



**Bryan Bishop**  
*and partners*

**Knightsfield**  
**Welwyn Garden City**







# Knightsfield

## Welwyn Garden City

### Summary:

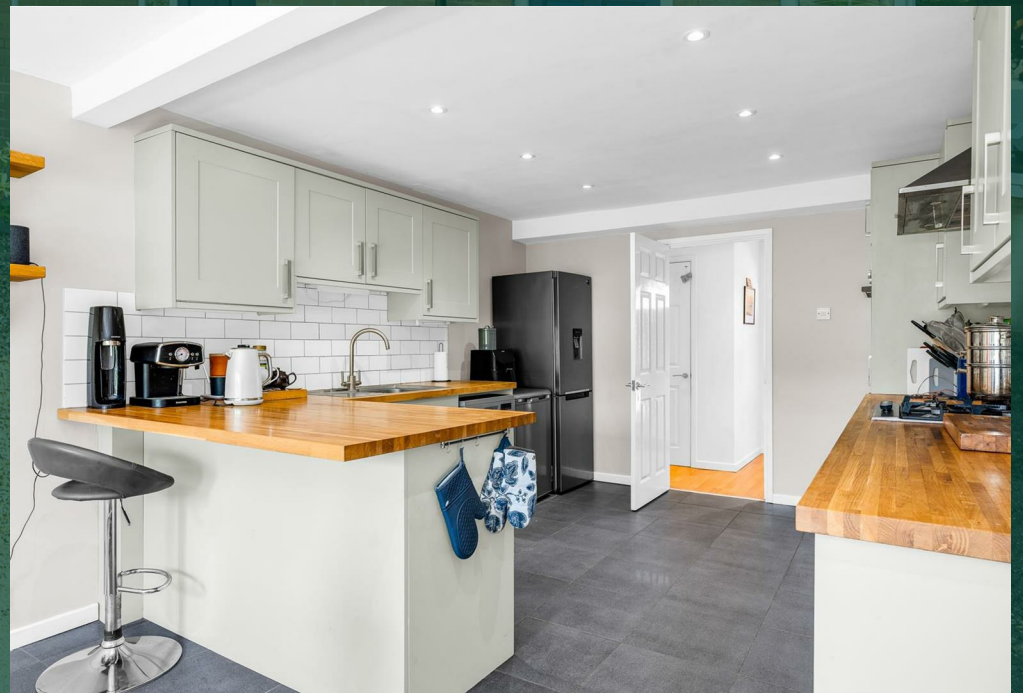
Bryan Bishop and Partners are delighted to bring to the market this outstanding four bedroom, three bathroom family home on the ever popular north side of Welwyn Garden City. Perfectly located for easy access to the city centre, yet also just a few minutes from the lovely surrounding villages of Welwyn, Tewin and Burnham Green and the expansive Hertfordshire countryside, this exceptional property enjoys spacious and well proportioned rooms on both floors, with an opportunity to create a fifth bedroom on the ground floor within a semi-self contained wing of the main house with its own separate front entrance. This is a large house, set in a commensurately large plot, with wonderful open views to the rear overlooking the substantial grounds of the Welwyn Garden City Cricket and Bowls clubs, and without doubt ticks all the boxes for modern family living, with the flexibility and adaptability to continue doing so for a very long time to come.

### Accommodation:

The pretty front door, set within a large protective porch and with full height windows to the side, welcomes you into a light, bright entrance hall, nicely lit by a front facing window positioned beneath the open form stairway. From here doors lead into the dining room, kitchen/breakfast room and a useful walk-in storage cupboard. The entrance hall then extends across the front part of the house and opens into an inner hallway that leads to the study/office, a neat downstairs shower room/guest cloakroom, a utility/laundry room and a fabulous family room that occupies the rear corner of the property. To the front of this second hallway, alongside the study/office, is a second entrance from the front which gives a whole raft of opportunities as to how all or some of these rooms are used. Simple, separate ingress enables the study/office to become a publicly accessible commercial premises, subject to the necessary permissions, or a ground floor bedroom as part of a suite of rooms to enable semi-independent living for a family member with mobility restrictions. The living room is a lovely place to be with elegant proportions and quality touches throughout, particularly the beautiful wooden parquet flooring set in a classic herringbone pattern, but also the picture rail, subtle cornice work and expertly crafted archway into the dining room. Large, at over twenty-one feet in length, and abundantly illuminated by the window to the front and the generous windows to the rear, which are elegantly arranged in an extended bay. An impressive chimney breast provides a splendid visual feature in the centre of the outside wall, with a modern floating wooden mantle sitting above a classic wood burner set into the clean lines of the fireplace.

