



Bryan Bishop
and partners

Oaklands Rise
Welwyn, AL6 0RG
Guide price £1,650,000



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Summary:

Bryan Bishop and Partners are delighted to bring to the market this impressive five bedroom, three bathroom detached family home enjoying a stunning woodland setting yet within a short stroll of the many local facilities found in the highly desirable Oaklands area of Welwyn. This substantial property is arranged over three generous floors and was built to a premium specification by highly skilled craftsmen using only the finest materials, resulting in a residence of outstanding merit in every possible respect. Without doubt this is a very large house indeed, but the design expertise of the architect has nestled the building into the surrounding landscape, which along with the natural tones of the brickwork, block paved driveway, roof tiles and window frames has allowed it to sit unobtrusively within its glorious natural surroundings. Inside is suitably generous yet well balanced living space, along with added luxuries such as a four car integrated garage with an internal staircase, a large cinema/games room and a really useful ground floor bedroom with en suite bath/shower room.

Accommodation:

The entrance of the house is set on an attractive terrace above the integral garage, stylishly accessed by a staircase that sweeps up from the spacious driveway below. Set into a protective porch area, the front door opens into a substantial entrance hall within, which enjoys a splendid extended view back through the double doors at the rear on into the living room and garden room beyond. Multiple curved arches frame the space, which also gives access to the well placed guest cloakroom, staircases up to the second floor and down to the ground floor, a convenient office/study and through double doors into the family room, before it connects open plan in an 'L' shaped configuration into the dining/breakfast room.

The office/study is in the front corner of the house so is blessed with windows to two separate aspects keeping it light and bright. It is comfortably large enough for a comprehensive work from home facility, with a nice position within the house, allowing it reasonable privacy yet also readily connected to the day to day living rooms.

Double doors open from the entrance hall into the family room, another room blessed with multiple windows set into different aspects that typifies the intelligent design of the whole house, always gaining maximum possible natural daylight, and celebrating the glorious countryside location with woodland views from every room. Currently being used as a formal dining room, it goes to emphasise the amazing flexibility and adaptability of the property which will give you a huge range of choices on how each room will perform best for you, adjusting to dovetail in completely with your family's lifestyle.

The dining/breakfast room is a welcoming open plan space connecting seamlessly from the entrance hall, yet nicely delineated by the clever layout. Sliding glass doors connect the room directly out onto the rear patio, giving an easy inside/outside flow, whilst the adjacent kitchen is also linked through an open archway. The room is more than able to accept a large dining suite plus other occasional furniture.

The front facing kitchen is ideally situated next to the dining/breakfast room and features a comprehensive array of wall and floor mounted cupboards fitted around the full perimeter. It is completely inconceivable that you would ever run short of storage or food preparation worktop area in this abundantly appointed room, which also boasts a full complement of appliances fully integrated into the cabinets. Further supplementing the working kitchen is a useful utility/laundry room, perfect for a washing machine and dryer, that also offers an additional external door opening out into the rear garden.







Extending out into the garden from the rear of the entrance hall, with double doors leading into it, is the superb living room. Generously sized in length and width and with a nice balance to the space, this capacious room enjoys no less than five separate windows spread around the outside walls, along with part glazed double doors opening into the gorgeous garden room at the rear. This is a great room all round, with its ample space giving you innumerable options as to how you configure and furnish it to best suit your needs.

The garden room is just spectacular, with tall windows running around the full circumference and a high steeped roof clad with natural timber adding to the drama. This room really does offer all the benefits of a conservatory without any of the drawbacks, with its size, shape and location, along with the door out into the rear garden and the fully fitted window blinds, making it a very usable room all year round.

The property benefits from a valuable and practical bedroom suite on the same floor as the day to day living rooms, set into one wing of the house easily accessed along a short hallway from the corner of the dining room. The room is larger than a double so would easily allow for a double bed and casual seating within the space, which is blessed with a full wall of built-in wardrobes and a large en suite bathroom boasting a separate bath, shower and bidet.

