


 5 Bedrooms

 4 Bath/Shower Rooms
2 Cloakrooms

 5 Reception Rooms

 Detached Garage, Workshop
& Gravelled Driveway

 2/3rd Southerly Acre Plot
with Summerhouse & Studio

 EPC Band E

Council Tax
Band: G
£3,820.07 Apr 24/Mar 25.
Local Authority
North Hertfordshire District
Council

The 
Collection
TOWN | COUNTRY | EQUESTRIAN

Dalkeith, Pottersheath Road, Welwyn, AL6 9ST
Guide Price £1,375,000 Freehold



Dalkeith, Pottersheath Road, Welwyn

Set within a stunning two-thirds acre plot, this exceptional family home offers the perfect blend of space, comfort, and convenience. Spanning over 4,500sqft., this impressive residence provides expansive and versatile living areas, thoughtfully designed to accommodate a variety of lifestyles. Tucked away in a peaceful yet highly accessible location, this home is a true sanctuary, offering both tranquillity and practicality for modern family living.

Description

Surrounded by breathtaking countryside and scenic woodland walks, this stunning family home is nestled in the charming hamlet of Rabley Heath. Thoughtfully extended and remodelled over the years, the property offers exceptional versatility - whether enjoyed as a substantial single residence or adapted for multi-generational living.

Stepping into the spacious entrance hall, you'll find a convenient cloaks cupboard and wc. Double doors lead to a welcoming sitting room, where exposed beams, a vaulted ceiling, tiled flooring, and a striking open fireplace create warmth and character. This space enjoys picturesque garden views with direct access outside.

A separate study flows seamlessly into the well-appointed kitchen, featuring ample storage, display units, and space for a range cooker, dishwasher, and American-style fridge freezer. French doors open onto the garden, offering a perfect spot for a breakfast table. Additional living spaces include a dining room, a charming garden room, a utility room, and an extra cloakroom with wc - ideal for modern family life.

To the rear, another bright and airy living room boasts patio doors to the garden and a staircase leading to the first floor. Upstairs, the bedrooms are divided into two wings, each with its own staircase. All but one of the bedrooms are generously proportioned doubles with fitted wardrobes, served by four well-appointed bathrooms/shower rooms, one of which includes a sauna for added luxury.

Outside, a gravel driveway provides ample off-street parking and access to a detached garage with a front up-and-over door and a rear workshop. The grounds also feature a greenhouse, summerhouse, large storage shed, and a versatile outbuilding currently used as an art studio - perfect for home working or creative pursuits.

The beautifully landscaped gardens wrap around the home, benefiting from a desirable southerly aspect. Filled with mature trees, vibrant shrubs, and colourful flower beds, the gardens offer expansive lawns and multiple patio areas - ideal for alfresco dining and entertaining in a serene countryside setting.

