



**Bryan Bishop**  
*and partners*

Oaklea Wood  
Welwyn



# Oaklea Wood

## Welwyn

### Summary:

Bryan Bishop and Partners are delighted to bring to the market this substantial and well appointed family home set in a secure and exclusive gated development within the popular Oaklands area of Welwyn. With six bedrooms, four bathrooms and four thousand six hundred square feet of living space this property provides innumerable opportunities to configure the rooms in a way that suits your lifestyle. It will easily meet all of the needs of a large family for living, working and entertaining, whilst also accommodating guests, and would comfortably provide for multi-generational living.

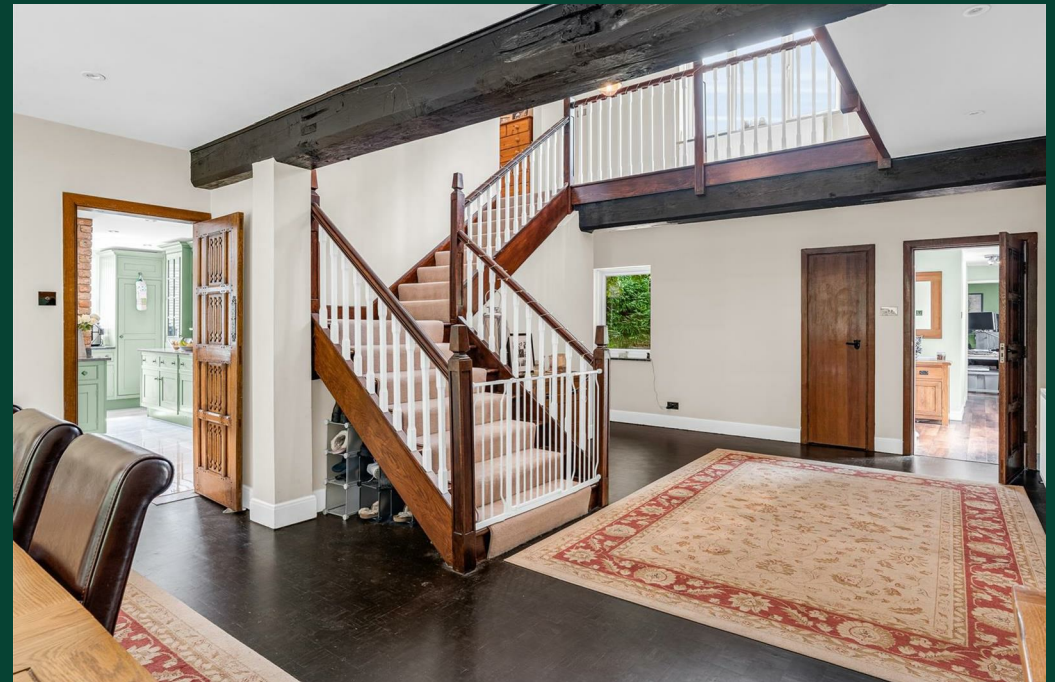
### Accommodation:

The traditional oak double doors welcome you into a light and bright hallway. To the left is a conveniently placed guest cloakroom and a large office beyond. Easily big enough to accept multiple desks, and well positioned to offer privacy yet still nicely connected to the rest of the house, this is a perfect way to work from home.

To the right, the hallway opens out onto the stunning dining hall. Bathed in natural light from the wonderful double height stairwell as well as enjoying terrific views over the garden through the full height bay windows to the rear, this is a glorious space for dining and entertaining. The room makes full use of the interesting architectural styling and period features, such as the oak beams, parquet floor and lovely open staircase turning upwards onto the galleried landing above.

The kitchen is accessed through multiple doorways, giving a lovely flow to the ground floor, and providing ample storage with its extensive wall and floor mounted cupboards. Being laid out around a central pillar, enables a clever delineation between the casual dining area and main preparation/cooking space, which contains all of the usual appliances one would expect in a house of this size and quality, along with substantial worktop areas. There is direct access to the rear garden from the kitchen.







Adjacent to the kitchen is a great snug with an attractive bay window to the front. A perfect reading room/library or even a second separate office, if needed. To the other side of the dining hall is the living room. This is another large room, but has a lovely cosy feel with oak beams and a traditional inglenook fireplace. Stretching the full depth of the house, enables the living room to have glazed double doors at both end. These open onto the garden at the rear and a private courtyard patio at the front.

The property is designed over three floors, which are cleverly integrated into the natural topography of the grounds. For example, whilst there is a basement, the main family room situated here is still flooded with natural light from windows to front and rear aspects. This makes for a really usable and valuable room with options for alternative uses. The basement also houses the games room and gym, as well as a fully equipped bathroom, useful additional storage and a door leading outside to the rear garden. Upstairs the lovely open galleried landing leads onto the six bedrooms and two of the bathrooms. The master bedroom benefits from substantial fitted wardrobes and a large ensuite bathroom.

