



Bryan Bishop
and partners

Reynards Road
Welwyn, AL6 9TP



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Bryan Bishop and Partners are delighted to present this extremely rare opportunity to purchase 5,400 square feet of accommodation including a 3,200 square foot detached home set back off a private road, encompassed by a 3 acre plot.

The house is approached by a paved driveway with parking for multiple cars. The main house comprises a grand entrance hall with stairs to the first floor, there is a large kitchen/breakfast room with a separate dining room and access to a generously sized utility room. The other half of the ground floor consists of an impressive dual aspect living room with open fireplace, downstairs W/C, a large bedroom with en-suite, a storage room/gym and the plant room for the pool. The first floor boasts 4 bedrooms which all have exceptional views over the grounds, plus a large unfinished room with potential as a large master bedroom suite, hobby or cinema room.

There is a detached double garage with two smaller storage rooms at the rear. There is a further open barn with a tack room, and a newly erected stable block with 4 stalls that came at the cost of approximately £100,000.

Reynards Road is closed in by a former golf course and is just a stones throw from Welwyn village with its range of shops, traditional public houses, restaurants, bakers, Tesco express, doctor's surgery and dentist.

The historic village of Codicote provides conveniences for daily needs and includes a butcher, chemist, florist, post office, newsagent, excellent general village store & a wide selection of friendly pubs and eateries. There is a Church of England primary school, pretty church & a wide array of sports clubs.







GROUND FLOOR

Entrance Porch	
Reception Hall	14'11" x 12'10"
Cloakroom	
Kitchen/Breakfast Room	12'3" x 24'7"
Utility	11'2" x 11'1"
Dining Room	11'2" x 13'7"
Living Room	16'8" x 22'8"
Ground Floor Bedroom	14'0" x 16'4"
En-suite	

