, justly highly regarded for its range of shops, amenities and excellent gastro-pubs and restaurants. The A1(M) is just over a mile away and a fast, frequent train service from Welwyn North station will get you to London Kings Cross in around 20 minutes.





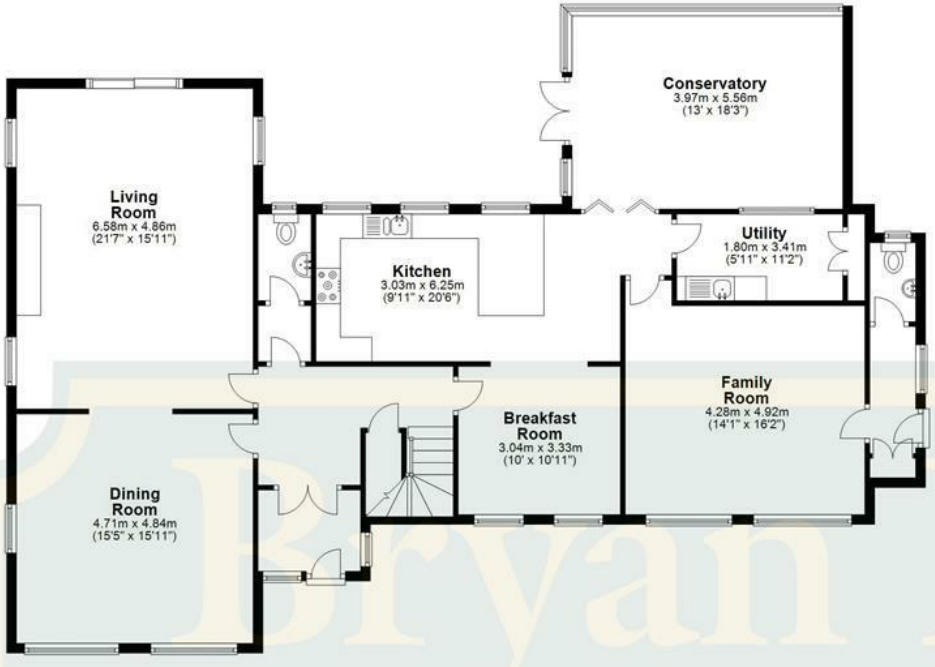






Ground Floor

Approx. 163.0 sq. metres (1755.0 sq. feet)



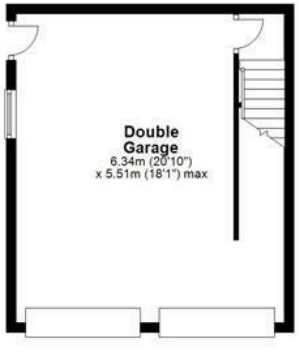
First Floor

Approx. 131.3 sq. metres (1413.7 sq. feet)



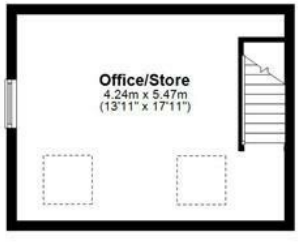
Outbuilding Ground Floor

Approx. 34.9 sq. metres (375.7 sq. feet)



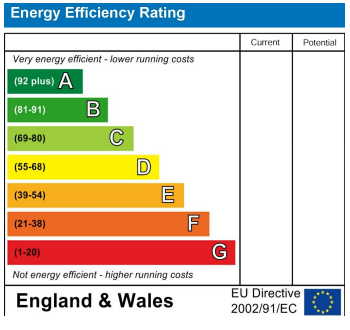
Outbuilding First Floor

Approx. 23.2 sq. metres (249.7 sq. feet)



Total area: approx. 352.5 sq. metres (3794.1 sq. feet)

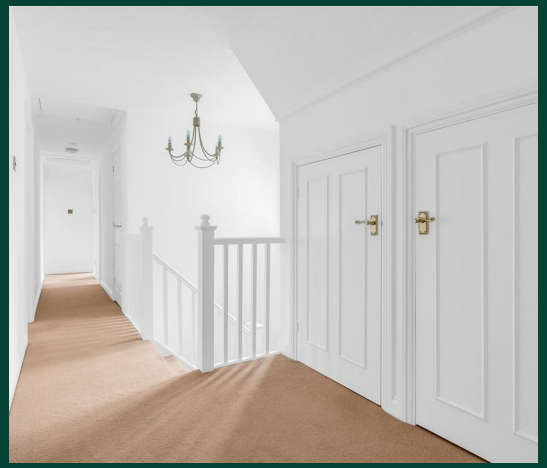
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