



Hornbeams
Briary Wood End | Welwyn | Hertfordshire | AL6 0TD

Tucked away along a picturesque, tree-lined private lane, Hornbeams offers a rare sense of seclusion and style. This striking five-bedroom home, built in 2020, combines contemporary design with impressive eco-friendly credentials. Highlights include triple-glazed Ecohaus windows, a state-of-the-art mechanical ventilation heat recovery system, and underfloor heating across the ground floor—ensuring year-round comfort and efficiency. The property is complemented by beautifully landscaped, wraparound gardens, a decked seating area ideal for entertaining, and a double garage with versatile space above. Perfectly situated in the sought-after Oaklands area, residents enjoy a welcoming community with access to local Mardley Woods, a local parade of shops and a primary school close at hand. For commuters, two mainline stations and the A1 motorway lie within three miles, offering seamless connections to London and beyond.

Step inside

Step through the stylish front door of Hornbeams and into a breathtaking, full-height entrance hall. A striking cantilevered wooden staircase with a glass balustrade sets the tone for the home's contemporary sophistication, drawing the eye upward while flooding the space with light. From here, double doors open into the showpiece of the property—the expansive kitchen and dining room. This remarkable space is framed by floor-to-ceiling glass windows that run the entire length of the room, offering uninterrupted views of the landscaped gardens. The kitchen itself combines sleek modern design with a touch of industrial charm, featuring a dramatic wall of exposed brickwork overlooking the driveway. Fully equipped with integrated appliances—including twin ovens, a large fridge freezer, dishwasher, and wine fridge—the kitchen is as practical as it is stylish. A generous central island, finished with granite worktops, houses the hob, extractor fan, and casual seating, making it the perfect hub for family life and entertaining. Adjacent, the utility room provides additional storage and laundry facilities, with direct access to the rear of the property. Underfloor heating flows throughout the tiled kitchen, dining area, and entrance hall, extending into the reception rooms via wood-effect flooring for seamless warmth and comfort. Every detail has been carefully considered, from the high-spec triple-glazed Ecohaus windows and patio doors to the advanced mechanical ventilation heat recovery system (MVHR), which ensures fresh, filtered air circulates while maximizing energy efficiency. Further eco-friendly touches include 150mm wall cavity insulation. Technology enhances the home's comfort and security, with CAT cabling, smart heating controls (Apple Home), electric blinds, out door lighting, a CO2 sensor, a video security system, and even fingerprint entry.

Beyond the hallway, the ground floor unfolds into a trio of versatile reception rooms. The main lounge is bright and welcoming, with patio doors opening to the garden and a characterful brick fireplace with gas effect fire. A central reception room currently serves as a home office, while the third creates an inviting snug with garden views.

Ascending the striking staircase, a galleried landing bathed in natural light leads to five double bedrooms. Two of the bedrooms feature sleek ensuite shower rooms with fitted mirrored wardrobes, while the master suite also benefits from a large storage cupboard. The family bathroom is equally impressive, offering a double vanity, separate bath, and shower cubicle. A spacious corner bedroom and a generous fourth double complete the first floor.









Step Outside

Set behind private gates, a sweeping drive leads to an expansive parking area and a substantial double garage. The garage is fitted with electric doors and three-phase electricity, allowing for the installation of an EV charger if desired. Above, a versatile heated and powered room offers endless possibilities—whether as a bedroom, home office, cinema room, creative studio, or a welcoming guest suite. A convenient shower room and WC on the ground floor add to its flexibility.

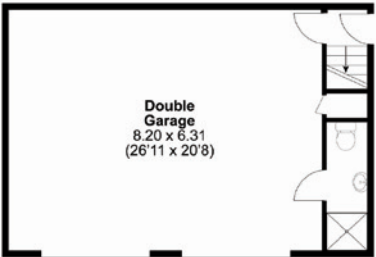
The gardens at Hornbeams gracefully encircle the home, bordered by panel fencing and mature planting that provide both privacy and a sense of tranquillity. The woodland setting creates a natural backdrop, with tall trees at every turn, while still maintaining a bright and open feel. A level lawn offers space for play and relaxation, while the west-facing terrace is perfectly positioned for summer entertaining, capturing the best of the afternoon and evening sun.

