







## Dixons Hill Close

An outstanding 5-bedroom detached family home sitting on a secluded plot at the end of a particularly pleasant cul-de-sac, surrounded by trees, of approx. 0.8 of an acre, finished to exacting standards boasting nearly 3,500 sq ft of living space with an additional 1,500 sq ft of garaging plus a separate gym/summer house.

This amazing home is accessed by electronic gates with a sweeping driveway leading to the property. Entering there is a particularly spacious hall with downstairs w.c and stairs leading to the first floor. Either side of the entrance are reception rooms, one currently being used as an office which could be used as a lounge, the other is the formal dining room. The main living room is south facing with bi-fold doors opening onto the wonderful grounds and there is an air conditioning unit to cool down the summer days. The hub of the home is the luxurious kitchen/breakfast room which is fitted with bespoke units and island. There is space for a Rangemaster oven and a triple bank for a fridge, freezer and wine chiller, there is a Quooker boiling water tap with filtered cold and fizzy water and stone worktops. There is plenty of space for a dining table or sofas and bi-fold doors open onto the garden. There is also a large utility/boot room.

Upstairs, the landing leads to the 5 bedrooms and luxurious family bathroom with marble floor and walls and Villeroy & Boch sanitaryware. The master bedroom suite is a great size and boasts a dressing room and luxurious en-suite. Bedroom 2 is over 25' in length, there is plenty of room for a lounge area within, and there is walk in wardrobe and luxury en-suite, too. There are an additional 3 bedrooms.

There are paved terraces both at the back of the home and the side which allows al-fresco dining and entertaining on a grand scale.

Willow End has been thoughtfully refurbished over recent times with specification to include underfloor heating, air conditioning units, air filtration system, Hive heating water softener, outdoor irrigation system, noise reducing windows and CCTV.

The property is located at the far end of this popular close and security gates open onto the gorgeous plot which is not visible from the outside. There are extensive lawns, and the driveway leads onto the very large garage block with 3 sets of double garages which are not only wide, but very deep. These could be used not only for cars but for a games room, art studio, or the like, there are many opportunities for such a large space.





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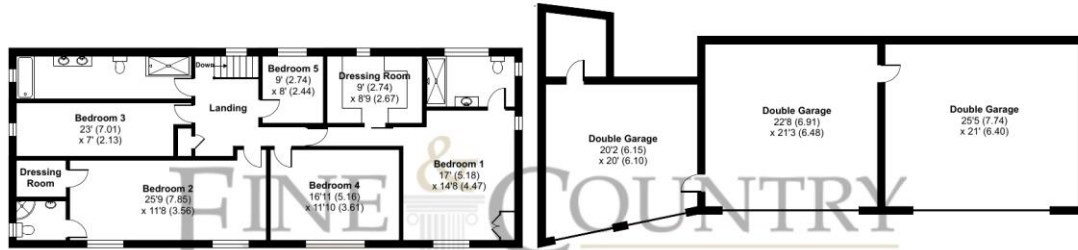
Tenure: Freehold  
Council Tax: Band G  
Local Authority: Welwyn Hatfield



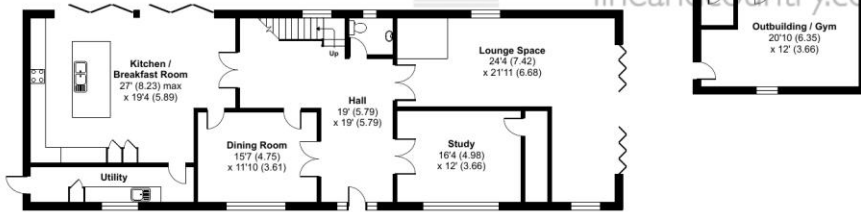




Approximate Area = 3438 sq ft / 319.4 sq m  
Garage(s) = 1498 sq ft / 139.2 sq m  
Outbuilding = 267 sq ft / 24.8 sq m  
Total = 5203 sq ft / 483.3 sq m  
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Fine & Country. REF: 1133669



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



The Estate Office  
Bradmore Green  
Brookmans Park  
Hertfordshire  
AL9 7QS

01707 662222  
fineandcountry.com  
brookmanspark@fineandcountry.com

Opening Hours  
Monday – Friday: 9 - 6pm  
Saturday: 9 - 4pm

