



PUTTERILLS

est. 1992

Ashley Lodge, Rabley Heath Road, Welwyn,
Guide price £1,300,000

Spacious country house in outstanding semi rural setting with just under 1 acre (0.983 of an acre)

This individual detached 5 bedroom country house boasts a stunning plot of 0.983 of an acre (just under 1 acre) and enjoys what is arguably one of the finest semi-rural locations of the area, providing outstanding countryside views. 'Ashley Lodge' was entirely remodelled and refurbished in 1990 to provide extremely bright, flexible accommodation arranged over two levels and offers annexe potential if required. Approached via a vestibule and fine reception hall with gallery above, the property offers 4 reception rooms, study, fitted kitchen/breakfast room with adjoining laundry, cloakroom, and 3 bath/shower rooms - one of which provides en-suite facilities. 3 of the bedrooms have their own balcony that allow enjoyment of the lovely garden views and fine countryside beyond. There is a double attached garage with workshop and gardeners WC, plus outbuildings to include a timber store, sizeable games room with adjoining arbour and outdoor fireplace, large work/hobbies shop and machinery store with double door access.

The accommodation comprises:

Glazed front door with full length side window leading to:

Vestibule 7'6 x 6'5 (2.29m x 1.96m)

Fitted triple cloaks cupboard with drawer space to one wall, ceramic tiled floor, door to laundry room and multi pane door leading to:

Reception hall 20'3 x 12'5 app max (6.17m x 3.78m app max)

This impressive central approach has a gallery above and an Oak polished staircase leading to the first floor. There is a double radiator, cupboard housing fuses and meter board, shelved linen cupboard with radiator, and panelled doors leading to:

Cloakroom

Modern white suite comprising dual flush WC and corner wash hand basin with mixer tap and splash tiling. Double glazed window to side.

Drawing room 29'7' x 13'9 approx (9.02m x 4.19m approx)

This lovely bright space has a dual aspect to include 3 double glazed picture windows to

the side with glorious views across the adjoining field. There are double glazed timber patio doors leading to the rear terrace and further door with access to the office. Feature stone fire surround with granite hearth and log burner, 3 radiators, 2 x TV points and a 4'6 opening to:

Dining room 13'3 x 10'7 (4.04m x 3.23m)

This formal area, again has timber double glazed patio doors set into a bay with double glazed windows each side. There is a double radiator and further multi pane door leading to the reception hall.

Family room 14'11 into bay x 11' (4.55m into bay x 3.35m)

This adaptable room could easily be utilised as a ground floor bedroom if required as a guest bathroom is conveniently situated opposite. Shaped walk in double glazed bay window to front with view, radiator, TV point and a walk in shelved storage. Cupboard

Guest bathroom

New and elegant white suite comprising shaped shower bath with curved glass screen, mixer tap and shower attachment, dual flush WC and a glass moulded vanity wash hand

basin set onto a floating stand with storage below. Extensive complimentary tiled walls, double radiator, ceramic tiled floor, 4 inset ceiling spot lights and a double glazed window to the side.

Office 13'9 x 9' (4.19m x 2.74m)

Another adaptable area with double glazed windows and views to both the front and side. Radiator and telephone point.

Study 9'1 x 6'8 min (2.77m x 2.03m min)

Double glazed window to front, radiator, TV point and a fitted shelf unit with base unit to match.

Kitchen/breakfast room 18'2 x 13'1 (5.54m x 3.99m)

This excellent family area is extensively fitted with a bespoke range of country beech panelled wall and base units incorporating granite working surfaces with a 1 bowl single drainer 'Franke' sink unit with swan neck mixer tap and cupboards below. Built in fridge/freezer, integrated Bosch dishwasher, and a built in Neff double oven with grill. Microwave space, two 8 bottle wine racks with spice drawers, 2 radiators, TV point 2

double glazed picture windows overlooking the gardens and a panelled door leading to:

Laundry room 21'6 x 6'1 (6.55m x 1.85m)

With a convenient link to the garage, this area is fitted with modern white shaker style wall and base units to include ample working surfaces and a single drainer stainless steel sink unit with mixer tap and cupboards below. Plumbing for washing machine and space for dryer, radiator, ceramic tiled floor, door to vestibule, double glazed window to the front, glazed door to rear garden and personal door to the double garage.

