



12, Robbery Bottom Lane
Welwyn | Herts | AL6 0UW

FINE & COUNTRY

12, Robbery Bottom Lane, Welwyn, AL90UW



STEP INSIDE

12, Robbery Bottom Lane, Welwyn.

This is one of the most deceiving homes we have marketed for some time. Being set in an elevated position, the house takes full advantage of feeling like it is hidden away in the treetops. Having been extended, updated and refitted over the years, this excellent home provides generous and well-proportioned flexible accommodation arranged over two floors. Believed to have been built in the 1950's in this small country lane the house is just a few minutes' walk away from both local shops and facilities but also lovely rolling countryside. The highly sought-after Welwyn village is a couple of miles away and stations can be found at both Welwyn North and nearby Knebworth.

For some it may feel a bit of a climb up the steps to the front door but it's certainly worth it. As soon as you step inside there is a feeling of space and light. The generous hallway has an Oak staircase rising up to the first floor and a rear window floods the hall with light. At the front is a lovely lounge with windows to two aspects and a lovely view looking over the large front garden down to the lane. At the rear of the house is an extended kitchen/dining room that really is the hub of the home and a great place for family and friends to congregate. The kitchen is attractively fitted with a good range of modern units including built in oven, hob and cooker hood. Windows to two aspects fill the room with light and doors open onto the secluded rear patio and garden. Also on the ground floor are two bedrooms, a single presently a study, and a double with wardrobes and views over the front garden. There is also a luxuriously appointed shower/wet room.

Upstairs is a real surprise. The amount of space and light the rooms enjoy is fabulous. A lovely landing allows access to the principal bedroom which is a most impressive large double room with walk in wardrobe and windows to both the front and to the rear. There is a further good size double bedroom that overlooks the front. In addition is a large luxurious bathroom that overlooks the rear garden.









STEP OUTSIDE

Property Name

Approached at the front the driveway provides parking for two or three vehicles and leads to the detached garage. In addition, there is also a substantial gravel parking area that adjoins the drive with space for numerous vehicles and also providing great scope for a variety of uses in the future including further garaging or an annex, subject to obtaining planning permission.

The overall plot is approximately one quarter of an acre with the house set to the rear of the gardens. Steps meander through the front garden up to the house and are bordered by lawns, shrubs and mature trees.

At the rear of the house is a large paved patio that enjoys a southerly aspect and is bordered by shrubs and trees with a further lawn to the side.





