



Bryan Bishop
and partners

New Road
Digswell



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Grand Designs in Digswell! A 4,000-square-foot family home that has been architecturally extended and modernised to an exacting standard. Six bedrooms, five bathrooms and seven reception rooms, incorporating a self-contained two-bedroom annexe. Extensive high-quality features, such as triple glazed windows, a heat recovery ventilation system (HRV) throughout, well-insulated concrete flooring and underfloor heating, and integrated speakers.

Located on a half-acre plot just a five minute walk from Welwyn North Train Station (which has quick links into London's Kings Cross), plus a cafe, shop and a pub/restaurant.

Accommodation

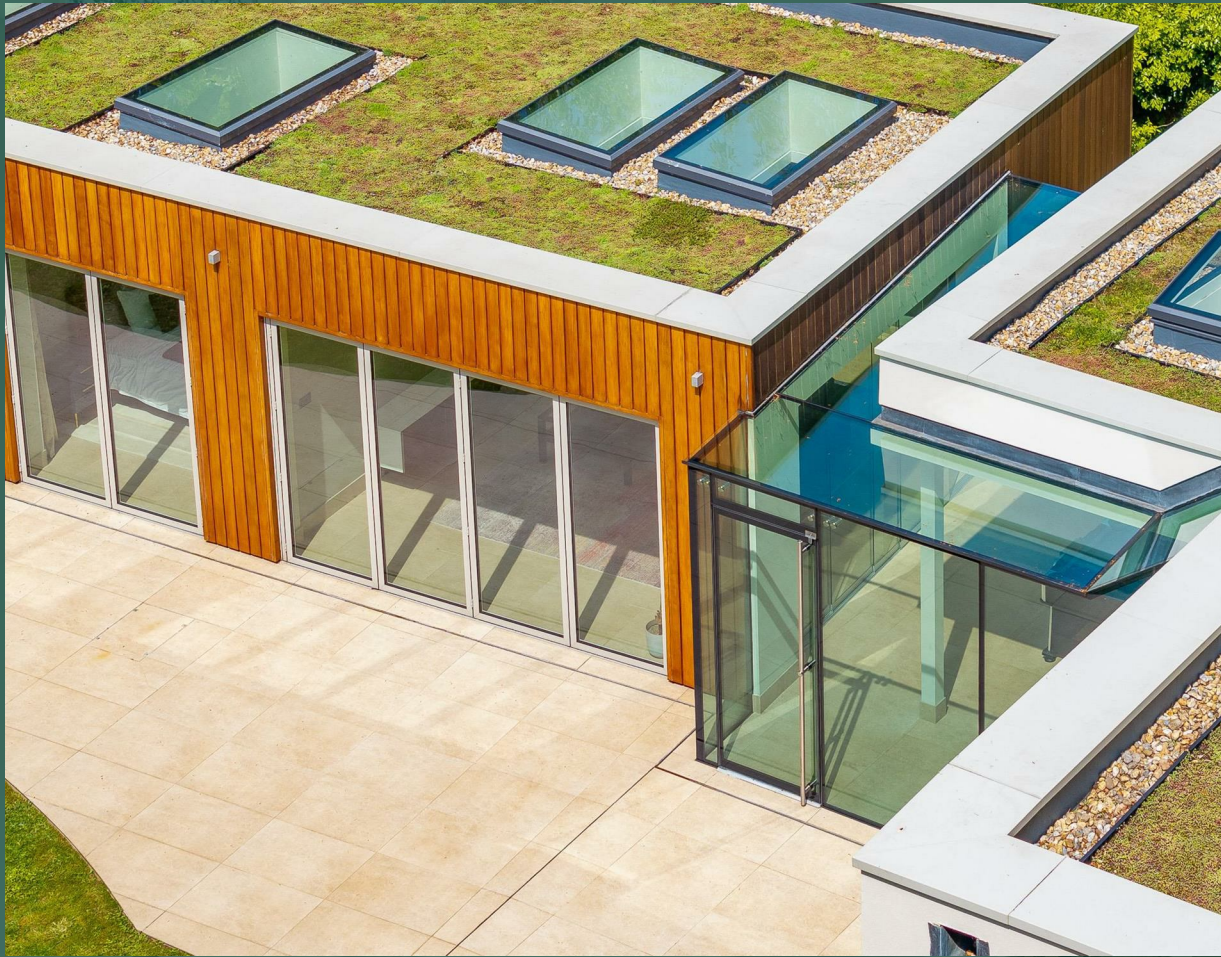
Enter the property via a bespoke arched walnut front door into a large entrance hallway. The elegantly-tiled hall leads through to walnut hardwood flooring throughout the rest of the ground floor. Wet underfloor heating serves the main rooms on the ground floor.

This level has been beautifully crafted throughout, with numerous glass walls, large windows and a vaulted ceiling to the kitchen, which create a tremendous feeling of space, allowing an abundance of natural light to flood into the property. Electronically-operated roof windows provide convenient additional ventilation.

Particularly impressive is the Poggenpohl bespoke kitchen, with a range of base and eye-level units, island and integrated Miele appliances. The kitchen is open to a dual-aspect dining room with floor to ceiling glass walls overlooking the private rear garden as well as bi-fold doors leading to an outside raised decking area. The living room is accessed via a stunning set of sliding wenge doors, and also a set of double doors leading off the entrance hallway. It has seven integrated speakers, perfect for movie nights and sports. A utility serves the kitchen.







To the front of the property is a home office and another good-sized reception room, plus a separate shower room, built from high-end Italian bathroom ceramics (Catalano) and German tap (Dornbracht) which are a recurring feature in the other four bathrooms.