FIRST FLOOR

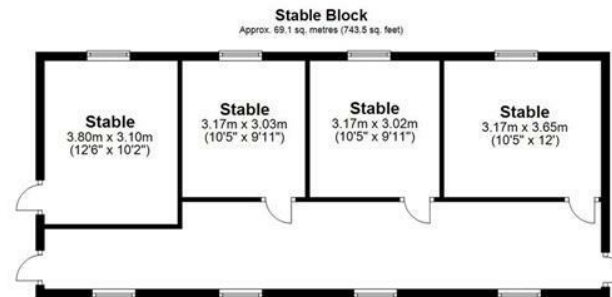
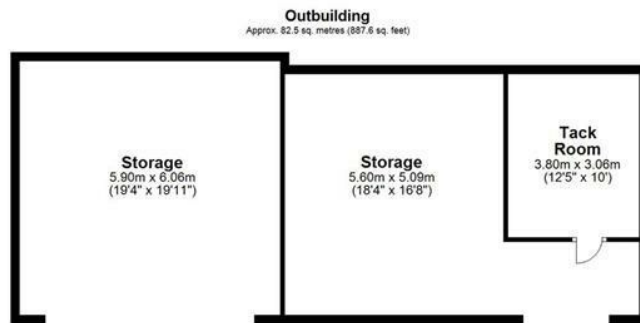
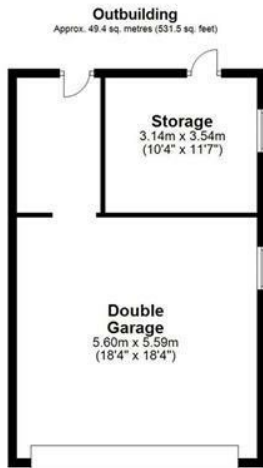
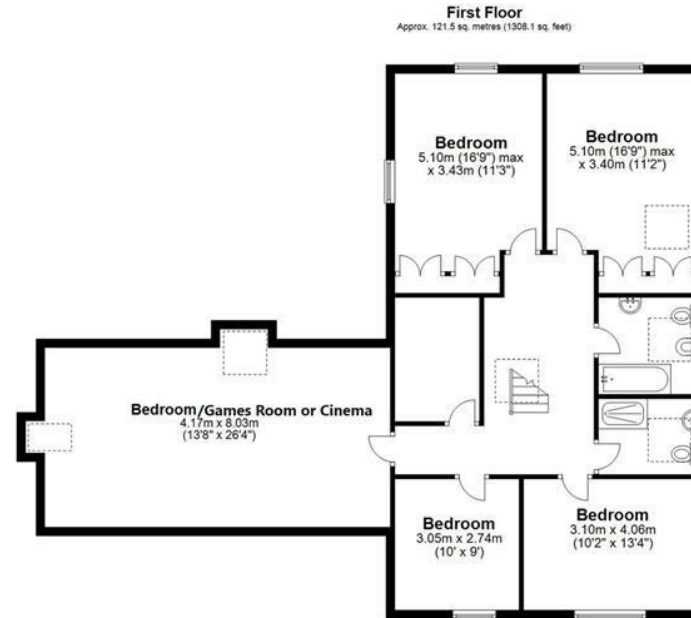
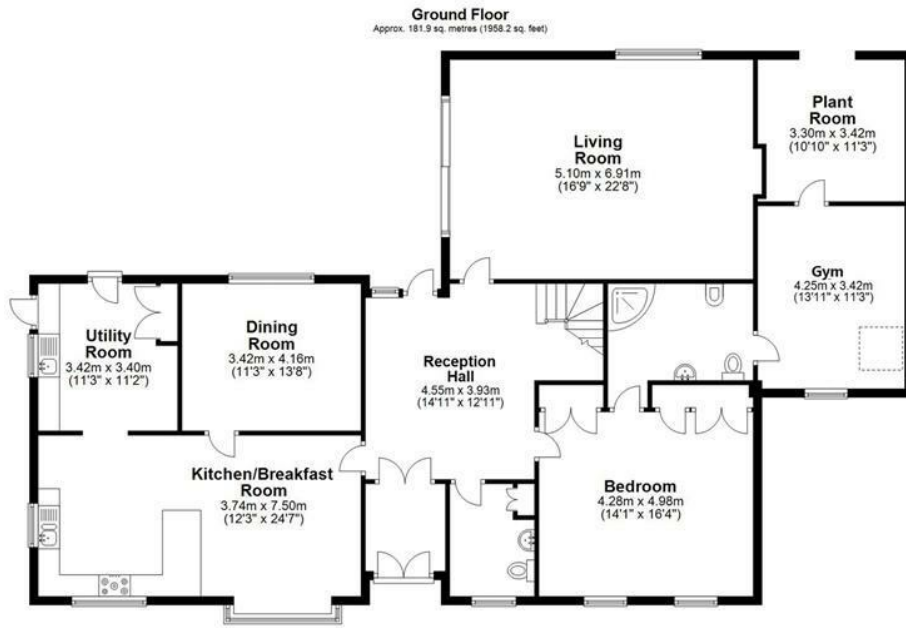
Landing	
Bedroom One	16'8" x 11'3"
Bedroom Two	11'1" x 16'8"
Bedroom Three	10'0" x 8'1"
Bedroom Four	10'2" x 13'3"
Master bedroom suite/Hobby room/Cinema room	13'8" x 26'4"
Bathroom	
Shower Room	

EXTERNAL

Integral store room/Gym (accessed off en-suite)	13'11" x 11'2"
Store Room (back of garage)	10'3" x 11'7"
Plant room	10'9" x 11'2"
Detached double garage	18'4" x 18'4"
Detached Open Barn with three sections	
Detached Four Block Stable	
Private Gardens	
Paddock	
Swimming Pool	







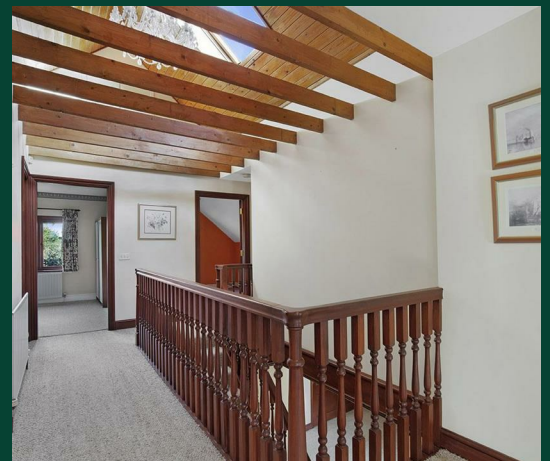
Total area: approx. 504.4 sq. metres (5428.9 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, mis-statement or use of data shown.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		55	67
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	









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