



Bryan Bishop
and partners

Mornington
Welwyn



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Summary:

Bryan Bishop and Partners are delighted to bring to the market this substantial executive house in the lovely rural village of Digswell. With five bedrooms, four bathrooms and an expansive ground floor featuring a stunning kitchen/family room, this flexible and fabulous family home has all the space for a large family's needs and would easily cope with multi generational living.

Accommodation:

The attractive oak front door opens onto a neat lobby with window and storage cupboard, and then through glazed double doors into the main hallway, which is a nice square shape and well lit by the window to the front overlooking the stairwell. From the hallway there are double doors into the living room and single doors leading to the dining room, kitchen/family room, office and the conveniently placed guest cloakroom.

All of the ground floor rooms in this property are large and the living room is certainly no exception. The combination of the glazed double entry doors, the three windows to different aspects, the one to the rear being full length, and the open archway through to the dining room all give a wonderful sense of light and space to this room. It offers a myriad of opportunities as to how you configure, furnish and use it to best suit your family's lifestyle.

Opening directly from the living room, and also accessed separately from the hallway, is the fabulous dining room. With virtually the whole of the back wall being glass, by way of two large windows and a set of glazed sliding doors, this room is full of natural light and the wonderful views out into the back garden.

At the other side of the house is the office. Nicely lit by a window to the side, this room is easily big enough to house a full working hub with multiple desks. A perfect place for a comprehensive work from home solution offering complete privacy and yet still nicely connected to the main part of the house.







To the rear of the house is the kitchen/family room. At over twenty seven feet by nearly twenty two feet this is an enormous space, but its assets amount to so much more than just its size. The room is a triumph of design, providing all of the usual integrated appliances and expansive storage you would rightly expect in a house of this size and quality, including a stylish central island incorporating a breakfast bar for those grab and go meals, but then heaping on the wow factor with a seamlessly integrated orangery style space completely flooded in natural light from the six large windows to the rear, the four part folding glazed doors to the side and the beautiful glass roof that occupies virtually the whole ceiling area. This is an all year round theatre for dining, chilling out, or just being together as a family, and an unparalleled entertainment space. Effectively supporting the kitchen is a neat utility/laundry room, also giving access out to the side of the house.

The attractive oak staircase turns as it leads up to the upper galleried hallway, nicely lit by a tall window to the front. Upstairs are the five bedrooms, four of which are good doubles, and the family bathroom. Three of the bedrooms have en suite shower/bathrooms, with the master bedroom also having a large walk-in wardrobe.

Exterior:

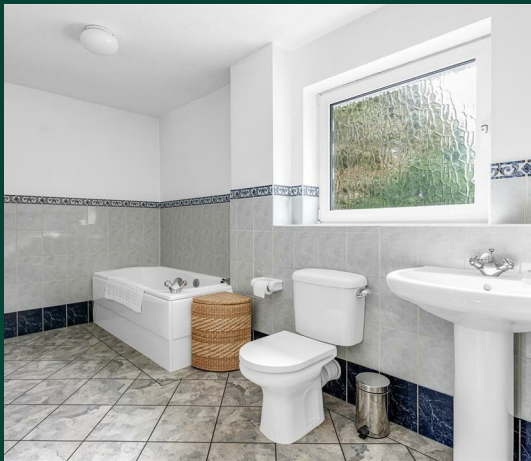
The house has lots of kerb appeal with an open aspect and a modern exterior in immaculate decorative order. The wide block paved driveway provides parking for a number of cars and leads to the double garage and front of the house. The remainder of the front garden is an open lawn featuring specimen trees and shrubs. To the rear the garden slopes gently away from the house, presenting a wonderful open vista across the lawn and mature borders to the trees beyond. A good sized patio runs the full width of the house, linking nicely with the interior through access points into the dining room and kitchen/family room. An ornamental pond decorates the patio as it curves around the house into a lovely protected courtyard area. Shallow steps lead down from the patio to the lawn and on to the additional patio at the far end of the garden, set attractively within deep flower borders with specimen trees all around it.



