



Bryan Bishop
and partners

Chestnut Walk
Welwyn



Chestnut Walk

Welwyn

Summary:

Bryan Bishop and Partners are delighted to bring to the market this superb four bedroom, two bathroom detached family home set within a quiet residential area in the highly sought after Oaklands area of Welwyn. This lovely property enjoys a peaceful location yet is just a few minutes walk from the plentiful local amenities and a few minutes by car from the thriving high street of Welwyn village. Enjoying spacious and flexible accommodation and presented in immaculate condition inside and out, this is an extremely desirable family home that will make an immediate impact on the market so please contact our Welwyn team without delay if you wish to secure an appointment to view.

Accommodation:

This is a really pretty house designed by a highly skilled architect who has blended both traditional and contemporary features to create a fresh, stylish look. The central pitch to the roof neatly mimics the two first floor dormers whilst offering a lovely glazed upper section to the gable end, beneath which is placed a solid oak front door flanked by elegant lanterns either side. Inside is a wonderful double height open space that effortlessly excels as an entrance hall and reception area and is of course flooded in natural light thanks to the glorious windows stretching up into the open pitch of the roofline. The warm tones of the beautifully crafted light oak bull nose staircase and bannisters are a perfect counterpoint to the brilliant white walls and high ceilings, nicely balanced by the neutral shades of the subtly patterned tiles covering the floor. From the entrance hall doors lead into the kitchen/breakfast room, family room, living/dining room and a well placed guest cloakroom which is half tiled in a vibrant array of mosaic patterned tiles.

The family room is well lit by a front facing window and is a good size and shape, making every part of the room really usable. It typifies the flexibility and adaptability that is clearly on display throughout the house, giving you a fabulous breadth of choice as to how best to use the many rooms on offer to really dovetail the space into your lifestyle needs.

To the rear of the family room is the playroom, accessed from a door in the living/dining room. This is another room that offers generous space, plenty of daylight through the side facing window, and the ability to really perform in any role you see fit. Currently giving great service as a comprehensive home office, it is probably best to ignore labels and current roles for this room and the family room and just let your imagination take over. These two rooms are fully interchangeable and are both eminently suitable as a family room, office, study, quiet reading room, music room, playroom, TV/cinema room or just a teenage hang out space. Two excellent rooms that offer a great balance to the more open plan configuration of the kitchen/breakfast room and living/dining room.

The kitchen/breakfast room is a large room by any measure, extending to over thirty-six feet in length, yet is kept light and bright throughout the day from the front facing window at one end and the glazed double doors opening out into the rear garden at the other. Just like the rest of the house the kitchen has been cleverly designed to incorporate traditional and modern features seamlessly side by side, with a huge selection of wall and floor mounted cabinets gracing three of the perimeter walls, offering a wide range of different cabinet formats as well as open shelving.

Cleverly interspersed within the fitted cupboards is a multi-oven AGA set within a tiled recess, as well as a number of integrated appliances and further designated spaces for free standing items such as a dishwasher and a double width full height fridge /freezer plumbed for a water cooler/ice maker. The expansive space available has been fully utilised to ensure you will never run short of storage space or food preparation worktop area, yet still leaves a substantial free area to the rear of the room, with a door through into the adjacent living/dining room, that is easily able to accept a large dining table and chairs and would allow other occasional furniture or some casual seating as well, with the glass double doors filling the room with light and the lovely garden views as well as giving a direct connection out onto the patio that will be so useful for day to day living and a real boon when entertaining guests.





The remainder of the rear of the house is taken up by the capacious living/dining room, a stunning space that is more than large enough to cope with both roles without any pressure at all. The room has a slight 'L' shape to it, which works well to enable some natural delineation of the different spaces, and supported by the modern log burner set within a minimalist fireplace on the inside wall, imbues the living room area with a nice feeling of cosy intimacy. The dining area is still very large allowing the placement of a substantial dining table and chairs plus multiple pieces of other furniture whilst still leaving abundant floor area for an easy free flow in, around and through the space. Of course the room is flooded with the natural light that flows in unhindered through the four panel bi-fold doors that pretty well fill the whole of the back wall, offering a wonderful situation for friends and family to socialise together for lunch or dinner 365 days of the year.

From the rear corner of the dining area a door opens into a separate utility/laundry room that also gives useful direct access out into the garden and into the rear of the large garage/workshop.

Upstairs is a wonderful central hallway, galleried over the entrance hall, with a stripped wooden floor that extends through into the bedrooms. All four of the bedrooms are doubles and all benefit from fitted wardrobes or cupboards. The principal bedroom suite has a walk through dressing area with fitted wardrobes and substantial fitted cupboards at either end of the main bedroom, along with a lovely en suite shower room and a delightful balcony looking out over the rear garden, accessed by glazed french doors flanked on either side by full height windows. The family bathroom has a separate bath and shower.

