



Bryan Bishop
and partners

Mardley Hill
Welwyn, AL6 0TT
Guide price £975,000



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Bryan Bishop and Partners are delighted to bring to the market this stunning Chain Free three bedroom, two bathroom chalet bungalow in the highly desirable Oaklands area of Welwyn. Set on a substantial plot behind a secure double gated entrance with ample parking for several cars, this outstanding family home enjoys perfectly proportioned living space, with two double bedrooms with one benefitting from its own en suite on the ground floor, a large detached studio/office and a lovely conservatory looking out onto the immaculate rear gardens and summer house, which have been designed and landscaped with a creative flair and attention to detail of the very highest order. In fact the whole property exhibits a wonderfully creative and elegant style throughout, which combines effortlessly with the abundant light and space to make this a very special home indeed. Offering flexible and adaptable accommodation as it stands, along with substantial opportunity to expand and extend if so desired, this is a house that will excel at supporting your whole family's needs throughout every stage of life.

Accommodation:

The smart front door, with inset leaded glass panels and flanking opaque windows, welcomes you into a large rectangular entrance hall, which is abundantly lit by the expanse of glass to the front aspect. From here doors lead off into the two ground floor bedrooms and the spacious lounge. Beyond the lounge the hallway passes an exquisite storage cupboard, with doors opening out into an inner hall from which there is access to the stairs, dining room, kitchen, family bathroom, a second doorway into the lounge, the conveniently placed guest cloakroom, and an external door leading out into the rear garden. The layout is the epitome of intelligent design, allowing a nice easy flow around the rooms most often used through the daytime, which are all grouped around the inner hall.

The lounge is a large room by any measure, being nineteen feet by fourteen feet, which gives it a fabulous capacity to be laid out and furnished as best suits your needs. An area easily large enough to multi task as a living room and dining room without compromising on space for either function, the room stays abundantly lit through the south facing window and glazed sliding patio doors, and enjoys a chic, modern circular coal-effect fire mounted on the external wall. With two separate doors in from the entrance hall and the inner hall, as well as simple access out onto the sheltered patio, the living room epitomises the consummate ability of the whole house to bring pleasure to everyday living, but also to step up and perform as a brilliant venue for entertaining larger numbers of guests.

Perpendicular to the living room, with a window overlooking the same courtyard to the side as well as another looking out over the full expanse of garden to the rear, is the kitchen. The room is flooded with natural daylight from the separate windows to two different aspects, yet still manages to incorporate abundant storage by way of a full complement of wall and floor mounted fitted cupboards. There is plenty of food preparation worktop area, beneath which is a full array of the usual kitchen appliances one would expect to find in a house of this quality, along with the necessary floor space to with a double width range-style cooker and a free standing fridge-freezer.







Alongside the kitchen is the second lounge/dining room, perfectly exhibiting the dynamic flexibility of the property by giving great service to the current owners as a lounge/family room. The room is a great link through to the substantial conservatory, allowing the light to flow in unencumbered through the glazed double doors that separate the spaces, and its position makes it fully interchangeable with the conservatory as a dining room or lounge, even on a season by season basis should you wish it. The beautiful conservatory is a top quality installation with exemplary insulation incorporated into its construction, and an impressive Edwardian style glass roof above an interior fully furnished with heating, light and power to make it an integral part of the house to be used and enjoyed all year round. Of course the double doors that open directly onto the rear patio are ideal for linking the inside and outside, and join the french doors from the lounge in keeping an uninterrupted flow around the house and grounds for family use and summer parties.

To the front of the house are the two ground floor bedrooms, both of which are comfortably spacious enough to be generous doubles. One of them enjoys two double fronted, mirrored fitted wardrobes, whilst the other has its own lovely en suite shower room. Upstairs, making full use of the spectacular vaulted roof space, is a substantial further bedroom and another good sized room into which the stairs open directly. This room is currently a great office, but would also give excellent support to the bedroom as a study/lounge area, ideal for a young adult still living at home to have some privacy but remaining easily connected to the rest of the house. Both of the first floor rooms are well lit by individual skylights.