Location

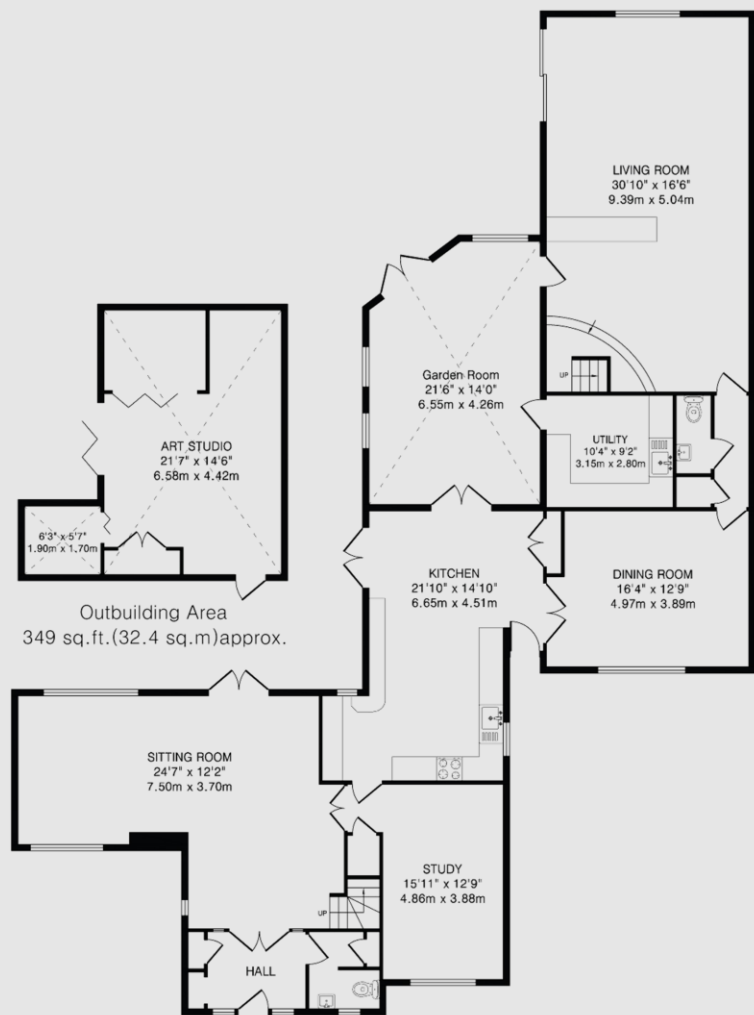
Pottersheath is a highly sought after residential area, approximately one mile from Welwyn, with easy access to Welwyn Garden City and its extensive shopping and leisure facilities including John Lewis, Waitrose and the Howard Centre. It is an ideal location for those wishing to commute as Junction 6 of the A1(M) just one mile away and Welwyn Garden City, Welwyn North and Knebworth mainline stations all within a few minutes' drive, offering fast train services to London Kings Cross (30 minutes).



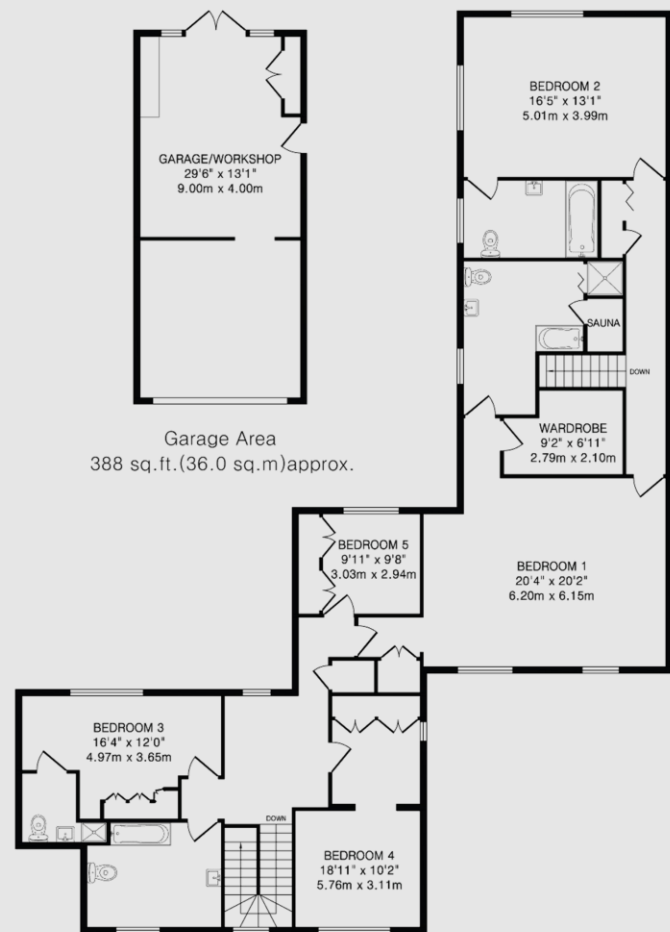


Important Information

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Ground Floor
2186 sq.ft. (203.1 sq.m) approx.



First Floor
1649 sq.ft. (153.1 sq.m) approx.

TOTAL FLOOR AREA: 4572 sq.ft. (424.6 sq.m) approx.

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