



**Bryan Bishop**  
*and partners*

Canonsfield Road  
Welwyn



# Canonsfield Road Welwyn

## Summary:

Bryan Bishop and Partners are delighted to bring to the market this absolutely outstanding four double bedroom, two bathroom detached family home located along one of the most prestigious roads in the highly desirable Oaklands area of Welwyn. This stunning property has been designed and built using only materials, fixtures and fittings of the very best quality, and displays the highest architectural standards throughout along with decor displaying, quite simply, impeccable taste. Certainly it is a large house, but the rooms are all of beautifully balanced proportions which imbues this usable, practical family home with an aura of welcoming warmth. Generous grounds front and back are all immaculately landscaped and maintained, with more than ample off-street parking on the gated driveway and a tandem double garage. The double fronted exterior effortlessly presents an imposing and attractive impression, with some wonderful styling details working together to add real architectural merit whilst at the same time balancing and softening the visual impact of such a substantial building. The clever mirroring of the roof lines of the garage and two front facing upper bedrooms is punctuated by the matched shape of the central window in the upper hallway. Leaded light windows throughout add detail and quality, which is further enhanced by a delightful set of bespoke entrance gates that have been skilfully crafted to follow the gentle slope of the road. Being surrounded by neighbouring houses of a similar size and status endows the whole area with a wonderful, genteel, open ambience, yet the facilities of the local area are a short stroll away, with the vibrant and thriving centre of Welwyn village just a few minutes further by car.

## Accommodation:

The attractive double front doors are surrounded by coordinating windows, effectively creating a porch area at the entrance that is protected by an extended tiled roof above. Inside is a superb entrance hall that is really better to be considered as a reception room. Like much of this house, it enjoys a multi-faceted shape that is both interesting and appealing, with the beautifully constructed staircase highlighting the craftsmanship in its design and construction as it curves away up to the first floor. This generous reception room is abundantly lit by the large area of glass in and around the front doors, along with a further window above the stairwell, and ensures a warm, inviting welcome is always available to your guests as it leads into the living room at the front of the house before branching into further hallways beyond the staircase that open into the family room on one side and the office/study and a well placed guest cloakroom on the other.

The living room is of well balanced proportions offering plenty of choice as to how you configure and furnish the space, which is easily able to accept multiple sofas and chairs along with other pieces of occasional furniture. The large bay window serves admirably to keep the room light and bright, with a nice open view over the front garden.

On the other side of the reception room is the office/study, which again is a large and well shaped room. Fully fitted with a wide range of bespoke shelving and cupboards, this really is a comprehensive work from home facility that includes built-in workstations, and offers a great blend of privacy yet easy connectivity to the rest of the ground floor. If a home office is not required, this is still a substantial room that would equally excel in any number of other roles for you, of course.

To the rear of the living room is the family room, which enjoys near identical dimensions and so is completely interchangeable, offering real flexibility and adaptability to carry on meeting your family's needs as they evolve over time. The family room is also blessed with a superb bay window looking out across the rear garden, and has the already abundant natural daylight boosted even further by an additional window set into the side aspect.







Adjacent to the family room is the kitchen, which is a nice square space with a full complement of wall and floor mounted cupboards fitted around the full perimeter, offering the cabinets in a variety of formats including open shelving, glass fronted and full height. There is more storage than you will ever realistically need, along with plenty of food preparation worktop area, and a comprehensive collection of premium branded appliances integrated within the units. One side of the fitted area extends out into a useful island, offering more cupboards under and a terrific breakfast bar, whilst at the same time creating a nice visual delineation of the working kitchen from the adjoining breakfast room.

Accessed from the corner of the kitchen is a splendid utility/laundry room, fitted with a sink inset into a matching worktop and units along with fittings to accept a washing machine and dryer, whilst also giving useful access outside through a side door. An ideal second entrance, boot room and pet cleaning room after being out taking full advantage of the wonderful countryside walks that are right on your doorstep.

