



Bryan Bishop
and partners

Knightsfield
Welwyn Garden City



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Welwyn Garden City Hertfordshire

Summary:

Bryan Bishop and Partners are delighted to bring to the market this wonderful five bedroom, two bathroom family home on the much favoured west side of Welwyn Garden City. This is a large, beautifully appointed house presented in immaculate decorative order throughout and set in a prime location within capacious grounds. Surrounded by other substantial properties, just a few minutes walk from the well-rated Monk's Walk Secondary School and with lovely open views out over the Welwyn Garden City Cricket Club grounds just beyond its' rear boundary. This premium property is being marketed chain free, ready for a smooth and speedy exchange and completion.

Accommodation:

The house presents a perfect blend of modern and traditional styling and materials, which sit very comfortably alongside each other. The initial impression from the front is very much traditional build quality with contemporary styling, with the large full height windows running along the hallway, and the garage roller door neatly matching the garage pedestrian door. Inside, this theme continues with a fabulous modern open staircase rising elegantly from the large hallway. The wonderful counterpoint to the clean, sharp interior is provided by the beautiful parquet flooring, set in a traditional herringbone pattern, which extends from the hallway right through the sitting room and into the family room - quite superb. From the hallway, doors lead into the lovely kitchen/dining room, the large sitting room, and a conveniently placed guest cloakroom.

The sitting room is a great space, occupying the full depth of the house endows it with abundant natural light from the large picture windows to the front and the back, with the rear facing window set into an attractive bay providing wonderful views out into the garden and cricket grounds beyond. At twenty one feet long this is a versatile and flexible room giving plenty of scope to use and furnish it in the way that best suits your family's needs. It features the luxurious parquet floor, and a super wood burner at the centre of the outside wall provides an appealing visual focal point as well as traditional cosy warmth through the winter months.

Linking seamlessly with the sitting room via a full width open archway is the family room. With glazed double doors opening out onto the rear patio, this room has a great connection to the garden as well as giving full flexibility between it and the adjacent sitting room. This would make a fabulous playroom, snug, TV room, games room or a perfect home office facility. Again, the parquet floor brings an authentic charm to the space.







Occupying the other end of the house is the magnificent kitchen/dining room. At twenty four feet wide and over twenty one feet deep this is a large room by any measure, but it excels in many aspects, not just its sheer size. Smart design has endowed the space with a natural area perfect for the fitted kitchen, and this subtle delineation is cleverly further emphasised by an elegant island providing additional storage, food preparation surfaces and a really useful breakfast bar for those casual dining moments. The rest of the working kitchen area benefits from a substantial array of wall and floor mounted cupboards providing ample storage as well as housing a comprehensive range of integrated appliances commensurate with a house of this premium quality and size. Further facilities are provided within the utility/laundry room perfectly located adjacent to the kitchen. The rest of the substantial floor area is left open to use in the way most suitable to you. It is certainly easily spacious enough for a large dining table and chairs as well as a number of pieces of casual seating furniture, and it is absolutely flooded with natural light from the bi-fold doors to the rear and the side. This room really brings the outside in and will prove to be an absolute joy through the summer months, just during day to day family life, but especially for entertaining guests.

Upstairs, the impressive staircase delivers you to a nice bright hallway with large front facing windows. From here doors lead into the five bedrooms and the family bathroom, which boasts a separate bath and shower. All of the rear facing bedrooms feature large picture windows to make the most of the lovely open views across the garden to the cricket ground beyond. The main bedroom has a walk-through dressing area and full height glazed double doors opening onto a Juliet balcony to the rear as well as a stylish ensuite shower room.

Exterior:

To the front an impressive mature beech hedge provides ample privacy throughout the year, beyond which the substantial gravel driveway gives access to the garage, main entrance and plenty of off street parking. To the side of the house there is a separate gated access directly into the rear garden, a really useful facility for a garden of this size. To the rear, a paved patio runs right across the back of the house, making the best use of the multiple access points out into it from the family room and kitchen/dining room. The rest of the grounds are mainly lawn, with mature hedges and some specimen trees, representing a phenomenal opportunity to develop this large, well proportioned and completely flat level space in any direction you wish, or just enjoy it as nature intended. A perfectly placed summer house would be a wonderful place for a gym, arts and crafts studio, or just a calm quiet place to read or take a well earned glass of wine at the end of the day. The garden is fully enclosed and secure, so perfect for pets and children, but also has a nice additional feature in that there is direct access onto the cricket ground through a gate to the rear.

Location:

This property is perfectly located in a lovely, quiet residential area, surrounded by other similarly large houses, on the much favoured west side of Welwyn Garden City, enjoying a peaceful location yet within a few minutes of the city centre with its popular shopping areas, restaurants, bars and mainline railway station, from which regular and frequent services run north and south. London is an easy commute, with Kings Cross station just 25 minutes away. It also benefits from being close to all other local amenities including the Gosling Sports Centre, doctors, dentists and renowned schooling for all ages. Despite its residential location it remains within easy access of the motorway network via the A1(M).