Location

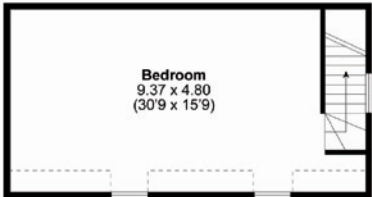
Hornbeams is located in the popular area of Oaklands, Welwyn. For commuters this area is well linked as within 3 miles, mainline stations at both Knebworth and Welwyn North take you into London in under 22 minutes. Luton Airport is just 12 miles to the west and Heathrow 42 miles around the M25. With the A1 under 2 miles away, you can be on the M25 within 12 miles. Oaklands is a welcoming community; you're within walking distance of a local primary school and a handy parade of shops while the village of Welwyn is just under 2 miles away, offering a busy high street. Welwyn Garden City is under 4 miles away, where you have a choice of secondary schools and the shopping includes John Lewis and Waitrose.



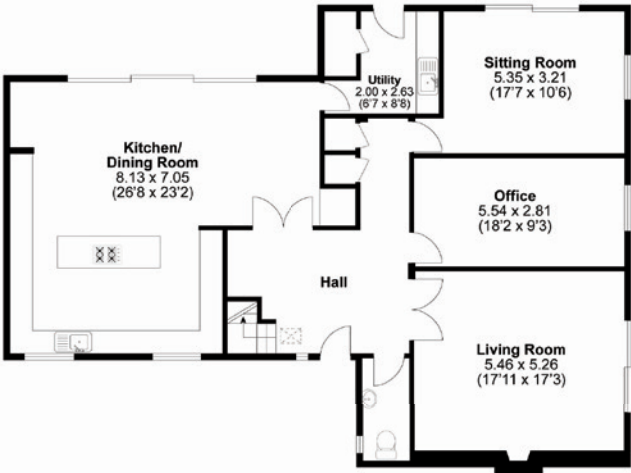
HORNBEAMS



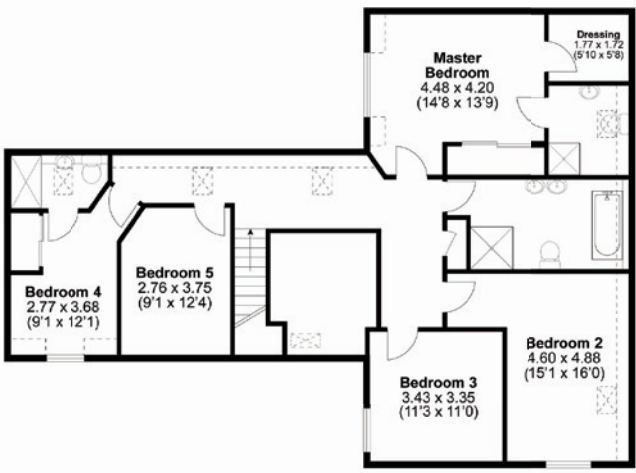
Garage Ground Floor
Approx. 59.0sqm (636.0sqft)



Garage First Floor
Approx. 44.9sqm (484.0sqft)



Ground Floor
Approx. 142.7sqm (1536.0sqft)

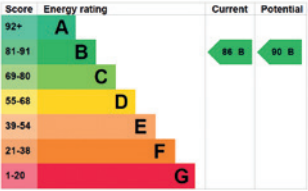


First Floor
Approx. 123.3sqm (1328.0sqft)

TOTAL FLOOR AREA: 3984 sq.ft. (369.9 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.

Council Tax Band: G
Tenure: Freehold



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