Exterior:

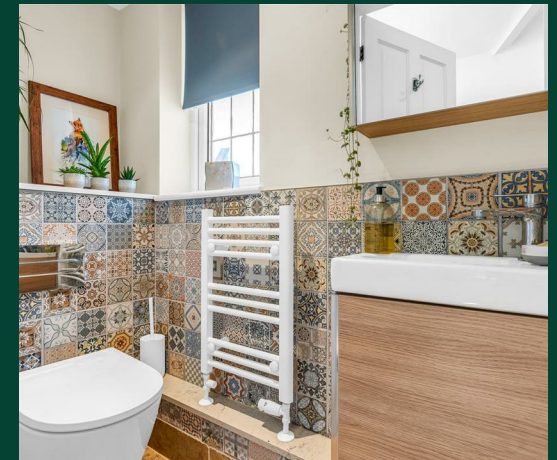
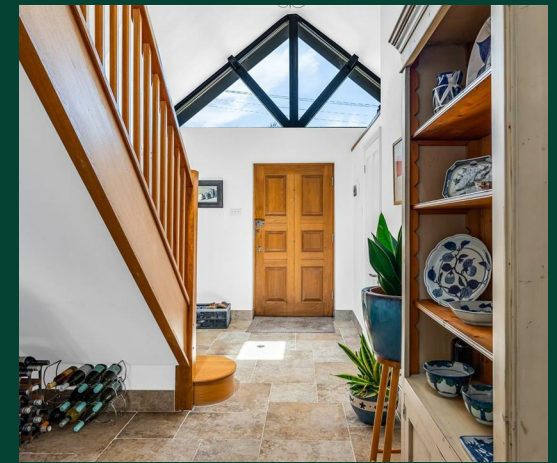
There is a generous frontage that has been fully block paved to allow ample off street parking for multiple cars, with further parking beneath a covered car port that stretches fully along one side of the house before reaching the large garage/workshop at the rear. There is valuable pedestrian gated access from the front of the property into the rear garden which is secure and enclosed and so ideal for pets and children. The rear garden is absolutely lovely, cleverly landscaped and immaculately maintained, south facing and with a nice open aspect all around. A deep paved patio runs around the rear of the house, linking the many access points into the house itself and giving ample space for outdoor seating and dining furniture. To the side of the patio paved steps climb the small rise up to the central lawn which is surrounded by a wonderfully varied and creatively curated collection of flowers, plants, shrubs and small specimen trees that line the boundary, along with a greenhouse and kitchen garden to one side and a neat ornamental pond and a mediterranean garden towards the rear. At the far boundary is a tiled roof summer house which blends subtly in with the surrounding planting and offers a good sized space within. Another versatile room to be used in any way that suits your lifestyle, maybe a garden lounge, arts and crafts studio, home gym, bar/games room or a fabulous situation for an office.