WIDE POLISHED OAK STAIRCASE FROM RECEPTION HALL LEADING TO FIRST FLOOR:

3/4 Galleried landing 17'10 x 16'3 overall (5.44m x 4.95m overall)

A lovely sunny area and an ideal retreat with 2 Velux windows to the side, radiator, hatch to loft area and pine panelled doors leading to:

Bedroom 1 16'6 x 10'1 (5.03m x 3.07m)

A generous double room with outstanding views via a double glazed picture window across the gardens and adjoining field. 2 fitted double wardrobes, radiator, 4 inset ceiling spot lights & TV point. There is a door to the private balcony and further door to:

En suite bathroom

Suite comprising panelled bath with mixer tap and overhead Aqualisa shower, low flush WC and twin vanity wash hand basins with mixer taps and cupboards below. Extensive complimentary tiled walls, radiator, 2 inset ceiling spot lights and a double glazed window to the rear.

Bedroom 2 12'4 x 12'0 (3.76m x 3.66m)

Again a bright double room with double glazed picture window to the front and a door leading to a shared balcony with exceptional open views. 2 inset ceiling spot lights, eaves

storage cupboard and radiator.

Bedroom 3 12' x 12' inc wardrobes (3.66m x 3.66m inc wardrobes)

Fitted wardrobe space to one wall with shelving and storage, eaves cupboard and radiator. Picture window and door to front leading to the shared balcony again with wonderful view.

Bedroom 4/dressing room 19'3 min x 12'9 max (5.87m min x 3.89m max)

This through room could ideally serve as a dressing area to bedroom 5 and has an attic style. Velux window to rear, 2 eaves storage cupboards and an airing cupboard housing pre lagged hot water tank with immersion heater and shelved storage. Door to:

Bedroom 5 19'5 x 13'1 max (5.92m x 3.99m max)

A great eaves type room with 2 Velux windows to the rear, double glazed window to the side and a radiator.

Family shower room

Suite comprising low flush WC, and a vanity wash hand basin with cupboard below. Walk in oversized cubicle with electric Aqualisa shower, radiator, shaver point, extractor fan and 2 inset ceiling spot lights.

Outside

The overall plot measures approximately 0.983 of an acre (just under 1 acre).

The adjoining field of approximately 2.635 acres may be available by separate negotiation.

Rear garden

308' x 102' approx.

Immediately to the rear of the house is a generous entertaining terrace with bordering heather and evergreen beds along with a step down to sweeping lawns with established inset trees and bordering mature cut shrubs. There is a pine copse along with numerous outbuildings and two arbours, one of which

offers a lovely out door fire place. The outbuildings include the following:

Games room 23'6 x 17'3 (7.16m x 5.26m)

A detached building with heating and power. Door to:

Work/hobbies shop 19'11 x 17'3 (6.07m x 5.26m)

A great workshop with door to the garden, light and power

Machinery store 13'10 'x 10'3 (4.22m 'x 3.12m)

With double doors, and currently used as a store for a sit ion mower.

Timber store

Housing the oil tank.

Double width garage 19'5 wide x 21'6 nt 17'4 (5.92m wide x 6.55m nt 5.28m)

Twin up and over doors (one electronic), light and power. Cupboard housing the floor standing oil fired boiler, work bench double glazed window to rear and door to garden. Door to gardeners cloakroom with low flush WC and wash hand basin. Further personal door to laundry room.

Agents Note

In accordance with the Estate Agency Act of 1979 we must point out that the owner of this property is indirectly related to a Director of Putterills Knebworth.

Viewing information

BY APPOINTMENT ONLY THROUGH PUTTERILLS OF HERTFORDSHIRE, THROUGH WHOM ALL NEGOTIATIONS SHOULD BE CONDUCTED, 01438 817007.