At the front of the property, to the side of the main entrance gates, is a substantial, detached, brick built outbuilding, currently providing a generous office, large enough for a comprehensive work from home facility, and a large studio. This is yet another string to the bow of an already accomplished house, and eminently suitable for myriad uses within a domestic or commercial environment, subject to the necessary permissions. The size and location would also suit this building being converted into a three car garage and workshop if required.

Exterior:

There is an attractive overarching balance to the front of the house, making it extremely appealing and welcoming, and this is further boosted by the varied and expertly curated, planting of bushes, shrubs and small specimen trees that soften the view from the expansive driveway. Family and guest parking is not a problem for a large number of cars, still leaving space for the construction of garaging or a multi vehicle car port if needed, subject to the usual permissions. To the side of the house, wooden double gates, nicely matched to those at the front of the driveway, open into the large rear garden. The rear garden is quite simply breathtaking. Everywhere you look is a wonderful panorama of shape and colour, elegantly punctuated by architectural features, changes of materials and finishes within the patios and paths, and the most wonderful planting of a rich variety of flora within the shaped beds, raised borders and rockery slopes as the garden climbs to a wonderful elevated paved terrace at the rear, which then keeps on giving joy as it displays a beautiful timber summerhouse alongside a greenhouse, wooden alcove seat and multiple raised beds, ideal for growing fruit and vegetables for the kitchen. Multiple patio areas around the house and conservatory effortlessly combine comfortable, sheltered spaces to sit and relax or dine al fresco, beyond which sits a beautiful, ornate, tiled roof pergola part way along the extensive lawn. There is a delightful recurring theme of fine filigree and ornate fretwork throughout the house and gardens, found in cupboard doors, decorative wall panels and furniture inside, which is magically echoed outside in the picturesque metalwork of the pergola. It is really no exaggeration to say that the garden is an absolute work of art, a place that you could walk around for hours and still find new and wonderful details to delight and astound you. It is an absolute triumph; tranquil, uplifting and intoxicating, and complements the house emphatically. Hopefully you can find a way to work from home because you will never want to leave !!

Location:

