



**Bryan Bishop**  
*and partners*

**Rosecroft Lane**  
**Welwyn**









# Rosecroft Lane

## Welwyn

### Summary:

Bryan Bishop and Partners are delighted to bring to the market this absolutely outstanding chain-free, four bedroom, four bathroom, split level detached house, in the desirable Oaklands area of Welwyn. Located near the end of a quiet residential cul-de-sac, this exceptional home is a veritable masterclass of contemporary design, offering spacious and versatile accommodation arranged over two floors. The property boasts two ground floor bedrooms, both with ensuite facilities, along with a stunning self contained annexe nestled into the beautifully landscaped gardens. These gardens follow the gentle slope of the land in a complex and delightful matrix of pergola sheltered terraces, intricately shaped flower beds and multiple patios, with natural wood seating, a barbecue area and a gorgeous water feature. This property absolutely has the WOW factor - inside and out.

### Accommodation:

The ground floor is arranged across two separate levels, connected by just three steps, with intelligent design placing the two ground floor bedrooms and the office/study/bedroom five together on the upper level at the front of the house, effectively creating a 'private' area for family use. Both of the ground floor bedrooms are comfortably double in size and both have private ensuite facilities, one a bathroom and the other a shower room. Alongside the two bedrooms is a good sized office/study which is easily spacious enough to provide a comprehensive work from home facility with room for multiple work stations and already fitted with two generous built in cupboards. Of course this room would also excel in a number of other roles should that suit you better, including an additional bedroom if needed.

The remainder of the ground floor is taken up by a stunning open plan kitchen/dining/living room. This is a very large space indeed at over thirty-eight feet long and twenty-two feet wide, yet skilful and innovative design has meant that the abundant space is kept light and bright throughout the day. There are two pairs of windows spread along either side of the room with virtually the whole of the rear wall taken up with large panelled sliding doors, further supplemented by a large rectangular sky light set over the living room area. This room is an absolute theatre of light and space, enhanced by the fabulous hi-gloss floor tiles throughout.

The kitchen area is fitted along one wall, with a substantial island offering a neat delineation of the space, an inset sink and a superb breakfast bar whilst also supplementing the already substantial storage and worktop area. The perimeter wall is fitted with a comprehensive array of wall and floor mounted cabinets, within which is a full complement of premium branded appliances, along with designated spaces for certain free standing items such as a double width range style cooker and a full height double fronted fridge/freezer.

Adjoining the fitted kitchen area is a really useful walk in pantry whilst the designer has cleverly taken the opportunity to fit a capacious wine rack and a tall wine cooler under the stairwell making a stylish and practical addition. The remainder of this fabulous room is left open and unencumbered, giving you lots of space and lots of choice as to how you configure and furnish that space. Certainly there is more than ample room for multiple sofas and chairs, along with other occasional furniture, as well as a large dining suite. This is a wonderfully crafted room that will undoubtedly become the heart and hub of this stylish contemporary home, just perfect for modern family life, and a real boon when entertaining guests.

Upstairs there are two substantial bedroom suites, both of which are large enough to accept casual seating as well as king size beds. Both comprise walk in wardrobes and luxury ensuite bathrooms with a bath fitted with a shower attachment above. The principal bedroom to the rear enjoys additional built in wardrobes and a glorious window in the gable end that mirrors the shape of the pitch of the roof as well as four separate Velux windows set into the ceiling.



