



Bryan Bishop
and partners

Pottersheath Road
Welwyn



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Summary:

Bryan Bishop and Partners are delighted to bring to the market this exceptional five bedroom, six bathroom family home set beyond a sweeping carriage driveway within three acres of secure gated private grounds. Built to the very highest specification around fifteen years ago, this substantial property offers spacious and well proportioned accommodation arranged over two floors as well as a detached triple garage with a self contained annexe above. The ultra high specification includes remotely controlled security gates on both main entrances, a Redcare monitored intruder and fire alarm system, double glazed windows throughout, sound deadening concrete flooring to both floors with underfloor heating, a fully integrated multi-room sound system, a fabulous cinema room and an indoor sauna with shower/changing room. The grounds outside are open to the boundary and completely flat, making this an ideal property for equestrian use. Enjoying a peaceful countryside location on the outskirts of a lovely Hertfordshire village, this house offers the best of both worlds, tranquil rural living yet within an easy commute of central London if required.

Accommodation:

The solid oak oversize double doors, flanked by large windows either side, welcome you into a wonderful entrance hall, visually impactful yet still warm and welcoming, featuring a fabulous solid oak bespoke staircase rising up from the centre and splitting part way up before joining the wonderful 360' galleried landing on the first floor. From the spacious entrance hall, doors lead off into the front facing study/office the substantial cinema room, the living room at the rear and the kitchen, as well as a perfectly placed guest cloakroom.

The study/office is a light, bright room thanks to the two windows set into two different aspects, is plenty large enough for a comprehensive work from home facility, and occupies a good place within the house, near to the front door for visitors, with good privacy yet well connected to the day to day living areas.

The rear corner of the house hosts the cinema room, a really impressive facility pretty much the same size as a public multiplex cinema, with state of the art equipment and a raised terraced floor to ensure a perfect view of the screen for everyone. All you need is the popcorn !

Adjacent is the living room, another large room but also with nicely balanced proportions, making it flexible and adaptable, and so allowing you plenty of options as to how you configure and furnish the generous space available. A pair of glazed doors open directly out onto the rear patio, which along with the two large windows, allow the natural light as well as the glorious views to flood into the room unhindered.

Also benefiting from double doors out into the garden, but this time with two windows spread across two different aspects, is the adjoining dining room. This room links through double doors from the living room, with a separate door into the kitchen allowing a nice easy flow around the main daily used rooms. In the dining room, as in all of the ground floor rooms, the elegant sash windows are especially deep which keeps the whole house wonderfully well lit as well as opening up the expansive views across the grounds, just one of the many details that really elevate this property above its peers.







The centrally placed kitchen is ideally situated in between the main living rooms, whilst also directly accessed from the entrance hall. This is a large room by any measure with a comprehensive array of wall and floor mounted cupboards lining the perimeter. The storage space provided is outstanding, and still leaves room for a whole host of premium brand integrated appliances, including a self cleaning oven, steam oven, warming drawer, microwave oven, five ring gas hob with extractor hood above, dishwasher, wine cooler and coffee machine, along with a designated space for a double fronted fridge/freezer. Twin sinks grace the granite work tops which provide more than ample food preparation areas. The central part of the room is left as open floor space, which could easily accommodate an island with breakfast bar or a family kitchen table for informal meals. From one corner of the kitchen a hallway leads to a well placed utility room/laundry with its own window to the side, ably supporting the main kitchen.

Beyond the utility room/laundry is a useful external door opening into the rear garden, and at the end of the hallway is the exercise suite. A substantial gymnasium/games room occupies the main space, extending to nearly twenty-eight feet in length, which enjoys abundant daylight and natural ventilation thanks to the five windows spread around the three outside walls. Next door is a neat shower/changing room that incorporates an indoor sauna and WC.

Upstairs, the wonderful, ornately carved balustrade encircles the gallery, with a nice lounge area below the front facing window. From the main landing a door opens into the generous main bedroom suite which has a large dressing room with fully fitted wardrobes and an en suite bathroom with a separate shower and double size whirlpool bath. An upper hallway runs along the house, leading to the other four bedrooms, with all of them being comfortable doubles in size, and all of them featuring an en suite shower room or bathroom with shower fitting and screen over the bath.

Exterior:

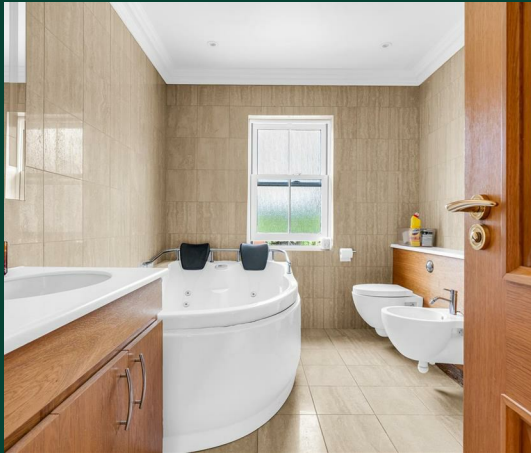
The secure gated driveway sweeps up to and beyond the house, opening into a large parking area in front of the triple garage. The garage is fitted with electronically operated doors and benefits from a pedestrian entrance which can be secured separately from the entrance to the annexe above. The annexe would give great service as an office, arts and crafts studio, teenage hang out space or a cool bar, but has a shower room and could easily be reconfigured with a kitchenette to provide independent living space if required. A large paved patio runs across the rear of the house, linking the garden nicely with the living room and dining room, and there are separate patio areas spread about for eating and relaxing, with one of them shaded by a modern steel built pergola, as well as a superb outdoor kitchen area. The rest of the grounds are open lawn and meadow, surrounded by natural borders of hedging, bushes and trees with countryside views reaching far into the distance.