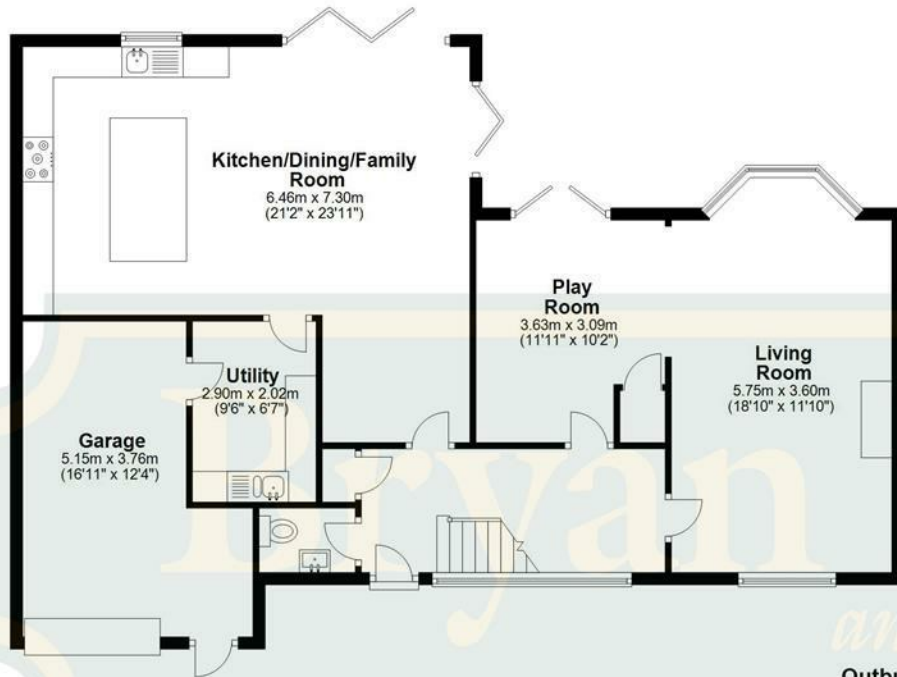






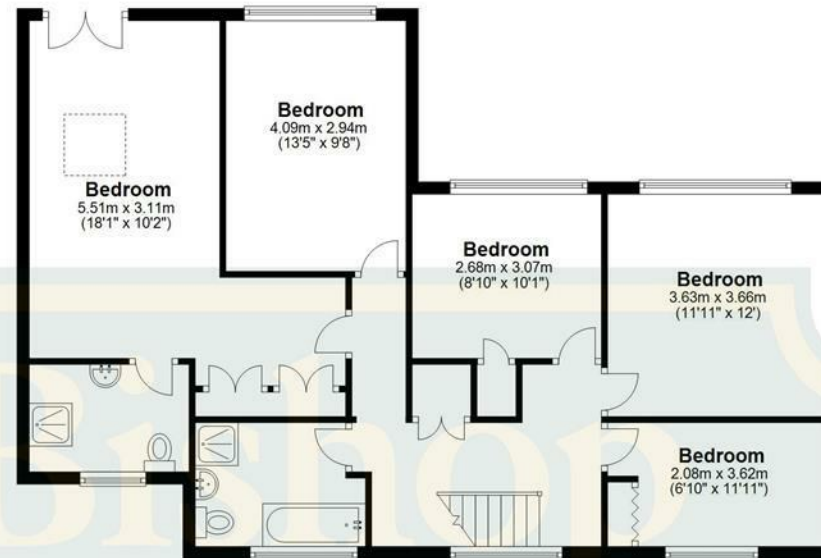
Ground Floor

Approx. 106.5 sq. metres (1145.9 sq. feet)



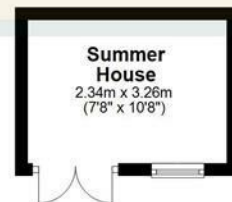
First Floor

Approx. 88.5 sq. metres (952.1 sq. feet)



Outbuilding

Approx. 7.6 sq. metres (82.1 sq. feet)



Total area: approx. 202.5 sq. metres (2180.2 sq. feet)

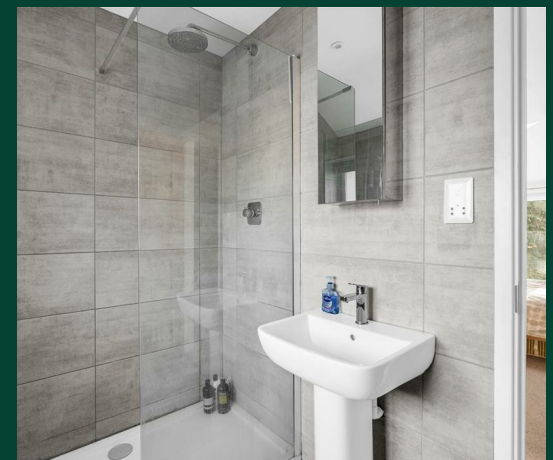
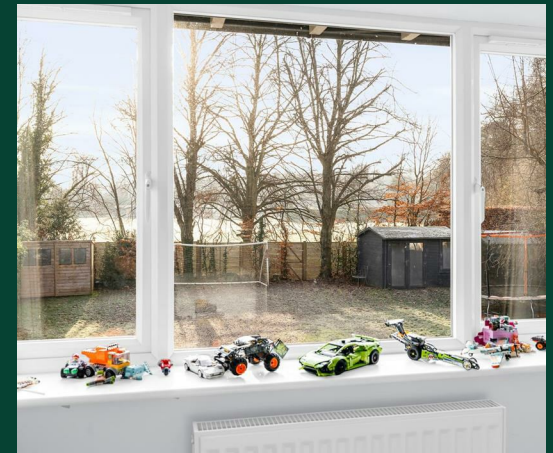
FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

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		
	74	82









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