#### Exterior:

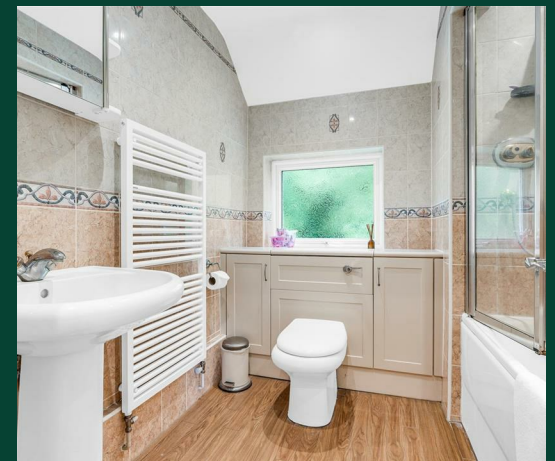
Security gates protect the whole property and its immediate neighbours and the private road within leads to a large sweeping driveway running down to the detached double garage. The front garden is beautifully landscaped into the natural slope of the grounds and features a lovely pond, natural stonework and mature planting of shrubs, bushes and ornamental trees, as well as, some indigenous specimen trees. To the front of the house, enjoying a totally private and secluded setting, is a super courtyard patio area with an ornamental pond, currently being put to good use as a perfect location for a hot tub. The rear garden sweeps across from the ground floor of the house and then down to the garage set on the lower level. This gives it lots of visual interest and provides for multiple locations for seating and al fresco dining, as well as large areas laid to lawn. all of which have the wonderful woodland setting as a perfect backdrop.

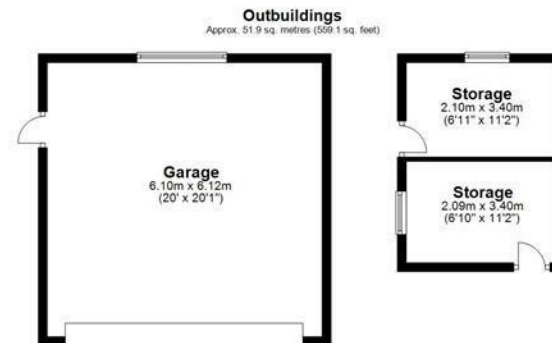
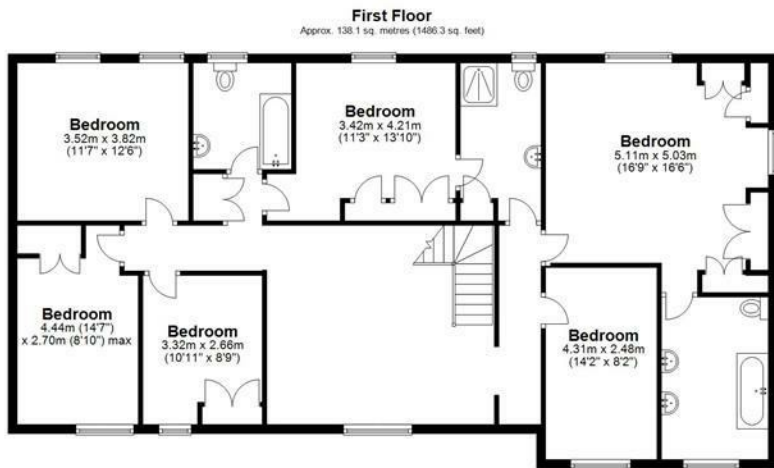
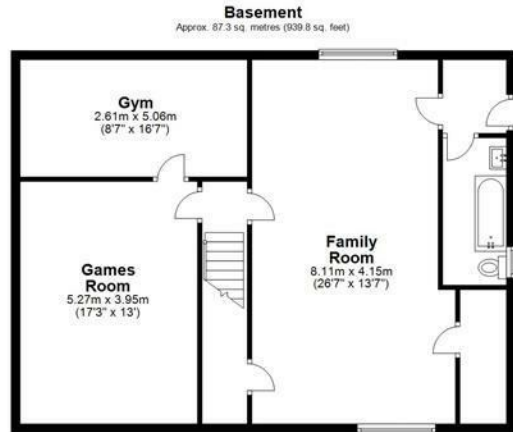
#### Location:

This lovely family home is located within the highly sought after Oaklands area of Welwyn, which provides a range of local shops and an excellent primary school within a short walk. Just a few minutes drive away are the nature reserves of Mardley Heath and North Pit as well as the Danesbury Park open space. Welwyn village is less than a mile away, highly regarded for its range of shops, amenities and excellent gastro-pubs and restaurants. The A1(M) is just over a mile away and a fast, frequent train service from Welwyn North station will get you to London Kings Cross in around 20 minutes.









Total area: approx. 436.0 sq. metres (4692.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	67	75
England & Wales		
EU Directive 2002/91/EC		











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6a High Street | Welwyn | AL9 9EG | 01438 718877 | [info@bryanbishop.co.uk](mailto:info@bryanbishop.co.uk) | [www.bryanbishop.co.uk](http://www.bryanbishop.co.uk) Find us on