The easy flow around the ground floor continues with the open plan connection from the living room through into the dining room, which also enjoys the glorious parquet floor. The dining area is comfortably large enough for a substantial dining suite, and other occasional furniture besides, and is perfectly placed to link from the entrance hall out through a set of glazed double doors that open directly onto the generous rear patio.

The adjacent kitchen/breakfast room also boasts glass double doors leading out onto the patio, creating a super, sheltered courtyard area between the two rooms. The kitchen/breakfast room is another large room, with an intelligent design that makes great use of the substantial space. Towards the front of the room a comprehensive array of wall and floor mounted fitted cabinets provide more than ample storage space as well as housing a full complement of integrated appliances, including two full size ovens, with separate floor space readily available within the same area for larger free standing items such as a fridge/freezer, plumbed for ice making and water chilling functions. Crisp, white tiled splash backs complement the solid wood worktops, which provide multiple, generous food preparation areas as well as extending out into a useful island that encompasses a fabulous breakfast bar. The remainder of the room is left open, enabling a substantial breakfast table and chairs to occupy the lovely space in between the large south facing window and the glass double doors out onto the patio.











One of the many strengths of this property is the abundance of natural daylight that flows into it. Smart architectural design has endowed every room with large picture windows, which is a real asset all round but particularly to the rear, enabling uninterrupted fabulous views out into the capacious garden and to the open space beyond.

Alongside the breakfast room, easily reached through two bi-fold doors, is the tremendous family room. Being a nice square room of ample size means you have multiple options here. Snug, TV room, games room, gym, playroom, art/craft studio, there are too many possibilities to list. Its position at the end of the second hallway with a distinct and separate front entrance also means it could be utilised as a part of that suite of rooms, whether that use be commercial or personal.

The remainder of the second hallway links through to a well placed utility/laundry room, which could easily become a small kitchen, a really useful ground floor shower room/guest cloakroom, and the front facing study/office. The study/office is perfectly positioned adjacent to the second front entrance, so ideally situated to provide a commercial facility to the public if needed, but is also a great place for a teenage chill out space or video games room not too close to disturb the rest of the house!

Upstairs is a generous, galleried hallway enjoying abundant natural light through the large front facing window, illuminating the skilfully turned banister spindles and handrail posts. The hallway leads to the family bathroom and the four bedrooms, three of which are comfortably large enough for double beds and other furniture besides. The main bedroom also has a lovely, fully tiled en suite bathroom with separate bath and shower.

#### Exterior:

Being set well back from the road, with tall screening hedges all around the perimeter, gives the house plenty of privacy, as well as significant space for parking cars safely away from the roadside. Two driveways approach the house, with the remaining areas as gravelled hard standing, effectively making the whole frontage usable for vehicles. To the rear, a generous patio extends from a secluded area to the side of the house and then snakes right across its full width, offering extensive areas for dining and relaxing, enjoying the view of the substantial south facing gardens and the open vista beyond. The garden is predominantly lawn, but is expansive enough to allow deep borders around the boundary which contain a lovely, natural and varied selection of shrubs and bushes, interspersed with some beautiful specimen trees. An absolute haven for wildlife, this is a relaxed and calming space that creates a woodland setting for your own personal enjoyment. The garden is secure and enclosed, so is ideal for pets and children.

#### Location:

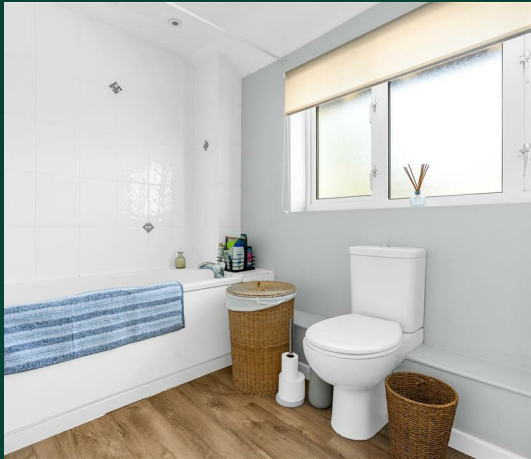
This property is perfectly located in a lovely, quiet residential area surrounded by other substantial family homes, in the ever popular Welwyn Garden City, enjoying a peaceful location yet within a few minutes of the city centre with its extensive shopping areas, restaurants, bars and mainline railway station, from which regular and frequent services run north and south. London is an easy commute, with Kings Cross station just 25 minutes away. It also benefits from being close to all other local amenities including the Gosling Sports Centre, doctors, dentists and renowned schooling for all ages. Despite its residential location it remains within easy access of the motorway network via the A1(M).