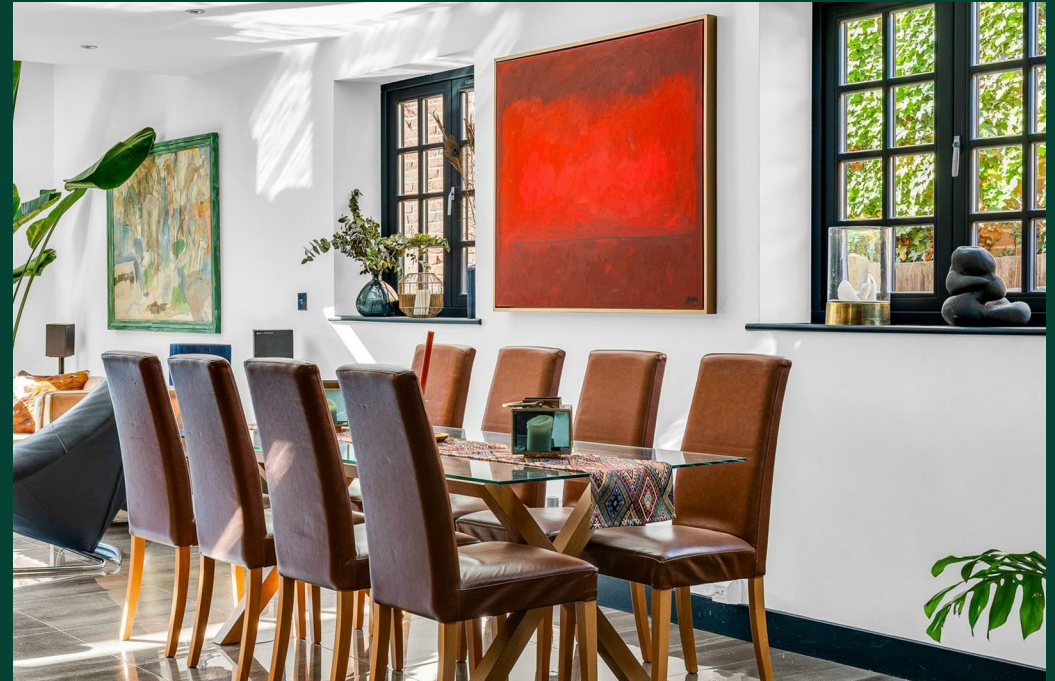
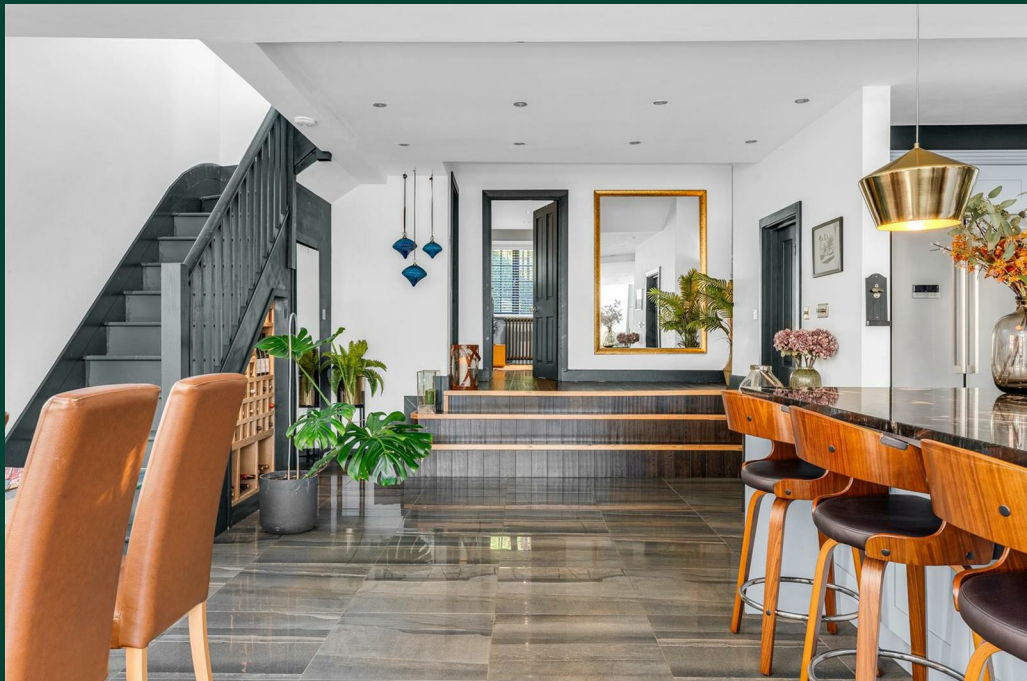
Set within the rear garden is a substantial detached annexe, fully insulated and with light, heat and power connected. There is a neat shower room, a fitted kitchen area with sink and breakfast bar and a spacious lounge that would easily accommodate a double sofa bed, with abundant light pouring in through the window to the front, the central sky light and the bi-fold doors. There are myriad uses for this comfortable space, which range from a guest bedroom or a great bedsit for a young person still at home, through to a substantial office, home gym, craft studio, teenage hang out space, garden bar or games room. The choice is yours, and whatever you choose this premium installation will perform admirably for you.

