



38 Reynards Road
Welwyn | Hertfordshire | AL6 9TP

FINE & COUNTRY

38 REYNARDS ROAD



A truly impressive, unique and energy efficient five bedroom family home with a substantial two bedroom annexe, stunning newly built indoor swimming complex and triple garage with total accommodation in excess of 6700 square feet all positioned in superb grounds approaching 4 acres.



This wonderful residence is all set behind iron gates with superb views to the front and rolling paddocks to the rear. A rare EPC rating of 'A' makes this property unique as the recently installed solar panels power the house, annexe and swimming complex.

This opportunity is ideal for large families with multi-generational living needs, equestrian enthusiasts or if you want to run your business from home, this home has it all!









STEP INSIDE

A warm, cosy and inviting entrance hallway sets the standard and scene for the rest of this fine family home. To one's left is the living room, an excellent size with dual aspect views and ease of access outside, the perfect room for a large family to gather in. Opposite the living room is the playroom and second lounge/snug, both positioned with front views and both proportionally perfect in size. Moving further down the entrance hallway you enter the kitchen diner, this is the stand out room for the ground floor and the heartbeat of the home with amazing views of the rear gardens, a sizable central island is topped with a granite worksurface with plenty of base and wall storage units with a chest height triple oven and built in coffee machine which are all NEFF and there is additional space for a large dining room table, this is a perfect room to entertain, party and to dine in. In addition there is a sizable utility room. The first floor comprises of the master suite which occupies the full width of the house with large en-suite and walk through dressing room. There are two further double rooms and a family bathroom on this floor. The second floor hosts two very long rooms which stretch the width of the house with one having its own ensuite but both having the most incredible rear elevated views of the grounds.

The annexe is an excellent size that is just over 1150 square feet, with two bedrooms, a shower room, kitchen and large lounge area. This is currently used for as a therapy room and has been registered as a business but could also be used as for multi-generational living quite comfortably.

The indoor swimming complex was designed and installed in 2022 by Origin who are a well known and award winning indoor swimming pool construction company. It features a swimming lane with resistance mode, steam and sauna room along with gymnasium and hosts an array of technical features of extremely high specification. This has been positioned perfectly within the plot to enjoy views of all the gardens.

























STEP OUTSIDE

On arrival you enter through the iron gates to the front with a spacious open driveway and path that leads to the front door. There is plenty of parking for multiple vehicles with the addition of the triple garage which has charging points for two electric vehicles which again are powered by the solar panels. The rear of house has an excellent full width patio which is linked well to the annexe via the oak framed outdoor kitchen set up. This space has been cleverly designed to provide plenty of seating and formal dining areas, perfect for entertaining and enjoying those fabulous summer days and evenings which are all under the cover of a tiled roof. This home is set within approximately 4 acres, with a large paddock to the rear perfect for horses to graze in. Additional land is available by separate negotiation. .

LOCATION

Conveniently located between Welwyn and Codicote, Reynards Road is an excellent spot for easy access in Codicote, Welwyn and Welwyn Garden City. There are excellent local pubs, restaurants, coffee shops, shopping and countryside walks all within easy reach along with some larger shops such as John Lewis that can be found in Welwyn Garden City.

In terms of transportation, Welwyn North Railway station will get you into Kings Cross in around 30 minutes, the A1 is minutes away to get you to the broader motorway networks and there is a fantastic selection of high regarded private and public schools all close by.



INFORMATION



Solar Panels System - Recently installed in 2022 is the 13.68 kWp solar panel system with LG panels which are located on the roof of the annexe.

The system feeds the main house, the pool heating and two electric car charging points which are located in the garage.

The owners have an MCS certificate that estimates their annual generation at approx 11,100 kWh, which equates to approx. £3,330 in electricity at prices of about 30p/kWh (2024)

There is 15 kW capacity of battery storage and also an Eddi which uses excess solar to heat the house hot water in addition to standard boiler heating.

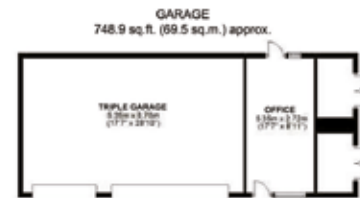
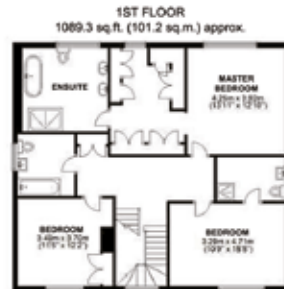
Council tax band H and A rated EPC

Mains drainage

Mains gas

Air source heat pump

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TOTAL FLOOR AREA: 6724 sq.ft. (624.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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