Heading to the lower ground floor, via the floating-effect walnut stairs and glass hallway, is a games room with adjacent cloakroom and plant room / laundry room. The lower ground floor is a perfect space for entertaining guests or family nights in. This level has underfloor heating throughout. The games room leads through to the annexe, which has a further reception room, featuring a kitchenette.

The annexe sitting room has bi-fold doors leading out to the garden. Both the annexe sitting room and games room have integrated speakers.

To the back of the lower ground floor are two double bedrooms with built-in wardrobes and a luxuriously-appointed shower room. This extension has been clad in a high-quality clear-grade western red cedar timber.

Heading up to the first floor, you are greeted by a bespoke walnut bannister, evocative of the period of the original property and coordinated with the ground floor features. The first floor of the property contains four double bedrooms and three bathrooms. The master suite benefits from dual aspect views over the tree-lined garden, shower room with demisting mirror and underfloor heating, as well as a walk-in wardrobe. There are a further three double bedrooms, of which the guest room is served by an en-suite, and the remaining two by a family bathroom, which has demisting mirror and underfloor heating.

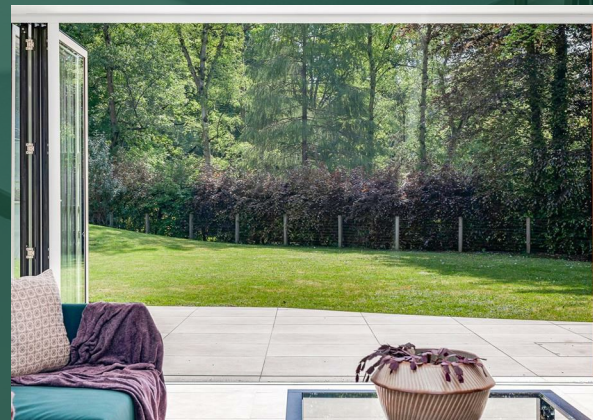
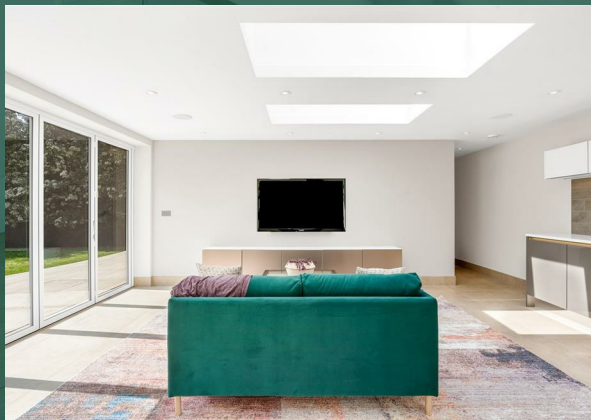
Exterior

To the outside of the property is a spacious drive and a detached double garage with electrically-operated cedar wood door and EV charger. The front garden features a bank of many mature trees that screen the property and give an air of seclusion.

The rear garden is mostly laid to lawn with patio area, a charming raised deck area accessed off the dining room, raised beds with a variety of plants and shrubs, as well as a tree-lined 0.5 acre plot.

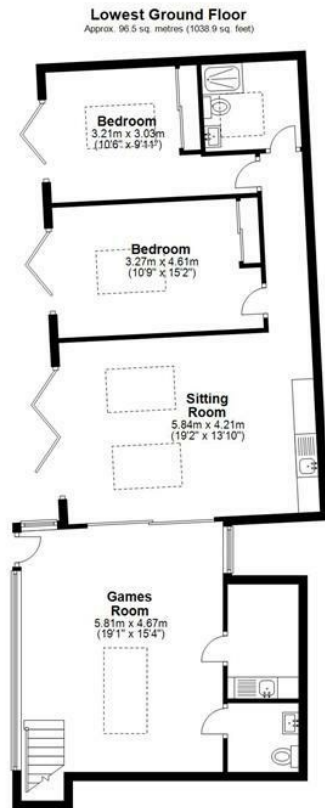
Location

Digswell is a much sought-after location, lying approximately 2 miles to the east of Welwyn village and 2 miles to the north of Welwyn Garden City. The area is ideal for those wishing to commute as Welwyn North Station, which lies within a few minutes' walk from the property, offers a fast and frequent service into Kings Cross, taking from 28 minutes. Junction 6 of the A1(M) is within 1.5 miles. Easy access to a wide range of excellent independent schools, including Heath Mount, Sherrardswood, Duncombe, Haileybury, Queenswood, St Albans School and St Albans High School.



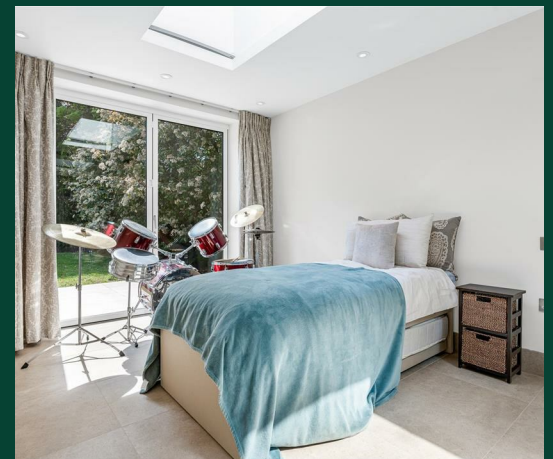






Total area: approx. 372.9 sq. metres (4013.8 sq. feet)









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