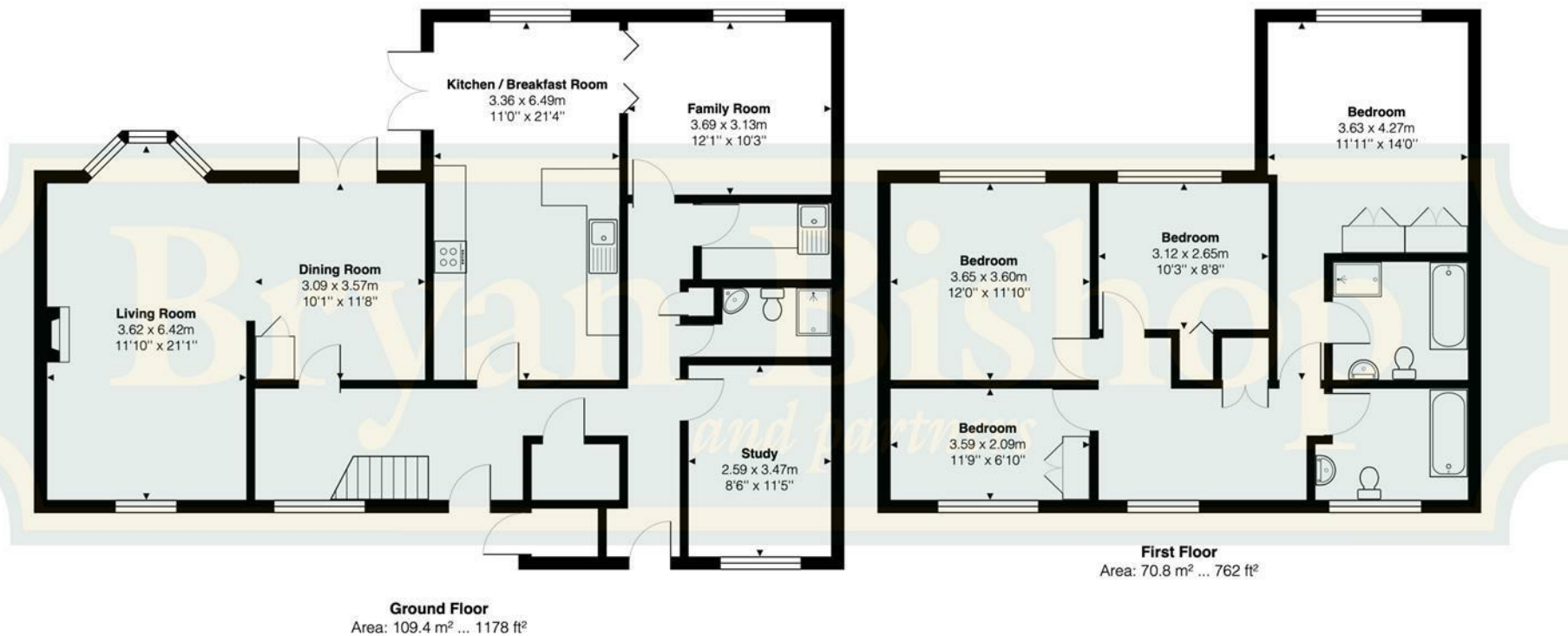












Total Area: 180.3 m<sup>2</sup> ... 1940 ft<sup>2</sup>

| Energy Efficiency Rating                    |           |           |
|---------------------------------------------|-----------|-----------|
|                                             | Current   | Potential |
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           | <b>82</b> |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            | <b>70</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 |           |           |
| England & Wales                             |           |           |
| EU Directive 2002/91/EC                     |           |           |

















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