



Manderley
Pottersheath Road | Welwyn | Hertfordshire | AL6 9SY

STEP INSIDE

Manderley

Set behind private gates and, with a sweeping carriage driveway, this wonderful five-bedroom family home is surrounded by just over three acres of private, gated grounds. Built around fifteen years ago, the house has been thoughtfully designed as a welcoming and practical home where family life, entertaining and outdoor living sit naturally side by side. The generously proportioned accommodation is arranged over two floors, offering two large reception rooms and five bedrooms, all with their own en suite bathrooms. A detached, triple garage offers versatile space above complete with shower room. The rural setting in Rabley Heath is ideal for families who enjoy cycling, long walks, horse riding and time spent outdoors, with the surrounding Hertfordshire countryside quite literally on the doorstep. This home offers a rare combination of space, comfort and countryside lifestyle.

Step inside

Manderley welcomes you through impressive solid oak double doors into a bright and inviting entrance hall. This spacious and generous reception space has a showstopping bespoke oak staircase rising to a galleried landing above. From here, a front-facing study provides a peaceful place to work from home, well positioned for privacy yet close to the heart of the house. In the corner you find a superb cinema room with comfy chairs on a raised platform, it offers the perfect setting for family movie nights or entertaining friends. There is a handy guest cloakroom off the hallway and the adjoining living room is both spacious and comfortable. This large, carpeted room is flooded with natural light and French doors open directly onto the garden terrace – ideal for summer days when indoor and outdoor living blend seamlessly.

The dining room sits alongside the living room and kitchen, creating an easy and sociable layout that works perfectly for entertaining family and friends. With triple aspect sash windows and set of French doors, this dining room offers lovely views across the grounds and allow daylight to pour in, enhancing the sense of connection with the outdoors. At the centre of the home is a large, well-equipped kitchen designed with family life in mind. With extensive storage, quality integrated appliances and generous worktop space, it's a kitchen that can comfortably handle both busy weekday routines and relaxed weekend cooking. There is ample room for a large family table or an island, making this a true gathering place. A nearby utility room supports everyday family life, offering the ideal place to store coats and boots after countryside walks. From here, the back door provides easy access to both the garden and the garage, while a well-placed shower room and cloakroom – complete with an indoor sauna – adds a welcome touch of comfort. Beyond this lies a generous reception room, currently arranged as an exercise and games room. With wooden flooring and large windows on three sides overlooking the front garden and driveway, the space is wonderfully light, airy and versatile.

Upstairs, the galleried landing creates a relaxed, almost lounge-like feel, with space to sit and enjoy views across the grounds. The master bedroom suite is a peaceful retreat, with dual aspect views over the garden. The dressing area is complete with dressing table and three sets of fitted wardrobes. You are then led into a well-appointed en suite bathroom which has a separate shower as well as a double size whirlpool bath. Double sinks with storage cupboards below and a bidet complete this luxurious bathroom.

Four further double bedrooms complete the first floor, each with their own en suite shower room or bathroom, ensuring comfort and privacy for family members and guests alike.









STEP OUTSIDE

Manderley

Step Outside

The grounds of this property are a real highlight, with mature hedging and trees which create a beautiful natural backdrop in every direction. The flat, open lawns and meadowland are ideal for outdoor games, family barbecues, grazing horses or simply enjoying the space and freedom that comes with country living. Several patio areas provide spots for dining, relaxing and entertaining, including a pergola-covered seating area and a superb outdoor kitchen – perfect for long summer evenings with friends and family.

The triple garage is a fantastic space for cars, storage or to be converted into a gym. Above you find a room spanning the length of the garage which is currently set up as an office space. There is also features a shower room making this versatile accommodation for guests or easily set up as a teenager's den.

Location

Located in the sought-after village of Rabley Heath, this home enjoys a peaceful rural feel while remaining close to local shops and amenities in nearby Oaklands (1 mile), Welwyn (2.3 miles), Codicote (2.2 miles) and Knebworth (1.7 miles).

For commuters, the closest mainline stations are in Knebworth and Digswell, however Stevenage and Welwyn Garden City both have excellent multi storey car parks and faster trains into London. The A1 motorways is merely a 2 mile drive from this property, linking you to London and going North.

