



Bryan Bishop
and partners

70 New Road
Digswell



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Leisure Complex

The Leisure suite can be accessed from the main house or the entrance drive. It has its own central heating system and comprises of 3 large rooms:

Gymnasium- with limestone tiled floor, and partially vaulted ceiling, door to a changing room, hydrotherapy steam room, and separate WC, door to patio and garden.

A changing room/sitting room with dark slate flooring has access to the rear patio and barbeque/ garden party area.

A large sitting/games room has a wonderful beamed and vaulted ceiling, fitted wood burning stove, Oak floor and 3 pairs of glazed doors to leading to a decked area and hot tub.

Outside

Formal Gardens

Coopers Close has a secluded rear garden which faces south, principally lawn, separated by Yew topiary, numerous flower and shrub beds, stocked borders and natural screening provided by mature trees and ornamentals. The boundaries are defined by secure fencing, hidden among the trees and hedgerows. Backing on to the house is a Mediterranean style York stone terrace with brick planters filled with palm, hibiscus, bamboo, acacia and magnolia. There are sheltered areas for seating and entertaining.

A York stone path provides access to a veranda outside the drawing room and continues to a small rockery and pond to one side of the property. Gate to the front garden. A sweeping gravel driveway, is approached through remote control iron gates, flanked by granite sets which continue to further parking alongside the garage and leisure complex. The front boundary is formed by a low brick wall beyond which is a view of The Green. Mature horse chestnuts and fir trees give seclusion and shelter and there is a personal gate within the wall with access for tradesmen. In all the gardens extend to 1 acre.

Location

Harmer Green is a much sought-after hamlet, 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 of the property, offers a fast and frequent service into Kings Cross, taking from 18 minutes. Junction 6 of the A1(M) is within 1.5 miles. Easy access to Heathmount, Sherrardswood, Haileybury, Queenswood School, St Albans School and St Albans High School.

Tenure

Freehold.

Services

All mains services are connected to the property.

Rating Authority

Welwyn Hatfield Borough Council

Tel: 01707 357000

Council Tax Band: H - £4,330.08

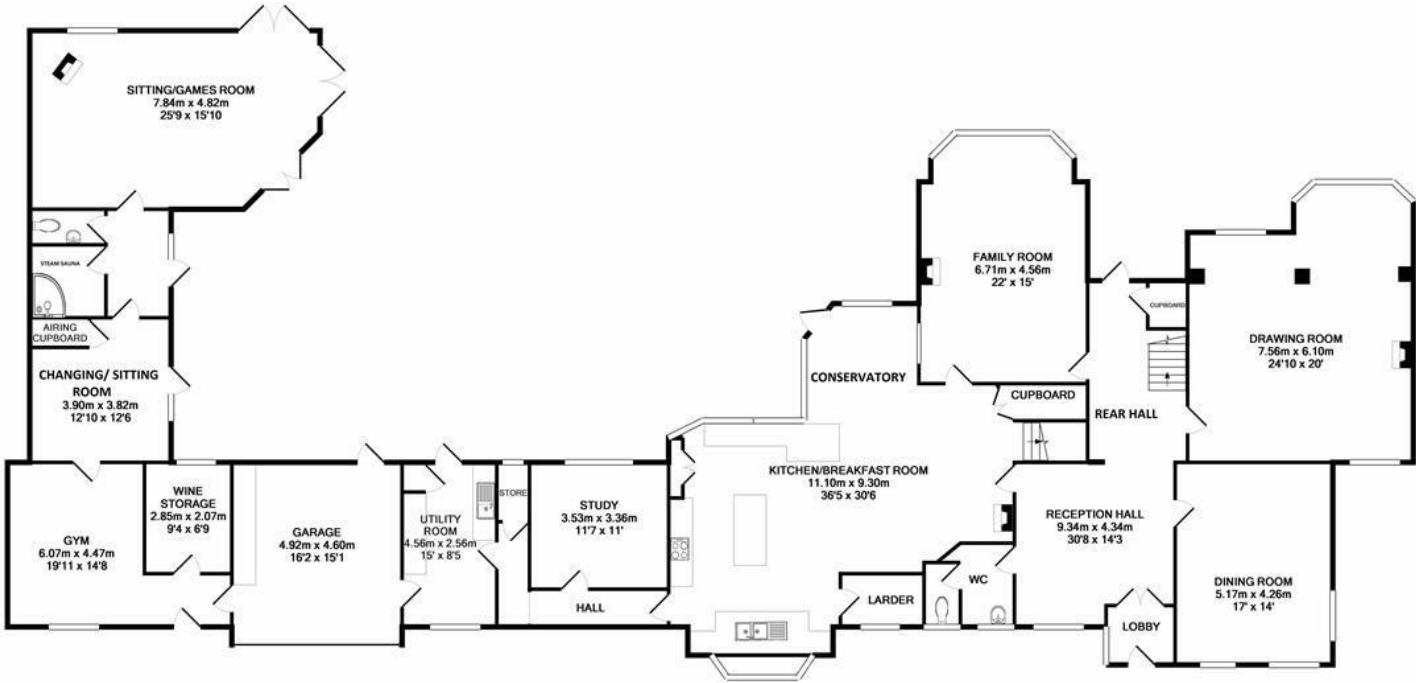








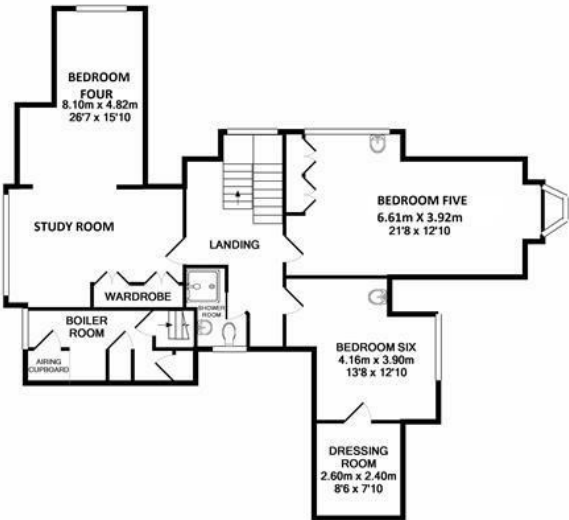




GROUND FLOOR
APPROX. FLOOR
AREA 344.6 SQ. M.
(3709 SQ. FT.)



1ST FLOOR
APPROX. FLOOR
AREA 144.1 SQ. M.
(1552 SQ. FT.)



2ND FLOOR
APPROX. FLOOR
AREA 97.8 SQ. M.
(1053 SQ. FT.)

TOTAL APPROX. FLOOR AREA 586.6 SQ. M. (6314 SQ. FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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		
	52	67
England & Wales		
EU Directive 2002/91/EC		







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