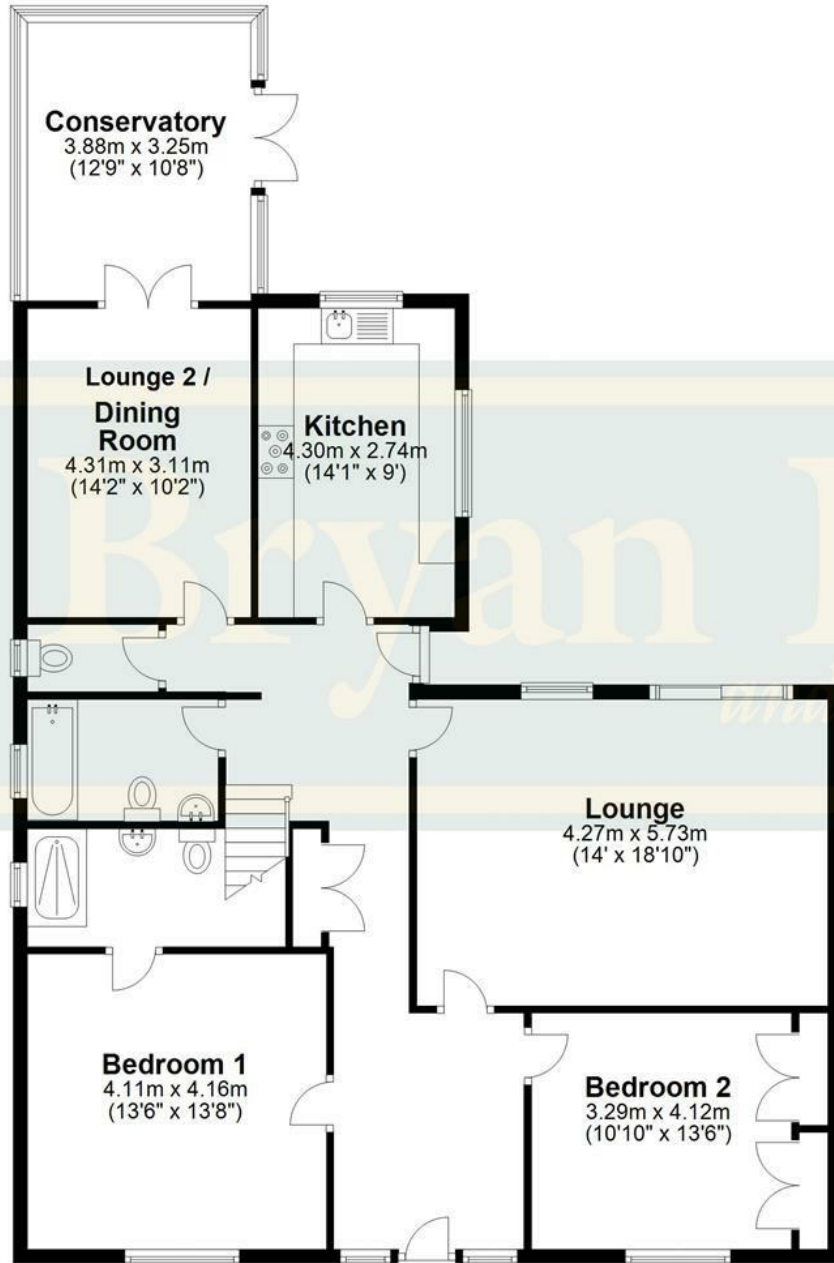
This lovely family home is located within the highly sought after Oaklands area of Welwyn, which provides a range of local shops and an excellent primary school within a short walk. Just a few minutes' drive away are the nature reserves of Mardley Heath and North Pit as well as the Danesbury Park open space. Welwyn village is less than a mile away, justifiably 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.





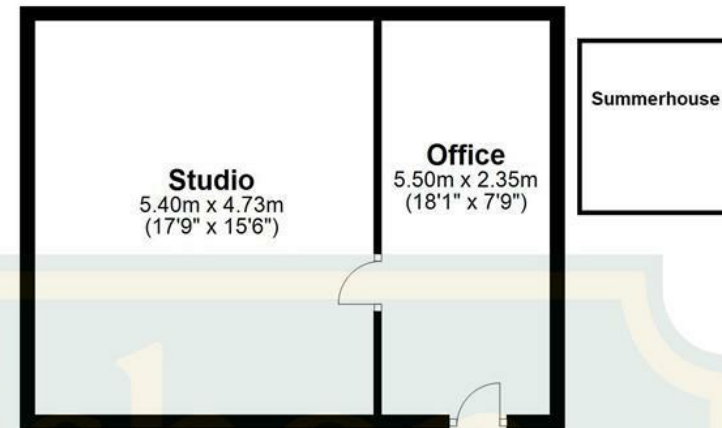
Ground Floor

Approx. 129.5 sq. metres (1393.7 sq. feet)



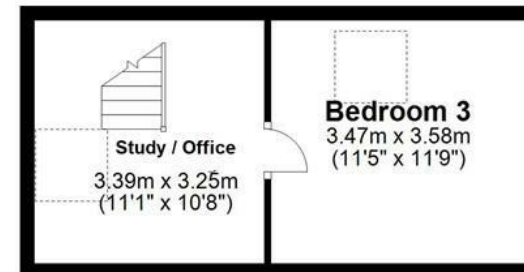
Outbuildings

Approx. 39.0 sq. metres (420.0 sq. feet)



First Floor

Approx. 23.8 sq. metres (255.8 sq. feet)



Total area: approx. 192.3 sq. metres (2069.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	72	82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	72	82
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		









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