



Bryan Bishop
and partners

Reeves Court
Welwyn



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Summary:

Bryan Bishop and Partners are delighted to bring to the market this wonderful five bedroom, three bathroom, executive family home, in the extremely popular Wilshere Park area of Welwyn. This stylish property has all the amenities a modern family might need and is presented in immaculate decorative order inside and out. The house exhibits top quality in every detail and really benefits from a cleverly designed layout, showing intelligent use of the large footprint.

Accommodation:

The double oak doors set into the very attractive frontage welcome you into a light, bright and spacious hallway, nicely lit by a window to the side. From here, stylish glazed double doors open into the living room and kitchen/family room, giving a lovely free flowing open feel to the ground floor. Single solid doors also lead into the study/office and well placed guest cloakroom.

The living room is fabulous, bathed in natural light from the large bay windows to the front. A great square shape gives plenty of options on decor, layout and furnishing and the double glass doors from the hallway set diagonally across one corner add to the elegant style.

The study/office is a good size and nicely lit by a window to the side. This room is easily big enough for a comprehensive home office facility with multiple desks and is well placed to provide the privacy needed to work from home whilst staying connected to the rest of the house. Of course with five bedrooms upstairs there is great flexibility in this property for placing the home office where it best suits your needs.

Double doors open out from the hallway into the stunning kitchen/dining room. This room is perfectly laid out to make the best use of the substantial space available. The kitchen area features all of the integrated appliances you would expect in a house of this size and quality cleverly placed in a perfectly ergonomic layout. Separated from the kitchen by a super breakfast bar for those grab and go meals is the open floor space of the dining area, comfortably accepting a large eight seat dining table at present, but would easily cope with something larger. This room also gives very convenient access directly into the rear of the integral garage, making the small utility area there very usable. The property also features a CCTV security system and intruder alarm.







Opening directly from the dining room, is the fabulous family room. Big enough for an array of comfortable furniture and flooded in natural light from the large windows running around all three outside walls, this is a practical all year round room, which connects seamlessly out into the garden via two sets of glazed double doors. The flow around the kitchen, dining room and family room is excellent, really generating a hub and heart of the home within these main living spaces. An amazing asset to be enjoyed privately as a family as well as providing a phenomenal space for entertaining.

From the hallway, the stairs turn elegantly up onto an upper galleried hallway of generous size and with an appealing square shape. From here there is access to each of the five bedrooms along with the family bathroom. Four of the bedrooms are comfortably doubles. Two of them benefit from lovely ensuite shower rooms.

Exterior:

The property is found in a quiet residential area, surrounded by other quality family homes. To the front is a large garden with mature hedging and lawn, as well as a driveway leading to the integral garage and parking for multiple cars. To the rear is a secure, pet friendly garden, with a nice full width patio and a large area of low maintenance artificial grass. The garden is attractively landscaped and designed, incorporating a generous patio running across the back of the house, as well as other areas of patio and decking placed nicely around the perimeter. There is a tiled roof pergola, currently used as a fun outside bar area and a glorious premium quality summer house, which could take on virtually any role you could think of. Gym, studio, reading room, music room, teenage hangout space or an office to make every other work from home person jealous - the list is endless! There is a useful separate access to the garden from the driveway to avoid having to walk through the house.

Location:

This property enjoys the enviable and exclusive location of Wilshere Park, bringing with it the unspoiled pleasure of rural living yet with all of the many amenities of Welwyn just a minute or two away. Welwyn Village has a thriving and bustling centre with a wide range of shops, pubs and restaurants as well as doctors and dentists. More extensive facilities are to be found in Welwyn Garden City, just 3 miles to the south. Welwyn North Station offers a fast and frequent service into London, getting you to Kings Cross in around 20 minutes. Junction 6 of the A1(M) is within one mile.

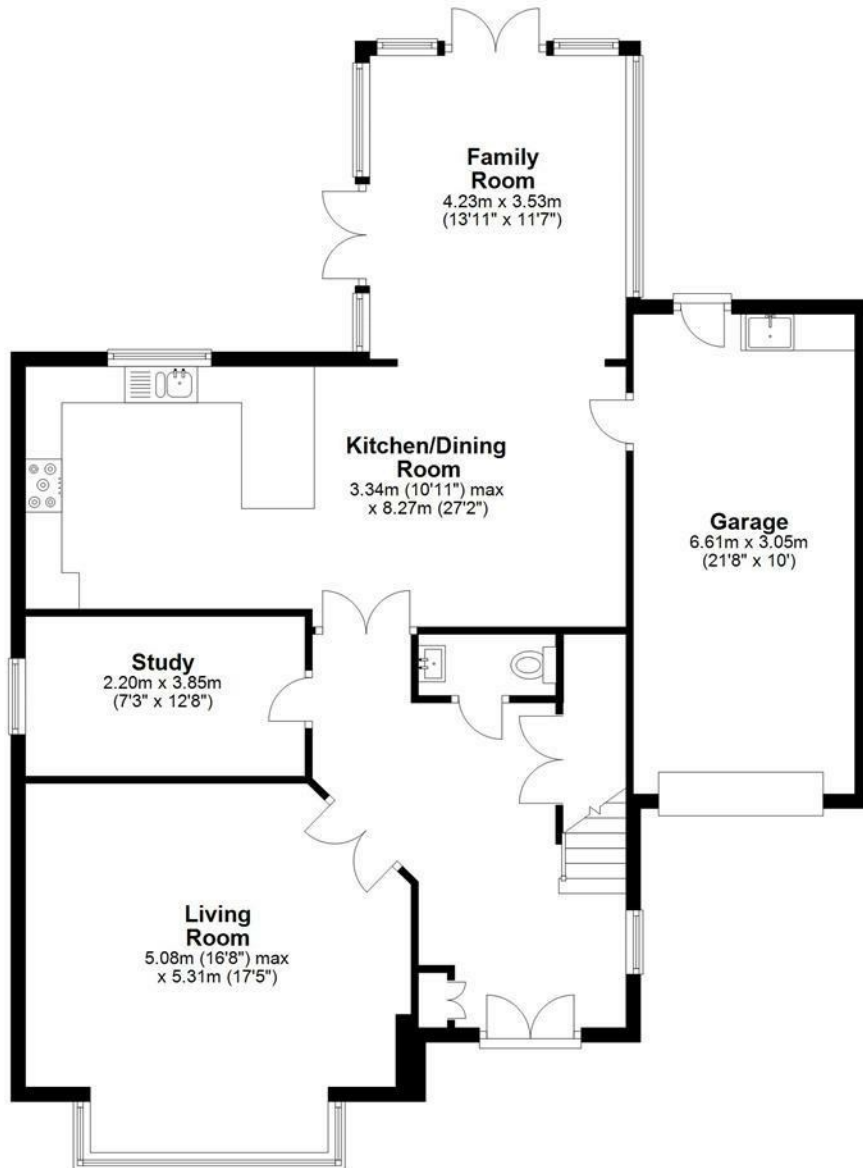






Ground Floor

Approx. 116.7 sq. metres (1255.6 sq. feet)



First Floor

Approx. 98.6 sq. metres (1061.2 sq. feet)



Outbuilding

Approx. 10.3 sq. metres (110.7 sq. feet)



Total area: approx. 225.5 sq. metres (2427.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	85	90
England & Wales		
EU Directive 2002/91/EC		









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6a High Street | Welwyn | AL6 9EG | 01438 718877 | info@bryanbishop.co.uk | www.bryanbishop.co.uk Find us on

