



Bryan Bishop
and partners

Danesbury Park
Welwyn, AL6 9SA



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A beautifully appointed and spacious mews house with a superb walled garden extending 170 feet to the rear. This unique property is located just half a mile from the centre of Welwyn village. Accommodation: Entrance Hall, Cloakroom, Drawing Room, Dining Room, Kitchen/Breakfast Room, 3 Double Bedrooms (Master Bedroom with En Suite Shower), refitted Bathroom 2, Beautiful Walled Gardens to the Rear, Bespoke Garden Office, Garage and Parking, Communal Gardens of Approx. 9 Acres. No. 17 Danesbury Park is part of an exclusive development of mews properties, built in 1999 attached to a Georgian mansion which is surrounded by extensive parkland and woodland grounds. This particular property incorporates part of the original walled garden including spectacular herbaceous borders and an area of lawn to the far end with a bespoke Home Office. Internally the accommodation is beautifully appointed, with a lovely drawing room which overlooks the gardens and 3 double bedrooms on the first floor.

The gardens are a special feature of this property as they incorporate part of the original walled garden to the Georgian mansion. They have been laid out and planted with a superb variety of ornamental shrubs, flower and trees, with a central grass pathway either side of deep herbaceous borders which communicate with a terrace backing onto the house. Trellis and pergola with climbing roses. The rear garden, beginning with patio and seating area, faces south-east and to the far end is an area of lawn, another spacious patio and a bespoke home office. Also a shed for garden equipment. The garden offers its own gated access to the grounds that surround Danesbury Park. The whole development is surrounded by the superb 9-acre parkland grounds, with two fountains, many mature trees including a spectacular Cedar of Lebanon, and the traditional walled garden itself excellently maintained.

Danesbury Park is approached by way of its own private drive which runs through protected parkland and the village of Welwyn lies only half a mile to the south and has a Tesco convenience store, Doctors and dentists surgeries and a variety of restaurants and pubs.



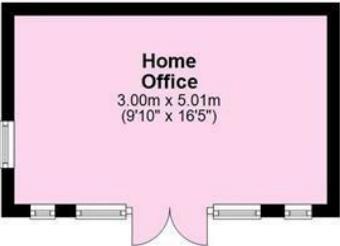
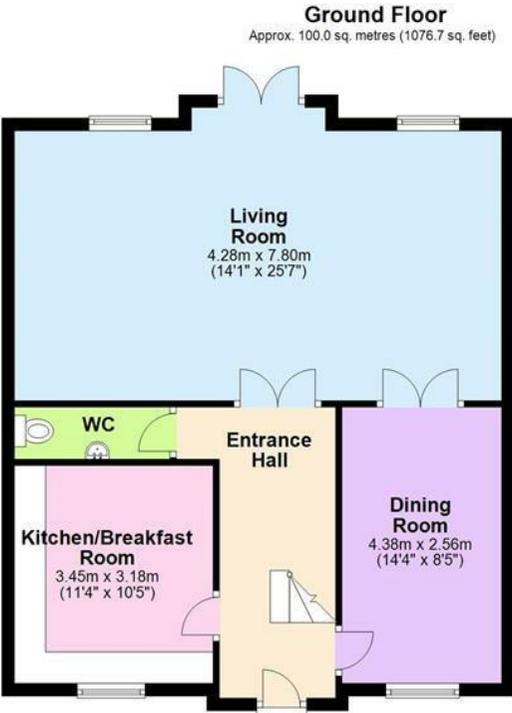




- Summary
- Entrance Hallway
- Kitchen/Breakfast Room
- Dining Room
- Cloakroom
- Living Room
- First Floor
- Landing
- Master Bedroom
- En-suite
- Bedroom Two
- Bedroom Three
- Family Bathroom
- Exterior
- 170 foot Rear Garden
- Detached Home Office
- Garage
- Parking
- Communal Gardens







Total area: approx. 167.8 sq. metres (1805.8 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		







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