

Bryan Bishop
and partners



Rollswood Road
Welwyn, AL6 9TX



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Bryan Bishop and Partners are thrilled to bring to the market this immaculately presented detached family home set on a private 2.5 acre plot surround by Hertfordshire countryside. The property has undergone a great deal of refurbishment work on both the interior and exterior since 2012, to make it the stunning house you see today.

Upon arriving at the residence, one will be greeted by a lovely sweeping driveway which guides you towards the property past a stunning Roman pond, alongside the beautiful gardens.

The ground floor of the property is comprised of multiple large reception rooms many of which have dual aspects over looking the gardens and fields beyond. A large entrance hallway with feature fireplace leads to a triple aspect living room with wooden flooring, French Doors and commanding open fireplace. To the rear of the property is John Ladbury bespoke fitted kitchen with integrated appliances and Aga, central island with breakfast bar and wine fridge, tv/chill area, separate breakfast room and is served by a utility and formal dining room. There is also a study and cloakroom to the ground floor.

The first floor features a split staircase with two landings. The right side hosts the master bedroom which has vaulted ceilings, dual aspect views over the properties own grounds and Hertfordshire countryside beyond including via French Doors and a Juliet balcony, a dressing room and luxuriously finished en-suite. Also featured off the right landing is the 2nd bedroom which is served by an en-suite.

Off the left hand landing there are three further spacious double bedrooms and two bathrooms.

To the exterior of the property you begin to get a feel for the zonal areas that the gardens have. There is a small woodland, a large lawned area, spacious patio area with views, large pond and a golfing area professionally designed and built by Southwest Green's and made with silicon sand for realistic playing conditions.

As well as the stunning gardens there is a detached, self contained two storey cottage with ground floor bedroom, kitchen and bathroom. To the first floor is a spacious living room or games room. A quad detached garage serves the driveway and is split into storage for cars, gym and general garden storage.

Rollwood Road is located just a 3-minute drive from J6 of the A1(M) and is also a short drive from multiple stations. One of which, Welwyn North Station, has fast trains into London's Kings Cross. Welwyn village is a 1 minute drive or 25 minute walk and has an abundance of restaurants/pubs (eight in total), Tesco, fine wine shop, bakers, florists, hairdressers, dentists, doctors surgery and pharmacists.







GROUND FLOOR

Entrance Hallway	18'6" x 21'1"
Kitchen/Sitting Room	20'1" x 31'6"
Breakfast Room	12'5" x 14'11"
Utility	
Sitting Room	14'11" x 13'
Office	9'8" x 8'11"
Dining Room	15'3" x 17'1"
Living Room	20'8" x 19'7"
Cloakroom	

FIRST FLOOR

Landing	
Master Bedroom	14'x17'3"
Walk in Wardrobe	12'10" x 9'3"
En-suite	
Bedroom Two	12'2" x 21'9"
En-suite	
Bedroom Three	12'2" x 13'11"
En-suite	
Bedroom Four	10'6" x 13'10"
Bedroom Five	11'9" x 21'9"
Family Bathroom	

EXTERIOR

Gardens	
Driveway	
DETACHED ANNEXE	
Bedroom	13'10" x 18'4"
Bathroom	
Kitchen	11'4" x 10'9"
FIRST FLOOR	
Living/Games Room	22'2" x 18'4"
DETACHED QUAD GARAGE	
Garage	31'11" x 19'11"
Gym	15'6" x 9'8"

Council Tax Band - H





Ground Floor
Approx. 198.8 sq metres (2139.4 sq. feet)



First Floor
Approx. 174.3 sq metres (1878.4 sq. feet)



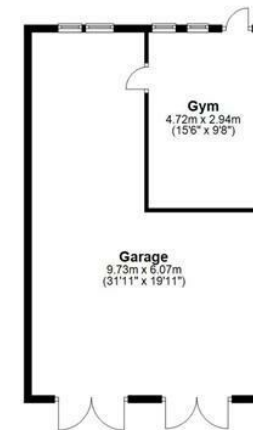
Cottage Ground Floor
Approx. 38.7 sq metres (416.7 sq. feet)



Cottage First Floor
Approx. 37.7 sq metres (405.8 sq. feet)



Outbuilding
Approx. 58.1 sq metres (625.8 sq. feet)



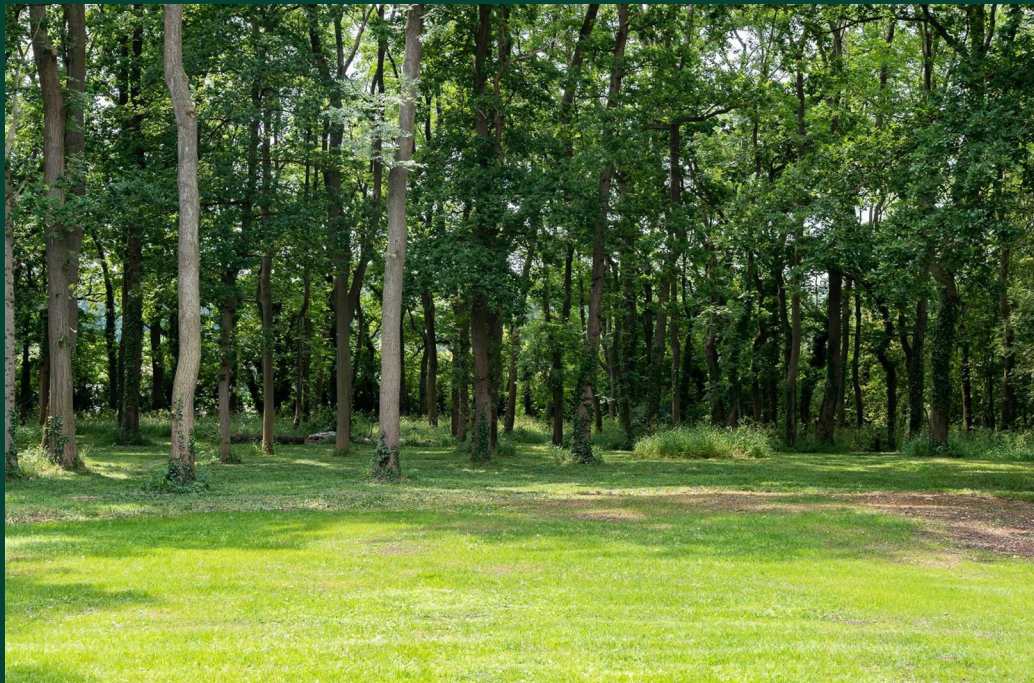
Total area: approx. 508.5 sq. metres (5473.9 sq. feet)

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, miss-statement or use of data shown.









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