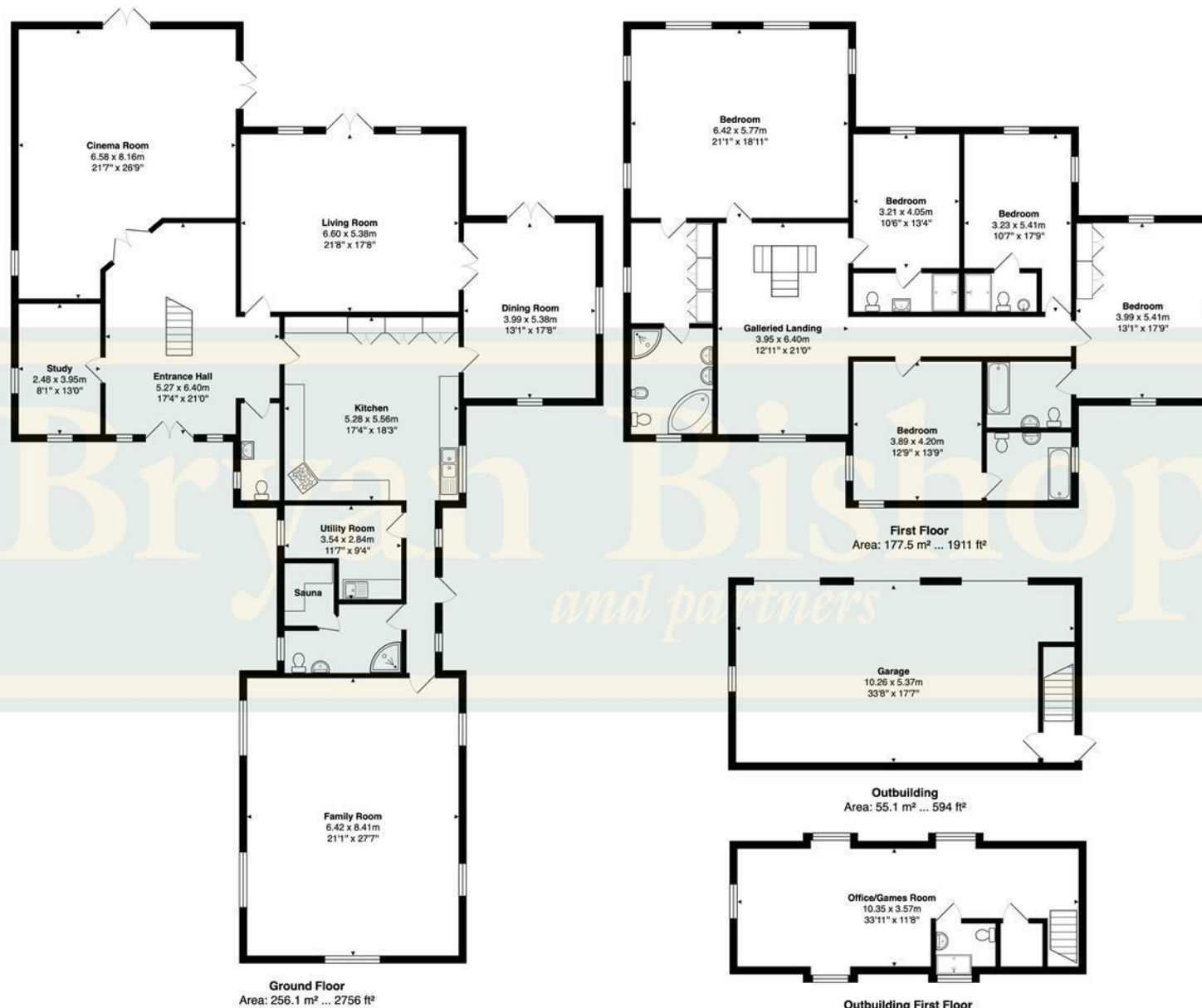
Location:

This fabulous family residence is located in Rabley Heath, a highly regarded village nestled between Welwyn, Codicote, Old Knebworth and Knebworth. The village includes a traditional village pub, whilst more comprehensive amenities can be found in nearby Welwyn, and there is excellent shopping in Welwyn Garden City and Hatfield. There is a wide range of village schools in Codicote, Knebworth, Welwyn, Oaklands and Woolmer Green. Private schools in the area include St Francis' College, Princess Helena, St Edmunds College, St Albans High School for Girls and St Albans School, Heath Mount at Watton at Stone, Duncombe at Bengoe, St. Christophers, Haileybury and Queenswood. There is a wide choice of golf courses in the area including Bocket Hall with its superb Auberge du Lac restaurant, Aldwickbury Park, Mid Herts, Harpenden Common and Knebworth. Transport links are excellent, with the A1(M) junction 6 just 3.5 miles away, whilst fast and frequent trains travel from Welwyn North station to London Kings Cross in approximately 24 minutes or Moorgate in 40 minutes. Luton airport is 16 miles away and Stansted airport is around 20 miles.









Total Area: 526.9 m² ... 5671 ft²

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









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