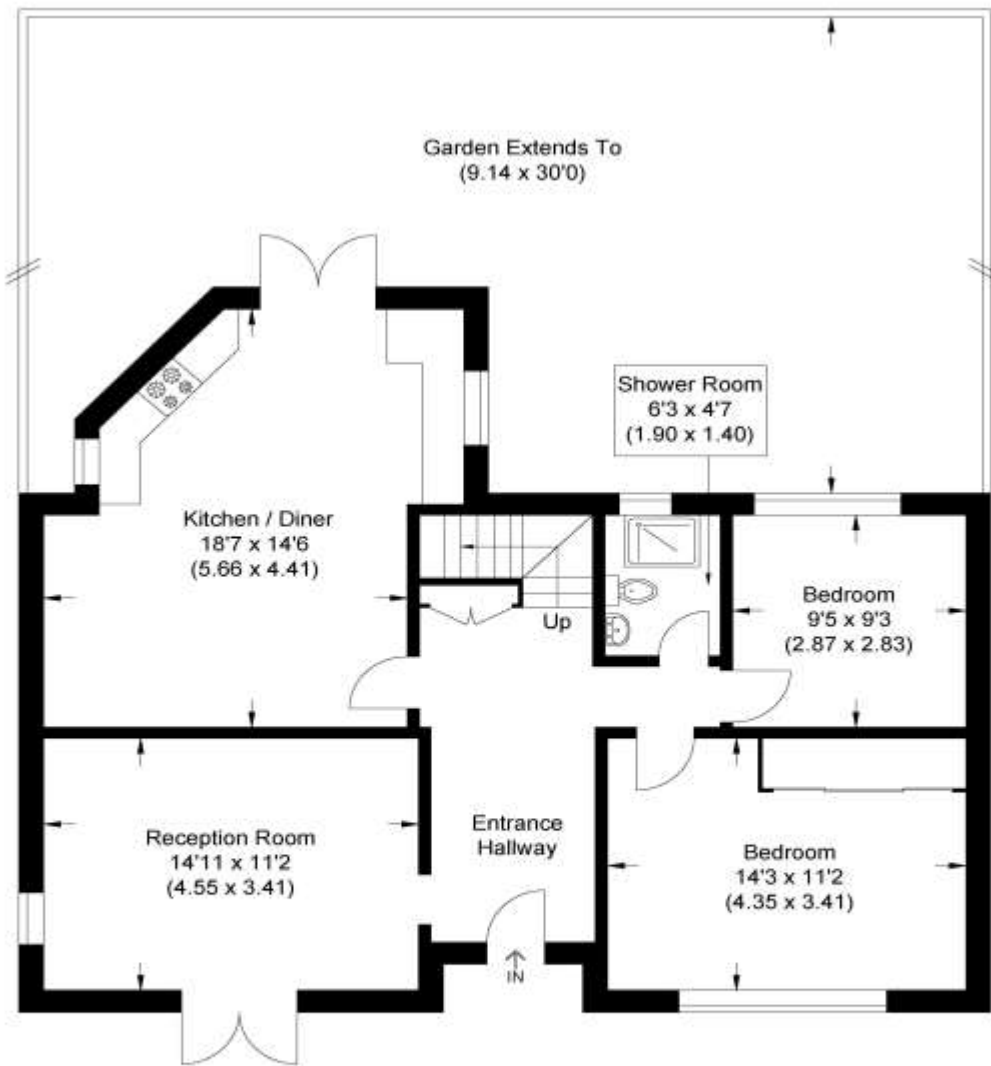
LOCATION

All in all, this really is a great opportunity to purchase a highly individual property with living accommodation that is in a great location with access to local amenities and nearby local shops including a post office, general store, and butchers.

Many lovely walks are found in the nearby countryside particularly in Mardley Heath just a few minutes away.

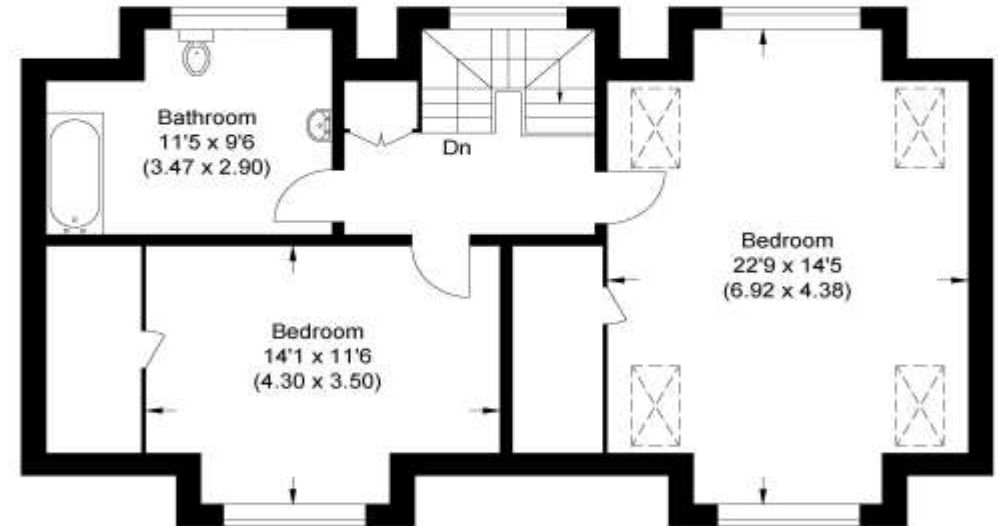
Nearby stations are found at Knebworth, Welwyn North or Welwyn Garden city and the A1(M) is just a few minutes' drive.

Neighbouring Welwyn is a charming village with numerous pubs and eateries, local shops and doctors' surgery. Welwyn Garden City provides more extensive amenities and of course, John Lewis department store.



Ground Floor

Approximate Gross Internal Area
145.81 sq m / 1569.48 sq ft



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

AGENTS NOTE: Whilst we endeavor to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



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