#### Exterior:

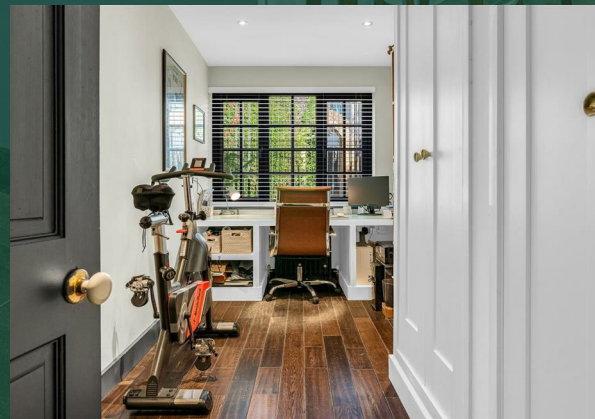
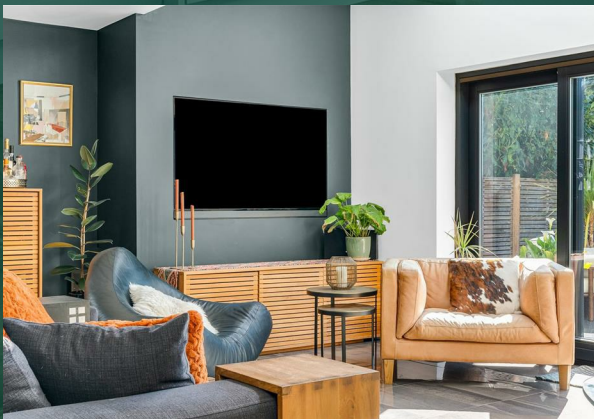
There is off street parking for two cars. The rear starts as a full width all weather deck with level access out from the living room with ample space for casual seating and an outdoor dining suite, then cascades down through multiple terraces, paths and patios as the garden follows the gentle slope down to the rear boundary. It is an absolute triumph of architectural and garden landscaping, offering sun and shade at any time of the day within the multiple seating areas that are dotted around this large west facing garden. The ground is covered with multiple different types and styles of flooring, with raised beds, benches of wooden sleepers and a pretty water feature bringing interest and delight yard by yard as you wander through and around the space. It is, quite simply, a place of joy and wonder, an idyllic place to relax and unwind with friends and family and an entertainment venue without parallel.

#### Location:

This wonderful family home is located within the highly sought after Oaklands area of Welwyn, which provides a range of local shops and an excellent primary school within a short walk. Just a few minutes' drive away are the nature reserves of Mardley Heath and North Pit as well as the Danesbury Park open space. Welwyn village is less than a mile away, justifiably highly regarded for its range of shops, amenities and excellent gastro-pubs and restaurants. The A1(M) is just over a mile away and a fast, frequent train service from Welwyn North station will get you to London Kings Cross in around 20 minutes.