Location:

The property is located on a quiet tree lined cul-de-sac in the ever popular village of Digswell. Welwyn North Station is within a 20 minute walk, from where trains reach London King's Cross in just over 30 minutes. The village of Digswell also benefits from local shops, St Johns primary school, the Cowper Arms pub, a tennis club and various other clubs and societies. Welwyn Garden City is a couple of miles away offering a wide and varied range of amenities. You can also walk for miles through the surrounding countryside along the many footpaths and bridleways. Within the area are many state and private schools including Sherrardswood, Haileybury, Duncombe and Heath Mount. The A1(M) links to the M25 and both Luton and Stanstead Airports are within 30 to 40 minutes drive.





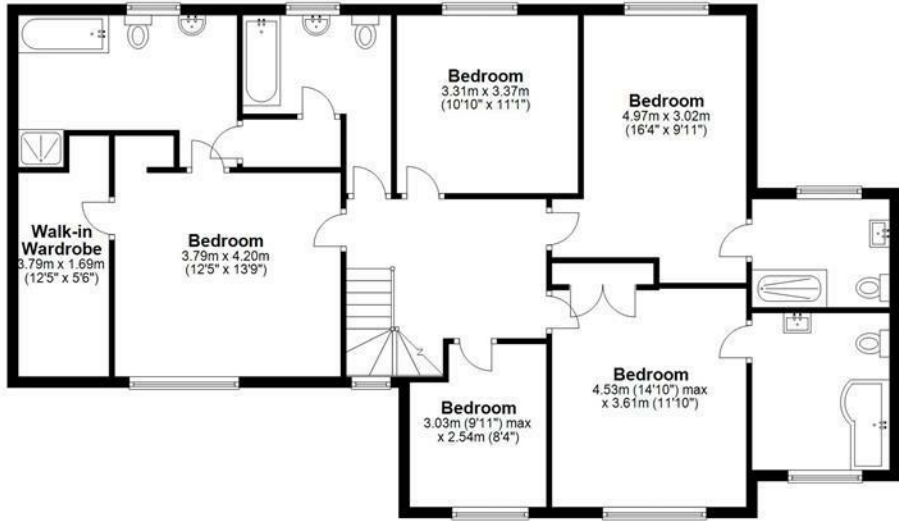
Ground Floor

Approx. 183.1 sq. metres (1970.5 sq. feet)



First Floor

Approx. 116.9 sq. metres (1258.8 sq. feet)

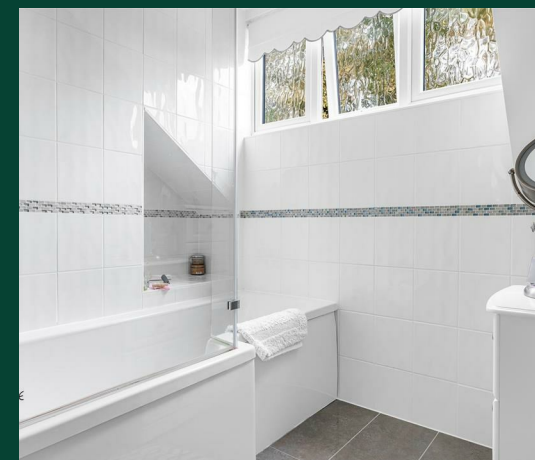
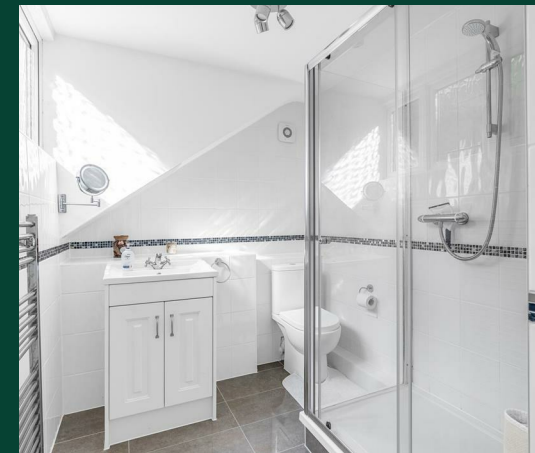


Total area: approx. 300.0 sq. metres (3229.2 sq. feet)

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		









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