Strictly Private and Confidential

12 | Butterwick Way | Welwyn | AL6 9GH

Summary:

Bryan Bishop and Partners are delighted to bring to the market this outstanding five double bedroom, three bathroom luxurious family home boasting one of the most prestigious situations within the highly desirable Wilshere Park area of Welwyn. This property is presented in exemplary condition inside and out, with an exquisite quality and detail to the fit and finish that has to be seen in person to be fully appreciated. It is without doubt a very large house indeed, but the layout exhibits the architectural skill that has gone into the design and configuration of the ample space on offer, clearly displaying an in-depth knowledge of how a beautifully designed family home can work on every level. This is a sumptuous family home with some wonderful features such as balconies to the front and rear of the principal bedroom suite, but also intelligently incorporated practicalities such as a separate bath and shower in every one of the three bathrooms. It is a stunning house.

Accommodation:

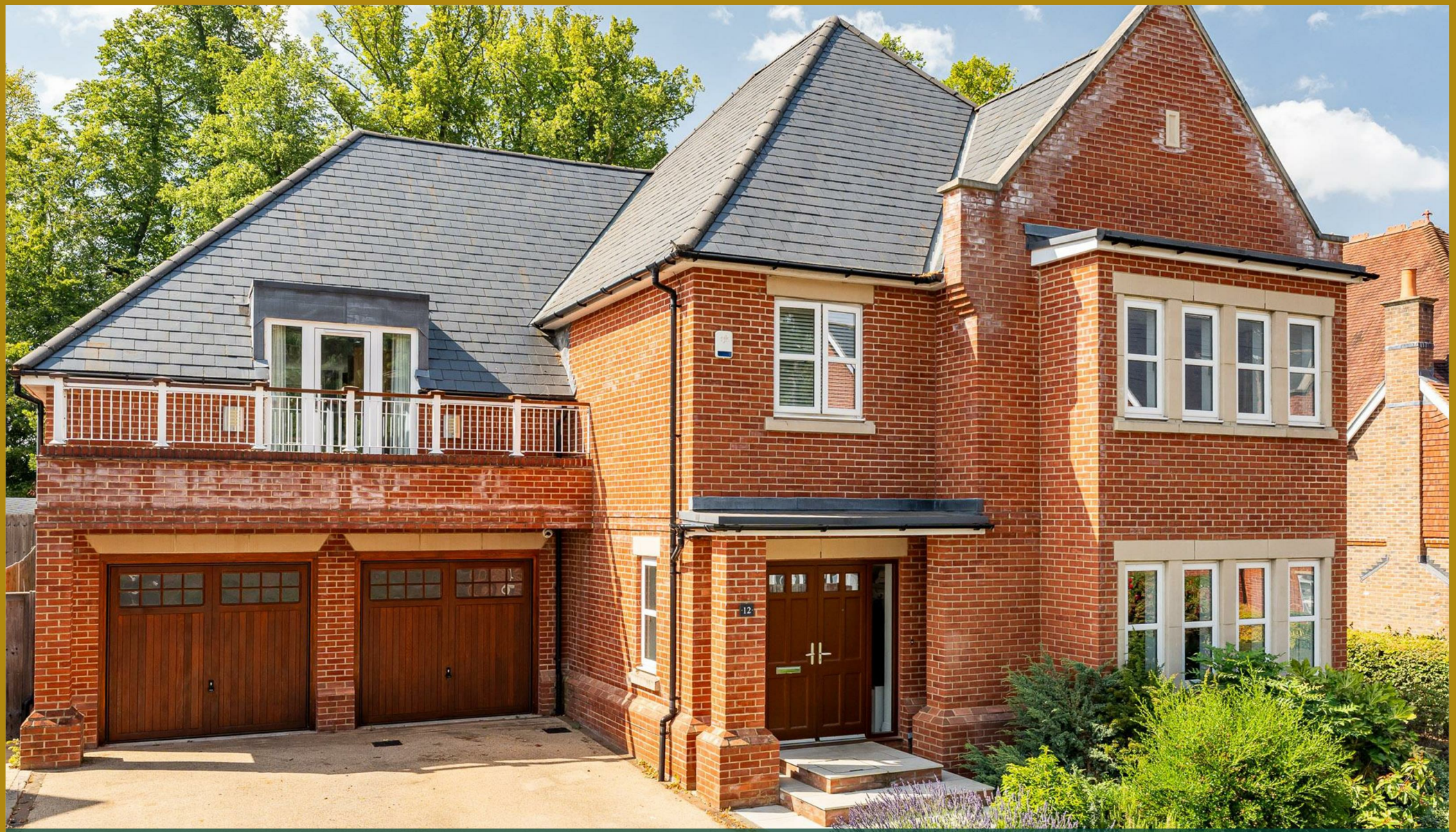
There are strong architectural statements incorporated into the red brick frontage, with buttressed brick pillars, matching those beneath the front balcony to the principal bedroom, supporting a generous porch roof that offers ample weather protection to the double entrance doors. Inside is a spacious entrance hall, large enough to be considered as a reception room, that is abundantly lit by a side facing window and the full height glass panels that flank the front doors. As soon as you enter the property you are struck by the understated elegance that surrounds you, with a tiled floor running back through the entrance hall, leading your eye through the double doors into the kitchen/breakfast/family room and out via the glass bi-fold doors into the garden beyond. It is a simply appreciated yet carefully crafted extended view that typifies the meticulous attention to detail on display throughout the property.The space on offer is continually well used, with each of the ground floor rooms benefitting from double doors entering from the entrance hall, keeping a lovely free flow around the house that will show its value during day to day family life and then really shine when entertaining guests. To the rear of the entrance hall is an ideally placed guest cloakroom.