Up on the second floor is a spacious, square shaped hallway attractively galleried over the stairwell, kept light and airy by a number of Velux rooflights, that leads into the four double bedrooms and the family bathroom, which has a separate bath and shower. All of the bedrooms have fitted cupboards and eaves storage space, with the principal bedroom also having a luxury en suite bathroom with a separate bath, shower and bidet.

The ground floor is another substantial space, with a four car garage sharing the location with multiple storage rooms and open areas and a very large cinema/games room. There is direct access from the rooms on the ground floor via an internal staircase up to the main entrance hall.

Exterior:

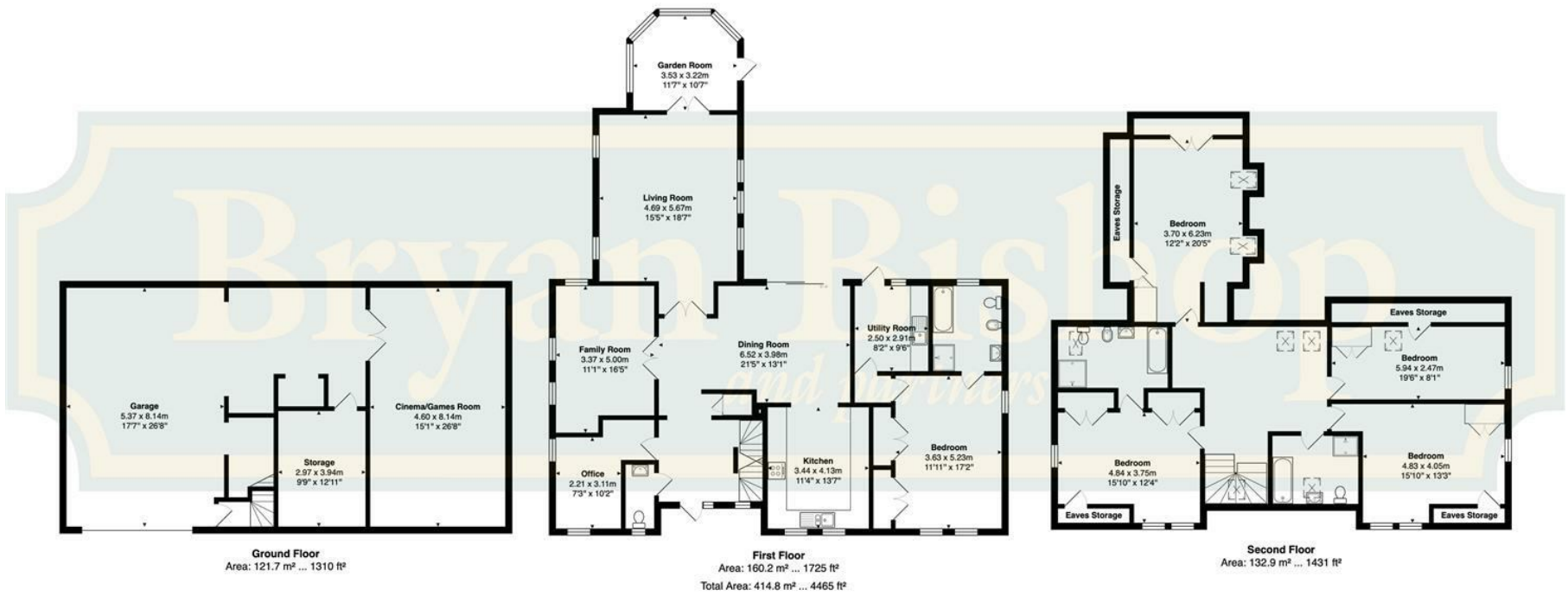
The house is set well back from the quiet road on which it sits with a long block paved driveway providing more than ample off-street parking as it flows up to the double garage, widening beneath the stairs to the front entrance. The house sits cleverly within the natural topography of the land, really emphasising the very special woodland situation. A paved pathway runs around from the front to the rear of the property, opening into a capacious landscaped area of decking and paved patio that is ideal for outdoor casual seating and dining furniture, providing a sublime environment for enjoying the unspoiled countryside surroundings with friends and family. The garden is presented just as nature intended with a wonderful mix of bushes, shrubs and trees surrounding a very large open lawn.


Location:

This wonderful 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.







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









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