



**Bryan Bishop**  
*and partners*

**Rabley Heath Road**  
**Welwyn, AL6 9UA**



# Rabley Heath Road

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The Landau at Rabley Heath, Codicote.

A detached\* four double-bedroom family home with luxury shaker style kitchen/diner, separate utility room, lounge, family room and study.

The Landau benefits from its own private rear enclosed garden, with 4.52 acre paddock beyond, including parking spaces and garage accessed from gated courtyard.

Bathrooms are fitted with the Ideal Standard Atelier range, with exclusive free-standing bath(s) and walk-in shower(s)

Underfloor heating is provided throughout via air source heat pumps and thermal performance is enhanced with the provision of 150mm cavity wall insulation. Photovoltaic panels with 5.8 KW with Hybrid Inverter Battery system.

BT fibre optic data connection and remote controlled garage doors are also part of the extensive specification.

## IDYLLIC LOCATION:

Embrace a life that brings together the best of both worlds in Rabley Heath, where the beauty of nature meets modern amenities. This idyllic location offers the perfect blend of relaxation, outdoor adventures, excellent transport links and village community spirit.

With an abundance of walking and cycling trails, you can explore the area at your own pace, uncovering hidden gems along the way. Enjoying a leisurely stroll through the spectacular Knebworth Park, you'll never tire of exploring the stunning surroundings as the changing seasons unfold.

Carriages at Rabley Heath is perfectly placed for commuting into London and for easy access to the nearby towns of Welwyn Garden City (5 miles by car) and Stevenage (5 miles by car) and St Albans (under 10 miles by car). The nearest train station is Knebworth (under 3 miles away).

\*link detached via Cycle Store



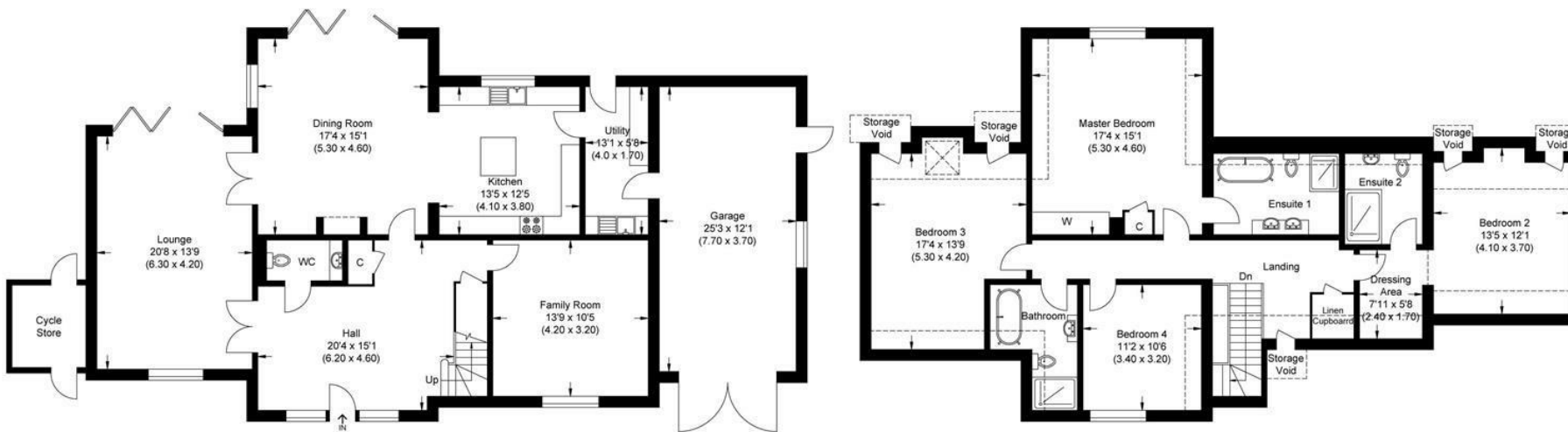








Approximate Gross Internal Area  
 242.34 sq m / 2608.52 sq ft  
 (Excludes Garage, Cycle Store & Storage Void)  
 Garage Area :28.49 sq m / 306.66 sq ft



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

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>			
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	









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