



5 Bedrooms



2 Bath/Shower Rooms
1 Cloakroom



4 Reception Rooms



Gravelled Driveway for
Multiple Vehicles



Approx 1 Acre, South West
Facing Landscaped Gardens



EPC Band F

Council Tax
Band: G
£3,952.12 Apr 25/Mar 26.
Local Authority
North Hertfordshire District
Council

Garden Lodge, Rabley Heath, Welwyn

An immaculately presented detached residence, positioned within wonderful grounds in a stunning rural setting. Offered to the market chain-free.

Description

This stunning residence occupies an enviable plot which in total extends to approximately one acre, positioned in a highly sought after idyllic location boasting superb far reaching views across open countryside. Decorated with the perfect blend of modern yet cottage style, viewers can only truly appreciate all that this lovely home has to offer by viewing internally.

Upon entering, the bright dining reception hall enjoys high quality sandstone flooring, which continues its theme into an exceptional luxurious high gloss kitchen/dining room which benefits from a range of integrated appliances and granite workshops.

There are two separate reception rooms; one of which overlooks the landscaped gardens and has bi-folding doors leading onto an extensive patio/seating area seamlessly blending the outside into this wonderful reception space.

On this floor, there is also a study, fifth bedroom/playroom, utility room and cloakroom with washroom facilities.

At first floor level, there are four double bedrooms, the principal boasting a deluxe en-suite shower room. The modern family bathroom, which serves the remaining three bedrooms, comprises a beautiful roll-top bath and spacious shower cubicle. Two of the bedrooms also benefit from wash hand basins.

Outside, there is a delightful manicured front garden and a wide gravelled driveway providing generous off-street parking.

To the rear, and siding onto open fields, the attractive and extensively landscaped gardens offers a serene retreat and are filled with an array of mature shrubs, plants and feature pond.

For comfort and economy, there is upvc double glazing and oil-fired central heating.

Location

Rabley Heath is a lovely semi-rural location and the Garden Lodge borders open countryside and farmland. Codicote, Welwyn, Welwyn Garden City and Hitchin are within easy reach and there is a mainline rail station at Knebworth. There are beautiful countryside walks and a local pub within walking distance.