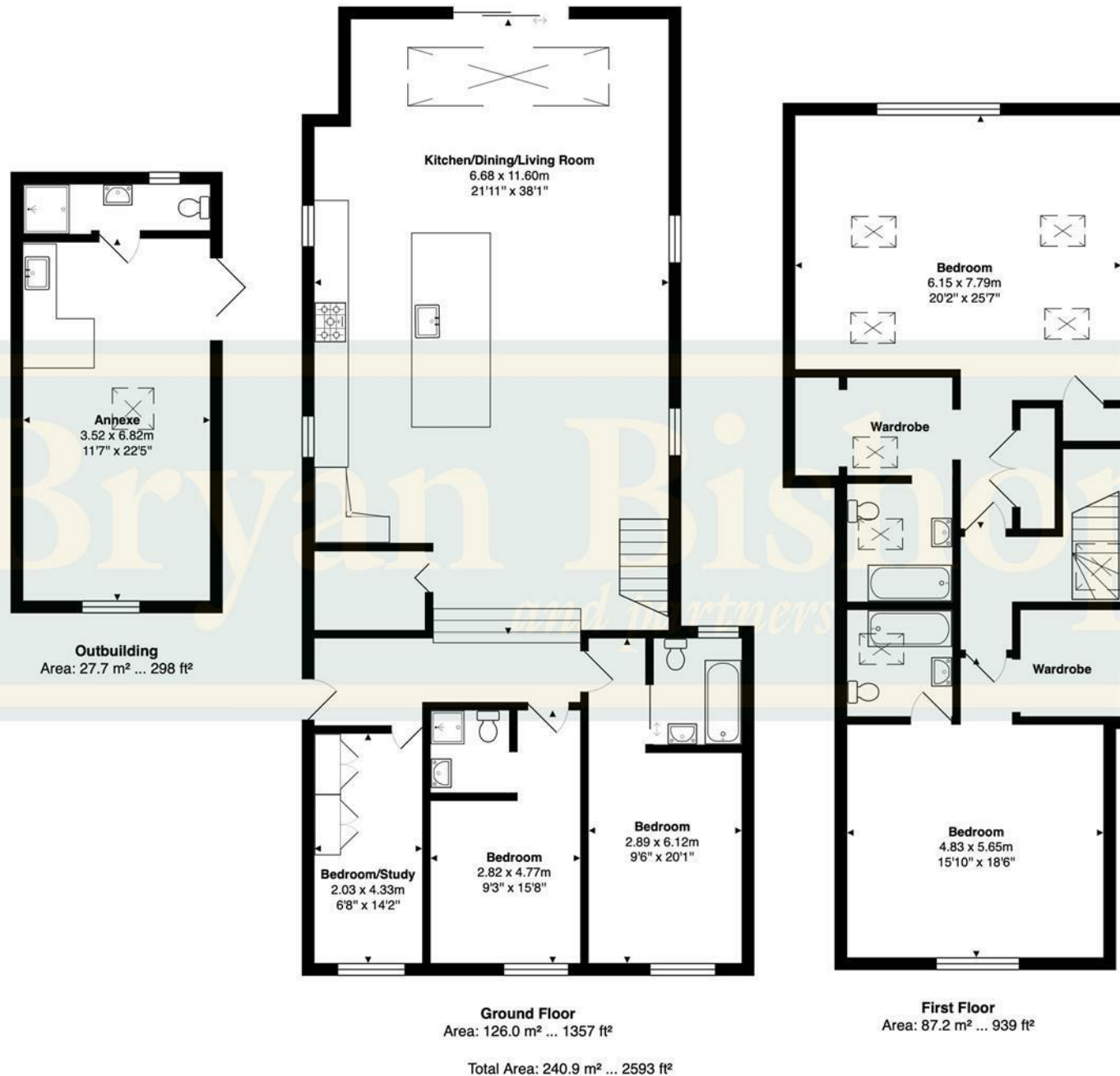










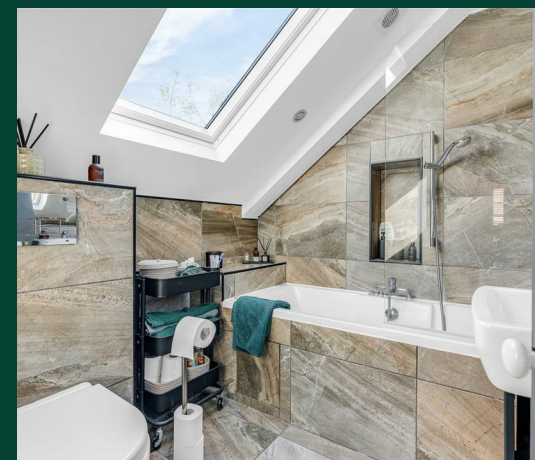
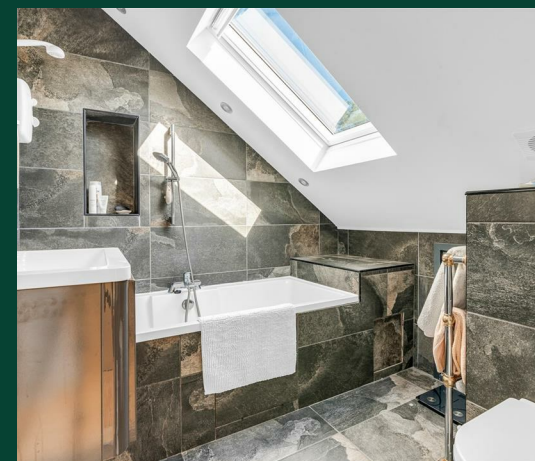


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

















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