For excellent independent schooling, Sherrardswood just 3.4 miles away, Heath Mount School is 5.8 miles and Kingshott in Hitchin just under 8 miles away. The secondary schools in the area are Monks Walk and Stanborough Schools in Welwyn Garden City and there is a choice of good primary school in the surrounding towns and villages. With large towns such as Welwyn Garden City, Hertford and Stevenage all under 10 miles away, there is a wide choice of leisure pursuits such as swimming pools, leisure centres, country parks and leisure parks to choose from, making this an ideal setting for families who want space, community and an active outdoor lifestyle, without sacrificing convenience or connectivity.

General Information

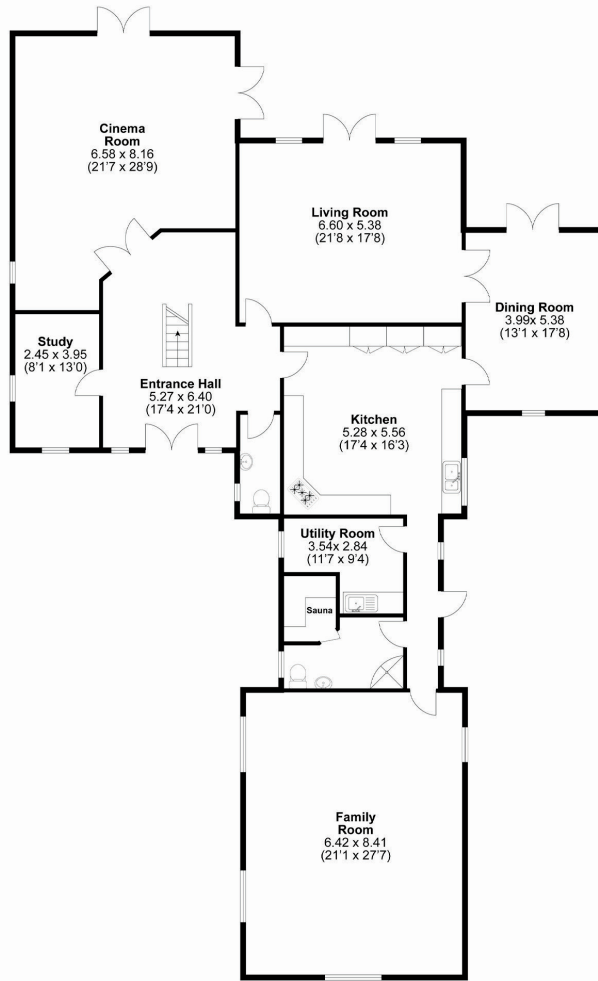
All mains services are connected including gas. Gas fired central heating by radiators.

EPC Band D.

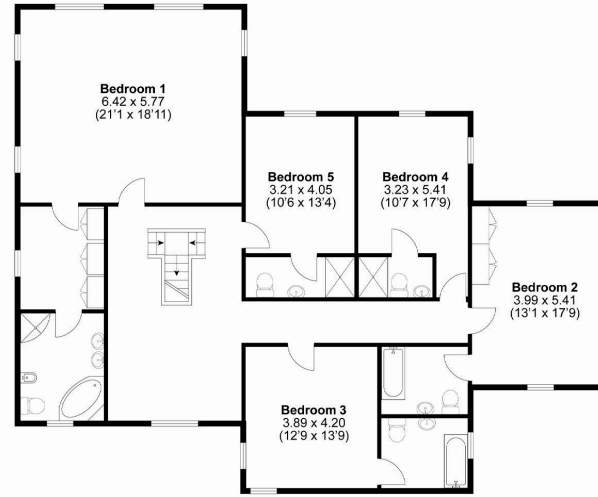
Council Tax Band H.

Local authority: North Herts DC 01462 474000.

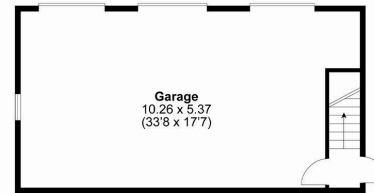




Ground Floor
Approx. 256.1sqm (2756.0sqft)



First Floor
Approx. 177.5sqm (1911.0sqft)



Outbuilding
Approx. 55.1sqm (594.0sqft)



Outbuilding First Floor
Approx. 38.1sqm (410.0sqft)

TOTAL FLOOR AREA: 5671 sq.ft. (526.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	63 D
39-54	E		
21-38	F		
1-20	G		

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