



4/5 Bedrooms



3 Bath/Shower Rooms



3 Reception Rooms



Driveway



South West Rear Garden
With Self Contained Annex



EPC Band D

Council Tax: Band G
- £3,819.50 2025-2026

Local Authority
Welwyn/Hatfield

Agents Note: Please note the adjoining land to the left-hand side of the house is owned by the property and is for sale by separate negotiation. Future potential plans for two additional dwellings subject to planning permission.



Stanborough Cottages, WGC AL8

An exciting opportunity to acquire a substantial, unique, characterful family home, which provides ample, flexible living accommodation on a large plot.

Description

This immaculately presented, impressive family residence has been extended and exudes warmth and comfort throughout. Boasting a number of quality bespoke features, including a glorious south-west-facing private garden containing a substantial, stylish, self-contained annexe. Lodgeside is certainly a special place to call home. The accommodation has been enhanced to a superb standard with quality tiled and real wood flooring and fitted oak units to both ground and first floor rooms. All tiled areas benefit from underfloor heating and the property boasts an impressive amount of built-in storage on all levels. Furthermore, the ground and first floors have separate integrated sound systems. Downstairs the accommodation is particularly well proportioned with the two main, incredibly bright reception rooms benefiting from a lovely aspect over the beautiful garden to the rear. A good-size study, fitted with quality bespoke office furniture, and a cloakroom are conveniently located off of the lofty, welcoming entrance hall. In addition, there is a dining room capable of seating 12 people comfortably. The large, open-plan kitchen/breakfast/family room has undergone a comprehensive transformation with many high-end, bespoke features, including a stylish kitchen island, a built-in pantry and a feature wall incorporating a 'smart' TV and fitted cupboards. A useful utility room is located adjacent to the kitchen and provides access to the side of the house, which leads to front and rear. The lounge is a particularly stunning room with wide bi-folding doors opening to the superb rear terrace and two spectacular glazed roof lanterns ensuring maximum natural light. A grand staircase leads up from the impressive entrance hall to a broad, bright, gallery landing. The bedroom accommodation comprises, in total, four spacious bedrooms, all benefiting from deep fitted wardrobes and for comfort, all but one on the first floor, are fitted with air conditioning units. The main bedroom suite feels especially luxurious with a peaceful ambience and boasts several special features including: a west facing, wrought iron balcony with delightful views over the rear garden, a range of deep, fitted oak wardrobes, built-in chests of drawers with sleek granite surfaces, a dressing area and a beautifully appointed en-suite shower room with 'his and hers' wash basins and large shower cubicle with body jets. The guest bedroom also enjoys an en-suite shower and there is a four-piece family bathroom with access to a deep, loft-style storage cupboard, along with a third bedroom. Stairs rise to the bright, second floor landing with fitted cupboards along the entire length, off which is located a further generous double bedroom as well as a large, walk-in airing/linen cupboard, which could potentially be converted into a shower room. The south-west facing, secluded rear garden is mainly laid to lawn and boasts a large, smart terrace which extends right across the back of the house, providing three separate seating areas and the necessary connections for an outside kitchen/BBQ area, perfect for outdoor entertaining. A substantial, self-contained cabin comprises a living room with air conditioning, a spacious double bedroom with two built-in wardrobes, a modern fitted kitchen with integrated appliances including a dishwasher, wine fridge, oven and gas hob and a large shower room with heated towel rail. The cabin has its own attractive, raised sunbathing deck and multiple seating areas have been created in which to sit and enjoy the garden. Externally, the property benefits from 'smart' garden lighting, front and back. A large, block-paved, electric-gated driveway, providing plenty of parking to the front and a well-kept front lawn, contribute to the fantastic first impression this hugely impressive home gives.



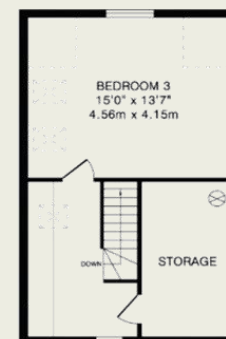


Important Information

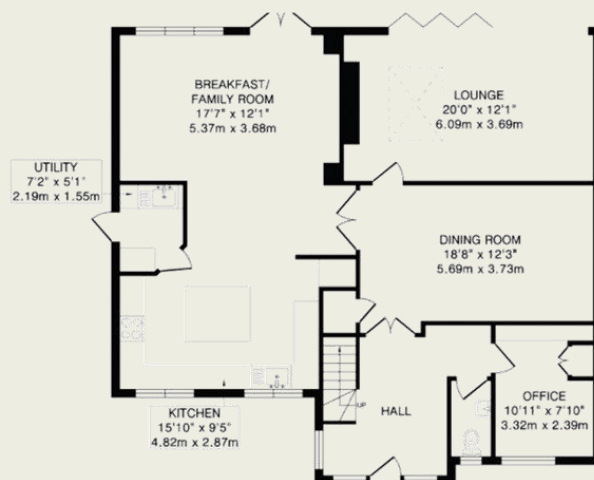
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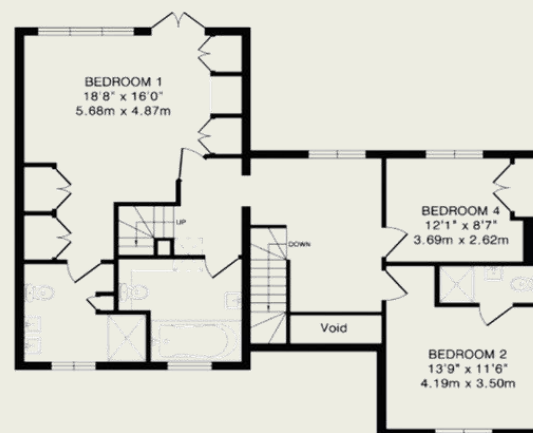
Annexe
464 sq.ft.(43.1 sq.m)approx.



Second Floor
433 sq.ft.(40.2 sq.m)approx.



Ground Floor
1249 sq.ft.(116.0 sq.m)approx.



First Floor
832 sq.ft.(77.2 sq.m)approx.

TOTAL FLOOR AREA: 2978 sq.ft.(276.5 sq.m)approx.
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and position of each element are approximate and must be viewed
as such.