



**Bryan Bishop**  
*and partners*

**Watton Road**  
**Datchworth, SG3 6RS**



# Watton Road

## Datchworth, SG3 6RS

17th Century Detached Barn Conversion recently refurbished to an exacting, no expense spared standard throughout - offering 5 bedrooms, 4 bathrooms, 21 feet vaulted ceilings to the principle reception, air conditioning to both first floors, a detached self contained annexe, garage, underfloor heating, Gym, walled garden, gated driveway and a refurbished heated swimming pool.

The main barn comprises a new 1909 Kitchen with a range of based and eye level units, waterfall granite, two dishwashers, chef's pantry, washing machine, Quooker boiling / cold filtered water tap and American fridge/freezer. The principle reception has 6.5m vaulted ceilings and a double sided open log burning fireplace refurbished and swept in November 2022. New gallery style dimmer controlled lighting and new coping/cabling for surround sound audio. The main staircase is refurbished in January 2023 and a new spiral staircase leads to a refurbished gym.

All new bathrooms and a re-modelled luxury master suite, with new walk in wardrobe and bathroom facilities. The property also benefits from a large ground floor bedroom with log burning stove and en-suite.

Technical Specifications and upgrades include:- New mega flow heating, new heaters and hot water system. New tiled flooring with underfloor heating to the kitchen, all bathrooms, master suite, top floor bedroom and hallway. All wooden floors have been refurbished. New electrical cabinets, systems and cabling throughout. All first floor bedrooms have air conditioning. New Banham app controlled security and camera(s) system with remote panic alarms (x2). New app controlled exterior lighting.

### DETACHED SELF CONTAINED ANNEXE

Consisting of a garage to the front, separate front door leading to a lobby with access to a large storage and laundry room with a range of units, bedroom with French doors leading to a patio garden and served by an en-suite. To the first floor a landing leads to a large Reception room with kitchen/diner and cinema room/lounge with new electric screen.

### EXTERIOR

The walled garden has been completely re-landscaped including the refurbished in ground heated swimming pool with a 7 feet depth diving end. The pool is protected by a new in built electric (walk on) safety cover and cleaned by a new electric underwater (bottom and sides) robot pool cleaner (1 or 3 hour cycle) as well as a new pool cover surface water extraction pump. The swimming pool is served by a new pool plant shed with newly refurbished equipment and a high powered air source heat pump which can heat the pool to 33 degrees.

A newly tiled patio and walk way lead around the pool and garden to a new children's play area with astroturf and sunken trampoline. Off the house is a large patio area with new 4m x 3m UV waterproof and hurricane proof sail. The planting benefits from a new underground electronically timed sprinkler system which also covers the lawn. At night the garden, driveway and pool are lit up by an extensive installation of exterior lighting all controlled by the Aone app.

To the front of the property is a new resin bound driveway and garage with a universal 22KW dedicated electric car charger.

The property is in the centre of Datchworth green village. The Tilbury gastropub is directly opposite the property, owned & run by brothers James and Tom Bainbridge. The village also has Datchworth coffee shop, a local shop, additional pub, the cricket green, two tennis courts (£50 annual membership fee) and Datchworth rugby club.

Welwyn North train station is 7 mins drive. Fast non-stop trains to London kings Cross in 17 mins (pre-covid). With current (covid reduced) timetable 34 mins to London kings Cross.

Tenure  
Freehold.

Services  
All mains services are connected to the property.

Rating Authority  
East Herts District Council  
[www.eastherts.gov.uk](http://www.eastherts.gov.uk)  
Tel:01279655261

Council Tax Band: G £3528







**GROUND FLOOR**

- Entrance Hall
- Kitchen/Breakfast Room
- Sitting Room
- Dining Room
- Snug
- Cloakroom
- Bedroom Two

**FIRST FLOOR**

- Master Bedroom
- Walk in Wardrobe
- En-suite
- Bedroom Two

**FIRST FLOOR Study Area**

**EXTERIOR**

- Double Garage
- Annexe

**GROUND FLOOR**

- Bedroom Four
- En-suite

**Laundry Room**

**FIRST FLOOR**

- Bedroom Five
- En-suite
- Sitting/Kitchen/Dining Room
- Garden
- Driveway

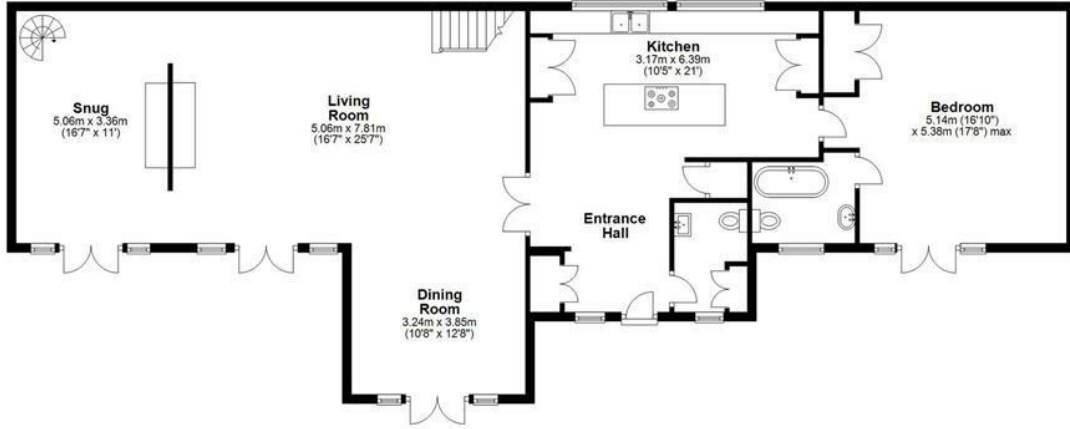






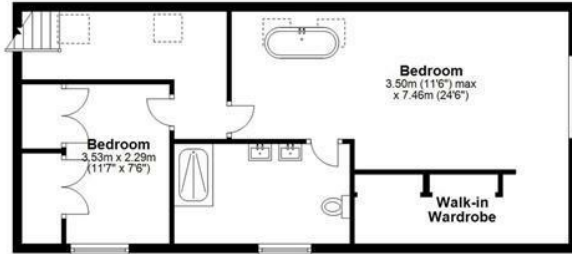
**Ground Floor**

Approx. 139.4 sq. metres (1499.6 sq. feet)



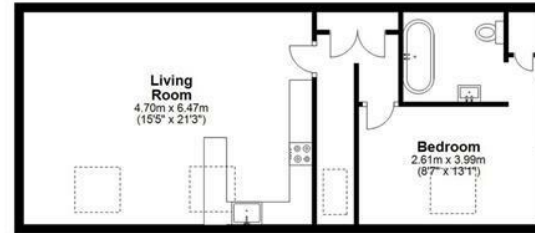
**First Floor**

Approx. 79.7 sq. metres (857.8 sq. feet)



**Outbuilding First Floor**

Approx. 53.5 sq. metres (575.7 sq. feet)



**Outbuilding Ground Floor**

Approx. 53.7 sq. metres (577.6 sq. feet)



Total area: approx. 325.2 sq. metres (3500.7 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>58</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	











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