The front facing living room has a well balanced shape, nearly square, that makes it a very flexible and usable space capable of accepting any configuration and furnishings you may wish for. Certainly it is easily able to accept multiple sofas and chairs and other occasional furniture, with a stylish arrangement of four vertical windows set into a deep bay giving views over the front garden whilst also allowing the daylight to flow in unhindered. The double doors from the entrance hall are creatively set across one corner of the room, allowing easy movement in and around the space, whilst an attractive focal point is created by a stylish fireplace complete with a coal effect fire.

To the rear of the living room is the dining room, again well lit by a bay window but this time fully glazed to really maximise the light as well as the wonderful visual impact it provides. The room is readily able to swallow a large dining table and chairs, providing a welcome option to have a separate dining room if that suits your needs, but also joins with the other substantial ground floor rooms to give you myriad opportunities to redefine their roles as you see fit. With a generous kitchen/breakfast/family room potentially catering for your dining needs this room could easily become a TV room, snug, playroom, games room or teenage hangout space, the list is almost endless, and the choice is yours to make.

The bulk of the rear of the house is taken up by the kitchen/breakfast/family room. This is a glorious open plan space stretching to over twenty-seven feet in length that is sure to quickly become the hub and beating heart of this exceptional family home. Glazed double doors lead in from the entrance hall and the room just opens up in front of you in the most delightful way. Multi-section bi-fold doors occupy the majority of the rear wall, giving wonderful garden views and allowing the daylight to pour in, with both elements further supplemented by windows set into the rear wall at either end. The space allows a neat delineation between the separate areas whilst retaining the open flow between them, again allowing you a good measure of flexibility as to how you design and use the room, and with easy changes available as your needs change over time.

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and partners

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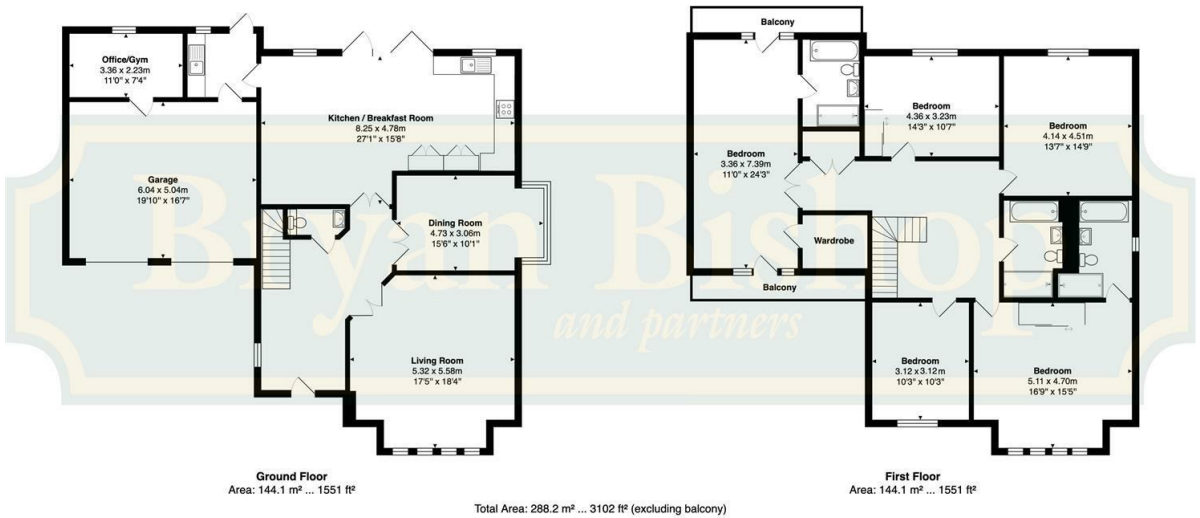
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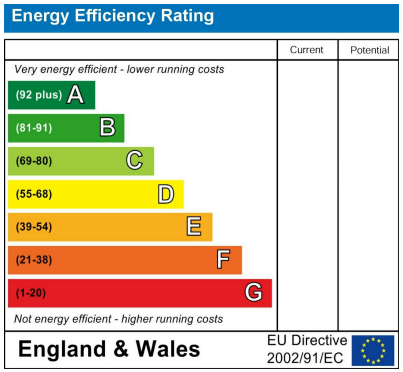