With an open connection to the kitchen and a fully glazed set of doors opening out into the rear garden, the breakfast room is a wonderful bonus on top of the already impressive facilities in this glorious house, offering a unique situation for family dining, summer or winter, with plenty of room for a generous dining suite.

Upstairs there is a fabulous galleried hallway encircling the stairwell, with a stylish front facing window keeping it light and bright. Around the landing are spread the four bedrooms, all of which are comfortably king size, and the family bathroom which boasts a separate bath and shower. Two of the bedrooms enjoy fitted wardrobes, with one of those also enjoying a lovely arrangement at the rear with french doors opening onto a balcony overlooking the gardens. The principal bedroom suite benefits from a separate walk-in dressing room with fitted wardrobes and a superb en suite shower room.

#### Exterior:

The frontage is both deep and wide, with a secure gated entrance opening into a substantial area running across the front of the house and the tandem double garage which is suitable for many cars. The well maintained boundaries of hedging on either side are nicely balanced by flower borders across the front of the house and along the front boundary, which are planted with myriad bushes and shrubs showing a great variety of colour and form. There is convenient separate access through to the rear garden, which is secure and fully enclosed and so eminently suitable for pets and children. The rear garden is an absolute triumph, with a paved patio running the full width of the house and garage that has been skilfully landscaped into multiple different levels offering a variety of areas that are all just perfect for relaxing, dining and socialising with friends and family. Beautifully curated borders surround the various patios, creating a wonderful combination of light, space and nature, which is echoed and elevated even further at the far end of the copious lawn, beyond the large potting shed and kitchen garden area, which presents an idyllic oasis of calm with hand crafted banquette seating lining a stone wall surrounded paved area with a stylish water feature taking centre stage. The whole garden is absolutely stunning, a wonderful place to relax, unwind and reset, and ideally designed to host any number of lucky guests.

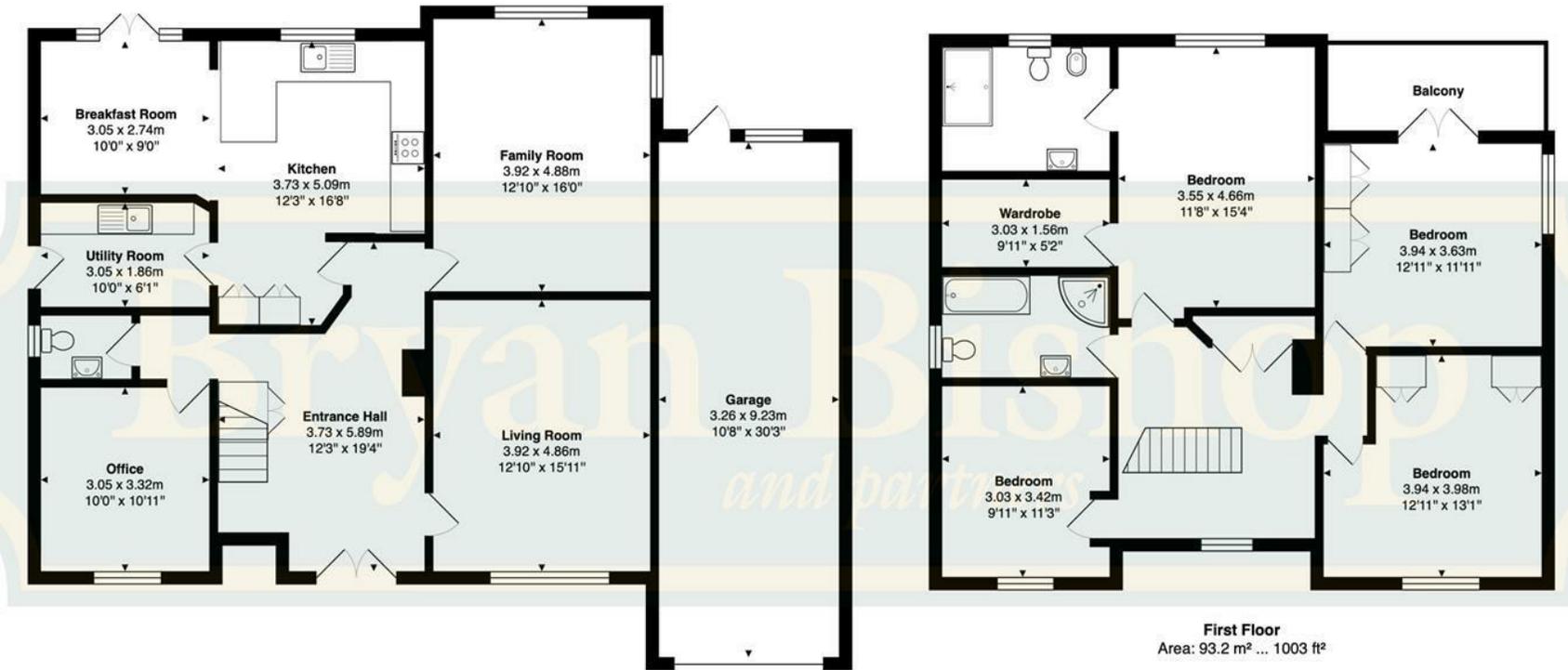
#### Location:

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.









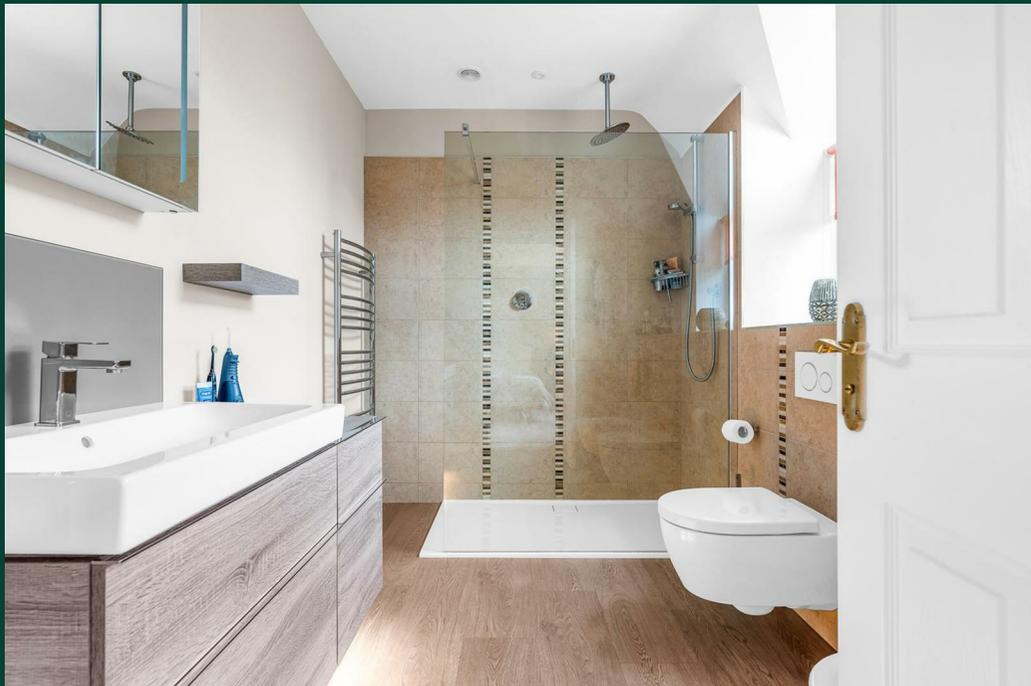
Total Area: 229.8 m<sup>2</sup> ... 2473 ft<sup>2</sup> (excluding balcony)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	71	80

England & Wales EU Directive 2002/91/EC







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