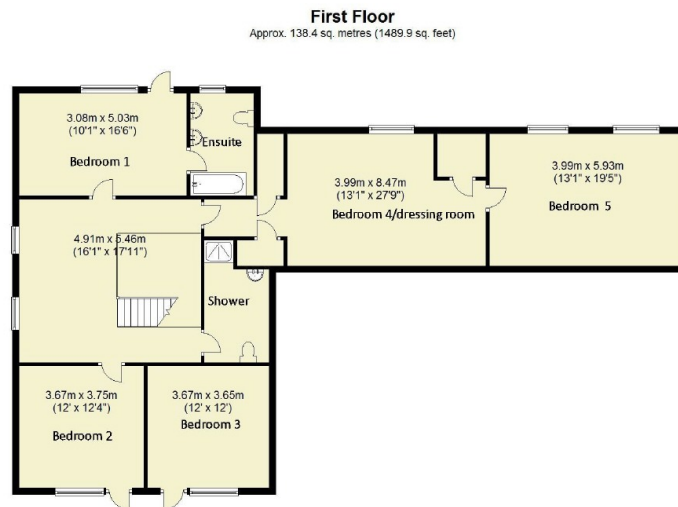
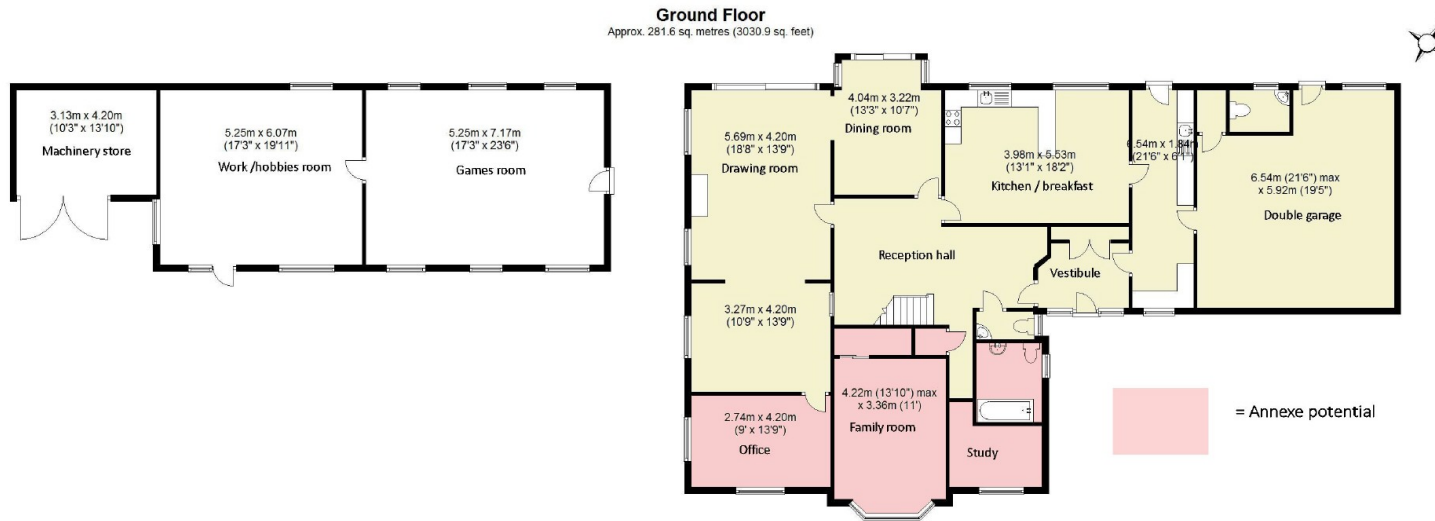
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Total area: approx. 420.0 sq. metres (4520.8 sq. feet)
Includes garage and outbuildings (Outbuildings 82.4sq m)
Plan produced using PlanUp.