



The Oak Tree, Ellenbrook Lane, AL10 9NT

Guide Price £1,500,000 Freehold

5 Bedrooms 5 Bath/Shower Rooms 5 Reception Rooms Double Garage 1.5 Acres

EPC Band D Council Tax: Band G Welwyn Hatfield Council

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Welcome to The Oak Tree, an exceptionally spacious and unique detached home set within 1.54 acres of enchanting grounds. This remarkable property presents itself as a blank canvas, eagerly awaiting the creative touch of potential buyers who envision a transformative re-configuration and modernisation. With its vast potential and abundant space, The Oak Tree invites you to embark on a journey of personalisation, where your dreams can be brought to life, and a truly extraordinary living experience can be crafted.

Description

The Oak Tree is a charming and spacious property located in the hamlet of Nast Hyde. Built circa 1914, this detached home exudes character and offers a warm and inviting atmosphere. Situated on a peaceful tree-lined avenue at the end of a quiet cul-de-sac, it provides a tranquil retreat while still being conveniently located near local amenities.

As you step inside, you'll be immediately captivated by the wealth of character features that have been carefully integrated into the neutrally appointed décor scheme. Exposed wood beams, deep bay windows, and a stunning brick fireplace with a modern wood-burning stove create a delightful blend of old-world charm and contemporary comfort. The high ceilings, a characteristic of the era, add a sense of grandeur to the living spaces.

The property has been lovingly maintained by the current owner, although it retains some dated elements. However, this presents an exciting opportunity for the new owner to unleash their creativity and undertake enhancements according to their own taste and vision.

With over 3700 sq ft of living space spread across two floors, The Oak Tree offers substantial accommodation suitable for families of all sizes. The ground floor welcomes you with a wide and inviting entrance hall, leading to multiple reception rooms designed to cater to both formal entertaining and informal family gatherings. You'll find a family room, dedicated studies, sitting room with patio doors opening to the beautiful gardens, a formal dining room, and a fully fitted kitchen complete with a Rangemaster oven. Adjacent to the kitchen is a convenient utility room and a shower room. Additionally, a bright and spacious garden room at the rear of the house provides the perfect space for entertaining guests.

Venturing upstairs, the first floor is home to the principal bedroom, boasting a walk-in dressing room with fitted wardrobes and an en suite bathroom. There are two further en suite bedrooms, an additional double bedroom, a single bedroom, and a family bathroom, ensuring ample space and comfort for all family members or guests.

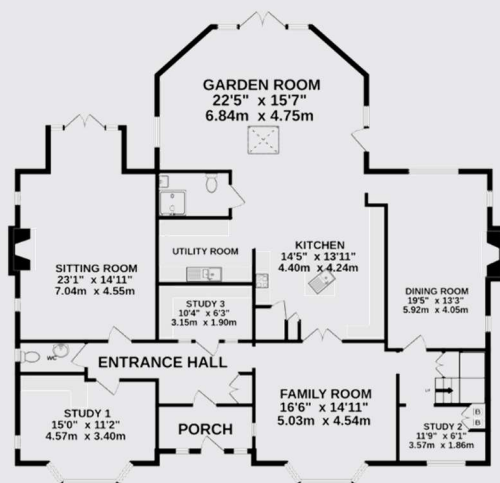


Nestled within a generous plot, The Oak Tree offers a sense of privacy and seclusion. The property is set back from the road and features an ample-sized driveway, providing convenient off-street parking for multiple vehicles, along with a detached double garage. The beautifully landscaped gardens span approximately 1.54 acres and are adorned with mature trees and a large pond, creating a picturesque setting. Enjoy the wonderful southern aspect that floods the gardens with abundant natural light. A spacious patio area is perfect for al fresco dining, surrounded by tall trees that offer a high degree of privacy. Additionally, there is a versatile 40ft outbuilding comprising a hot tub, gym, and sauna, which holds excellent annexe potential. Several workshops cater to hobbyists or those seeking additional storage space.

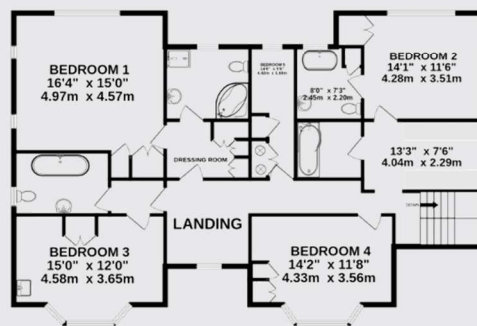




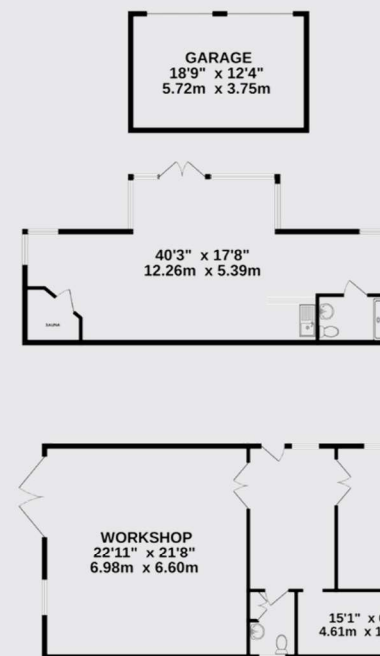




GROUND FLOOR
1966 sq.ft. (182.6 sq.m.) approx.



1ST FLOOR
1461 sq.ft. (135.7 sq.m.) approx.



OUTBUILDINGS
2134 sq.ft. (198.3 sq.m.) approx.

TOTAL FLOOR AREA : 5839sq.ft. (542.5 sq.m.) approx.

This floor plan is for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such

IMPORTANT INFORMATION:

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