



4 Bedrooms



2 Bath/Shower Rooms  
1 Cloakroom



3 Reception Rooms



Double Garage & Large  
Driveway



Beautiful West Facing  
Gardens & Outbuilding



EPC Band D

Council Tax  
Band: F

£3,273.00 Apr 24/Mar 25.

Local Authority  
North Hertfordshire District  
Council



**Danesbury Cottages, Danesbury Park Road, Welwyn, AL6 9SF**  
**Guide Price £850,000 Freehold**



# Danesbury Cottages, Danesbury Park Road, Welwyn

**This fabulous four bedroom family home sits in on a lovely plot with spectacular views over the fields to the rear and offers flexible accommodation with a study, open-plan kitchen/diner and spacious lounge.**

## Description

Situated in this idyllic semi-rural setting is a truly stunning semi-detached character family residence. The property offers a natural blend of contemporary style and character features. The accommodation flows from a welcoming entrance hall with a cloakroom leading to a spacious living room with a feature fireplace and doors leading directly onto the garden. The bespoke fitted kitchen/dining room interconnects to a wonderful dining and sitting area. Off the kitchen there is also a boot room that leads into the garden. The ground floor also offers a study to the front of the property and a versatile double garage with access from both the front and the rear.

On the first floor, the principal bedroom enjoys an en-suite shower room and benefits from far reaching countryside views. The additional three good size bedrooms are served by a well-appointed family bathroom. Outside, the property is approached via an independent gravel driveway with ample parking with side pedestrian access to the rear. To the rear of the property are beautiful mature landscaped gardens commencing with a large raised patio area and well-kept lawns backing directly onto stunning countryside. There is also a brick-built outbuilding for storage.

Agents note: The property is situated in a semi-rural location. The road fronting the property is not publicly adopted but the vendor believes it is a public highway which has been used to benefit the property since its construction. The property was first registered at HM Land Registry in 1954, and its origins can be traced back to the early 1900's. The property benefits from a drainage facility which is located in the adjacent property of which there is a long-standing agreement recorded at the Land Registry relating to the rights for the benefit of the property draining to the facility. The vendor is happy to share details of the maintenance and repair obligations with any purchaser. The property is connected to the private water supply and the current arrangements, through connection approved by Veolia Water, were established in 2010 although the property itself has, during the vendors ownership in 2002, been through a public water supply, which was in place at the time of the vendors purchase and appears to have been in situ for many years. These arrangements have been in place prior to the vendors ownership of over 22 years, some of which can be traced back to the 1900's.

## Location

Danesbury Park Road is in the popular area of Welwyn close to the pretty village of Old Welwyn which offers an array of restaurants and boutique shops. Extensive schooling at both state and private levels is widely available in the area, including Sherrardwood School and Haileybury College. Major transport links are conveniently placed with the A1 (M) junction 6 and Welwyn North mainline station (Kings Cross 21minutes by fast service) within easy reach.



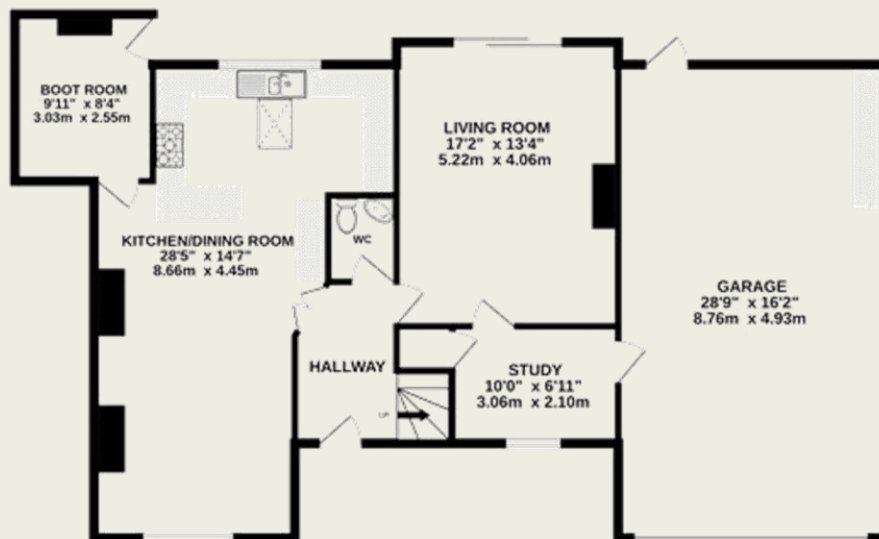




**Important Information**

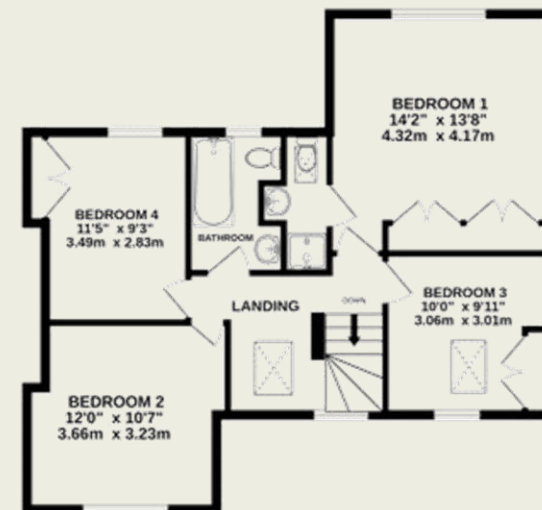
These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2021 equated to £48.36 per referral.





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**TOTAL FLOOR AREA : 2130 sq.ft. (197.9 sq.m.) approx.**

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