



**Bryan Bishop**  
*and partners*

**Wendover Court**  
Welwyn, AL6 9HR

Guide price £800,000



# Wendover Court

Welwyn, AL6 9HR

## Summary:

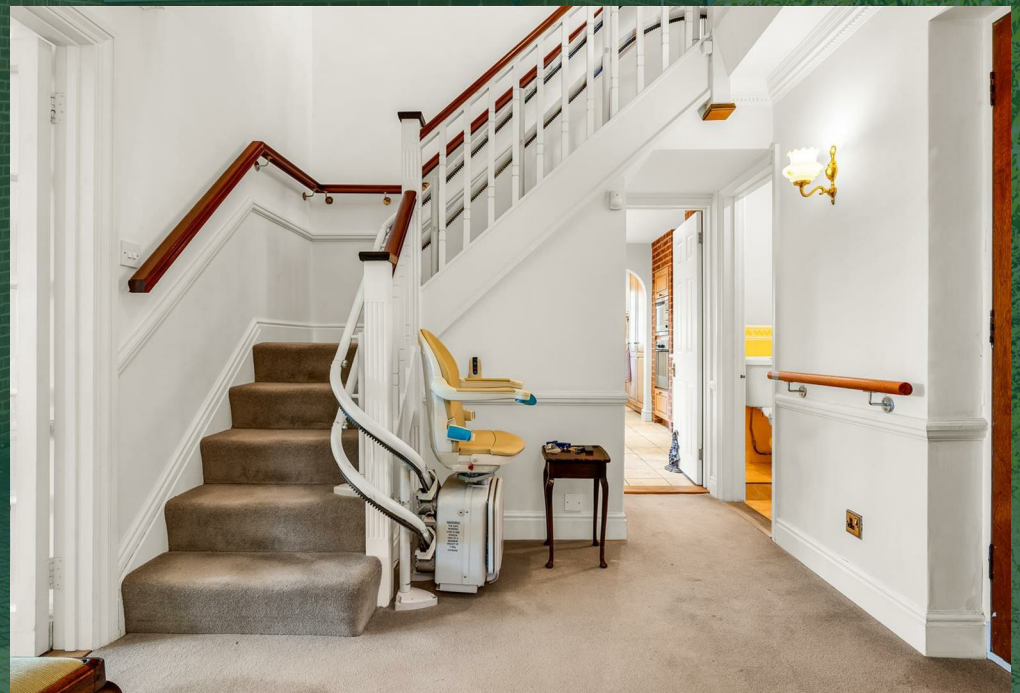
Bryan Bishop and Partners are delighted to bring to the market this superb four bedroom, three bathroom detached family home set in a quiet residential cul-de-sac very close to the centre of the highly desirable village of Welwyn. This is a beautifully designed and built house, with an absolute abundance of elegant architectural features throughout the generous and well planned living space, along with air conditioning to the principal bedroom, an attached garage, two very large loft rooms and two separate brick built outbuildings within the attractive walled gardens

## Accommodation:

A set of double doors, set beneath a pretty curved brick lintel, opens into a neat entrance hall that leads through a lovely solid wood door with inset leaded glass panels to a large square reception room at the centre of the house. This is a most appealing space, enabling you to offer a warm and homely welcome to all your visitors, with a dado rail and ornate cornices around the perimeter and a superb staircase curving up and around to the open galleried first floor hallway. From the reception room there are glazed double doors through to the separate dining and living rooms, whilst single doors access the kitchen/breakfast room and well placed guest cloakroom. This house really accentuates the generous space within by the skilful use of every opportunity to allow the natural daylight to pour in. Virtually every room in the house has multiple windows arranged across different aspects, with the glorious living room boasting no less than five separate windows along with two sets of glazed french doors set into a charming 'V' shaped bay arrangement.

The living room is a delightful room, full of charm and character. Generously sized, it also enjoys well balanced proportions making it flexible and capable when it comes to configuring and furnishing the space. The aforementioned windows keep it really light and bright whatever the time of day, whilst an impressive exposed brick chimney breast at one end houses a cast iron open fire set beneath a decorative brick lintel. The other end of the room boasts a wonderful bespoke trio of fitted cabinets with open bookcases above, whilst the whole room is lined with a dado rail and ornate cornicework. To the rear is a wonderful triangular recess that offers a pair of fully glazed french windows on either side, joining the five other windows to flood the room with light whilst also enabling a seamless connection out into the rear garden.

Taking up the front corner of the house is the elegant dining room, which again is well lit by two windows to separate aspects, and is a well balanced space comfortably able to accept a substantial dining suite as well as other occasional furniture.







