



P U T T E R I L L S

— est. 1992 —

Wesley Lodge, 39 Mardley Hill, Oaklands, Welwyn, AL6 OTT

Price £1,300,000

Stunning 6 bedroom family residence with contemporary living space and dedicated annexe

'Wesley Lodge' is an impressive and highly individual 6 bedroom detached family residence boasting 4385 sq ft of meticulously maintained accommodation that is both contemporary and rich in architectural features. Approached via a dramatic central hall with vaulted ceiling, the immense living space comprises: modern fitted kitchen/breakfast room with central island table, utility room, 26' lounge with brick inglenook fireplace, dining room, family room, study, cloakroom and ancillary hall. The beautiful twisting oak staircase leads to a landing with access to 5 double bedrooms (the master of which boasts an en-suite bathroom with sauna), further en-suite facilities, family bathroom and a staircase to the attic/hobbies room.

In addition to the main accommodation, a personal door leads to an attached but separate wing providing a dedicated ANNEXE, with HOME OFFICE potential, that has its own kitchen and shower room. If an annexe is not required this part of the house can be utilised as part of the main house or as a useful guest suite. Outside, the sunny and immaculately presented rear garden has been lovingly designed with architectural plants, meandering pathway, sheltered sun terrace, sun deck, and cabin. To the front is a double width garage and driveway with parking for up to 7 cars, rockery with established planting and an attractive feature fish pond with waterfall. Energy Rating: C

The desirable residential area of Mardley Heath is situated just north east of Welwyn village & enjoys some wonderful borders onto woodland & access to fine country walks. The neighbourhood has a junior/mixed infant school and a parade of shops that cater for daily needs. These include a sub post office, general convenience store, flower shop & local butcher. Welwyn Garden City is approximately 4 miles south & has a number of leisure facilities, large shopping centre, Marks & Spencer & a John Lewis department store. There are excellent rail links in the nearby villages of Knebworth & Digswell (Welwyn North) which are approximately 5 minutes by car.