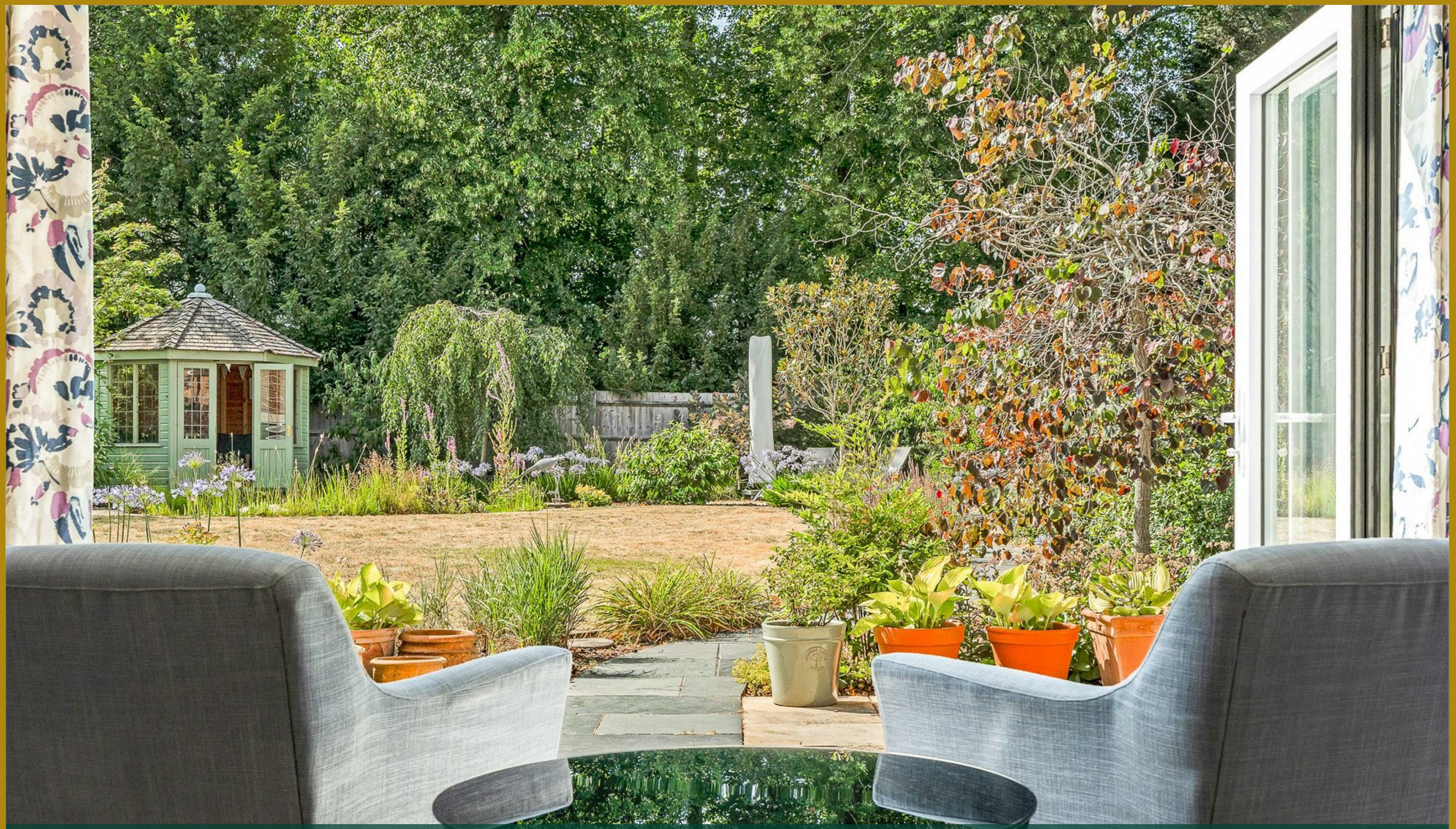

Office/Gym
3.36 x 2.23m
11'0" x 7'4"
Kitchen / Breakfast Room
8.25 x 4.78m
27'1" x 15'8"
Garage
6.04 x 5.04m
19'10" x 16'7"
Dining Room
4.73 x 3.06m
15'6" x 10'1"
Living Room
5.32 x 5.58m
17'5" x 18'4"
Balcony
Bedroom
4.36 x 3.23m
14'3" x 10'7"
Bedroom
4.14 x 4.51m
13'7" x 14'9"
Bedroom
3.36 x 7.39m
11'0" x 24'3"
Wardrobe
Balcony
Bedroom
3.12 x 3.12m
10'3" x 10'3"
Bedroom
5.11 x 4.70m
16'9" x 15'5"
Ground Floor
Area: 144.1 m² ... 1551 ft²
First Floor
Area: 144.1 m² ... 1551 ft²
Total Area: 288.2 m² ... 3102 ft² (excluding balcony)






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
EU Directive 2002/91/EC





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