Across the reception room from the dining room is the kitchen/breakfast room which features a stylish blend of fitted cupboards and a stunning feature wall of exposed red brick that offers a hob within a curved brick lintelled recess and cleverly integrated ovens alongside. The remainder of the room sports a comprehensive array of wall and floor mounted cabinets giving more than ample storage and plenty of food preparation worktop space whilst offering a range of integrated appliances along with designated locations planned in for certain free standing items. In one corner of the kitchen a shaped archway leads through into a good sized utility/laundry room, fitted with coordinating cabinets and ready to accept a washing machine and dryer, with a useful external door at the far end giving access out into the rear garden.

Upstairs is a generous hallway that enjoys an attractive gallery looking down into the reception room below, and opens into each of the four bedrooms and the family shower room that are arranged around it. All of the bedrooms boast fitted wardrobes, with two of them also having en suite bathrooms. The principal bedroom has an en suite with a bath, has fitted wardrobes within a separate dressing room and also benefits from the comfort of air conditioning.

The loft space consists of two separate rooms and is substantial, with both rooms having a Velux rooflight, offering a ready opportunity to expand the living space if so desired.

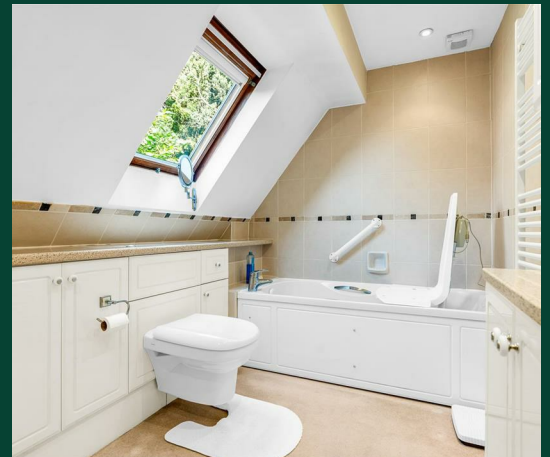
#### Exterior:

Set on a small prestige development along a quiet residential cul-de-sac, the property has ample parking space on a long, wide block paved driveway that extends past the front door to the garage beyond and then further along the full depth of the house. The rear walled garden curves around the exterior linking the access points into the utility/laundry room and the living room with a generous paved patio that is cleverly landscaped to mirror the shape of the building. Surrounding the patio are multiple deep flower beds filled with a wide variety of shrubs, bushes and a few select specimen trees, creating a relaxing and secluded space for spending time with family and friends

#### Location:

This fabulous property enjoys an idyllic location within Welwyn Village, just a few yards from the high street, which has a thriving and bustling central area with a wide range of shops, pubs and restaurants as well as doctors and dentists. More extensive facilities are to be found in Welwyn Garden City, just 3 miles to the south. Welwyn North Station offers a fast and frequent service into London, getting you to Kings Cross in around 20 minutes. Junction 6 of the A1(M) is within one mile.

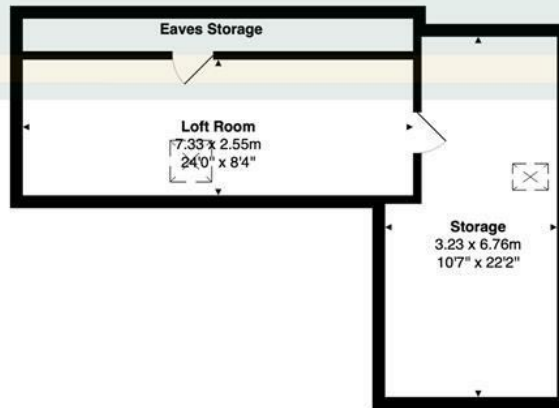




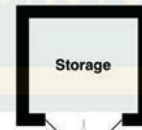


**Ground Floor**  
Area: 80.4 m<sup>2</sup> ... 865 ft<sup>2</sup>

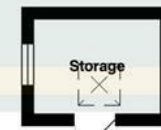
**First Floor**  
Area: 76.6 m<sup>2</sup> ... 825 ft<sup>2</sup>



**Loft**  
Area: 44.5 m<sup>2</sup> ... 479 ft<sup>2</sup>



**Outbuilding**  
Area: 3.7 m<sup>2</sup> ... 39 ft<sup>2</sup>



**Outbuilding**  
Area: 4.2 m<sup>2</sup> ... 45 ft<sup>2</sup>

Total Area: 209.4 m<sup>2</sup> ... 2253 ft<sup>2</sup>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	69
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	







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