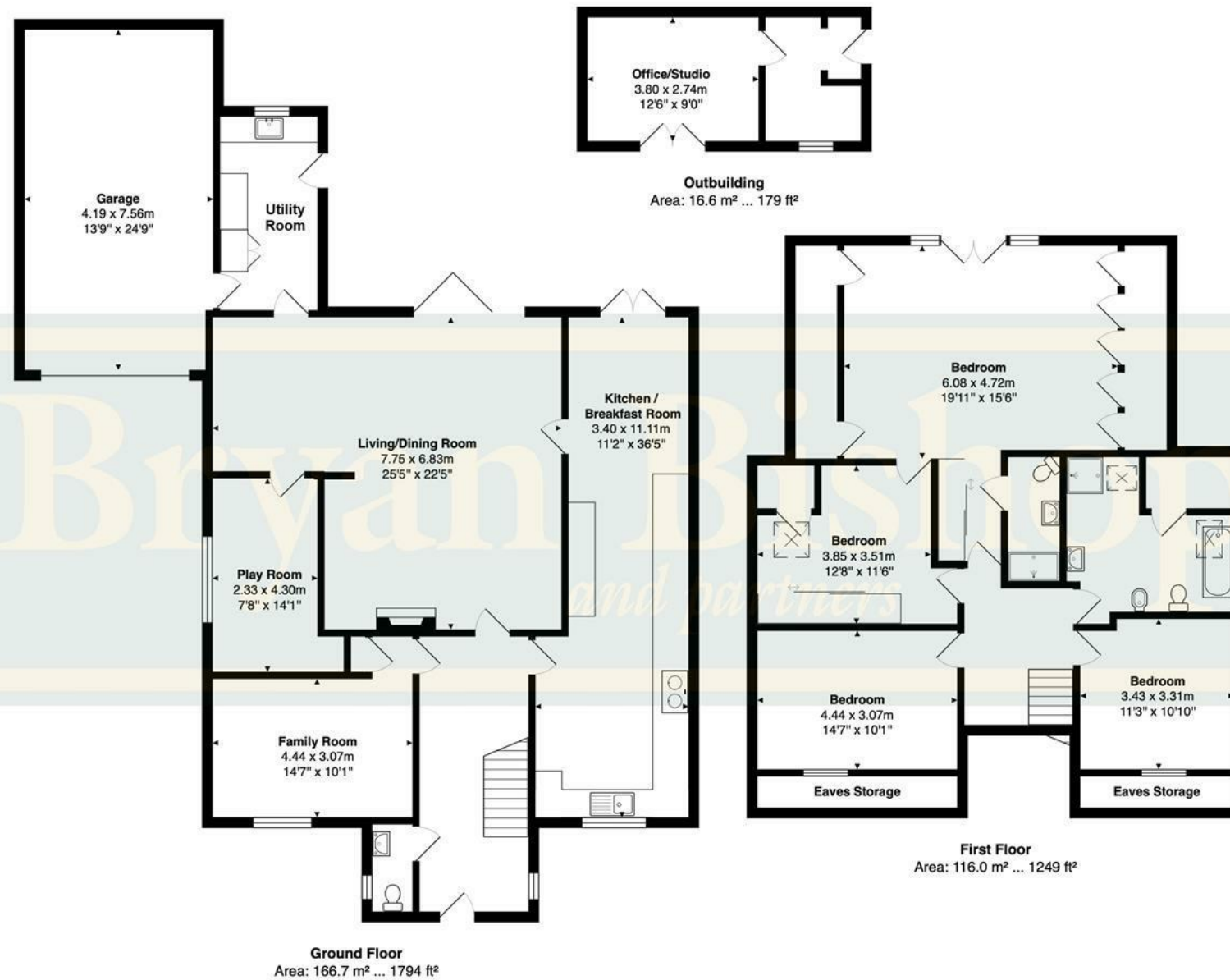
Location:

This wonderful 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.









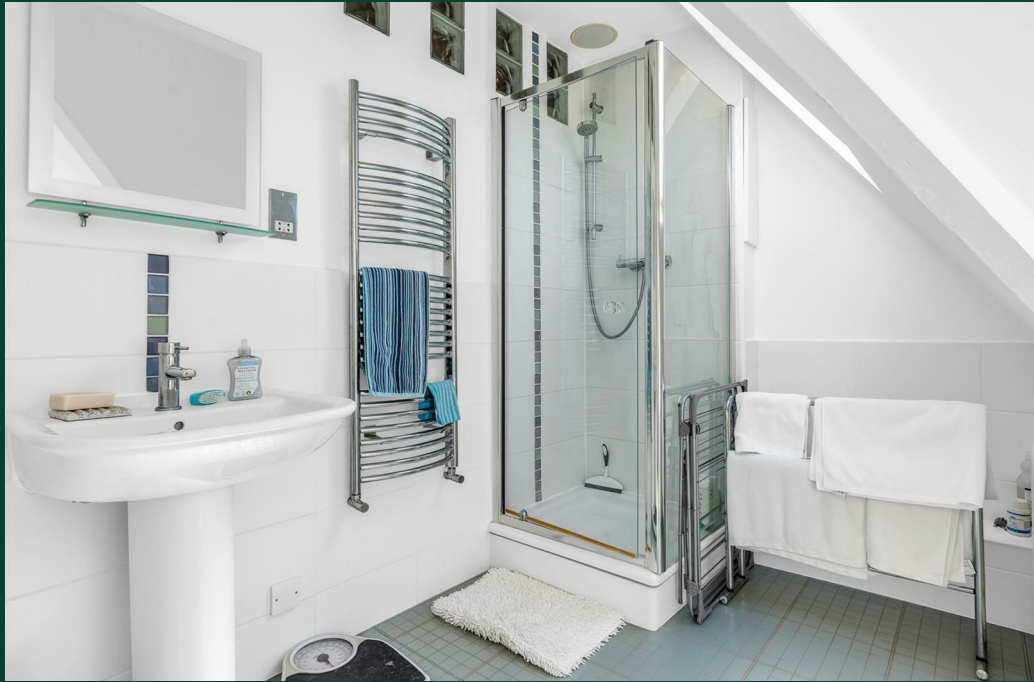
Total Area: 299.3 m² ... 3222 ft²

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		









Bryan Bishop
and partners

6a High Street | Welwyn | AL6 9EG | 01438 718877 | info@bryanbishop.co.uk | www.bryanbishop.co.uk Find us on

