



Bryan Bishop
and partners

Cowards Lane
Codicote



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Summary:

Bryan Bishop and Partners are delighted to bring to the market this outstanding detached four double bedroom, three bathroom, family home, set along a quiet residential lane within easy walking distance of the extremely vibrant and thriving high street that runs through the centre of the village of Codicote. The property enjoys a large plot that has allowed the clearly talented architect to provide a generous frontage with a detached double garage along with a large south facing rear garden that has been creatively landscaped to provide a large patio area, generous lawn and a substantial 'secret' kitchen garden to the rear. The house is presented in immaculate condition inside and out, featuring recently installed premium aluminium double glazing, underfloor heating throughout the ground floor, and is beautifully appointed and intelligently laid out to dovetail into and fully support a modern family's hectic lifestyle.

Accommodation:

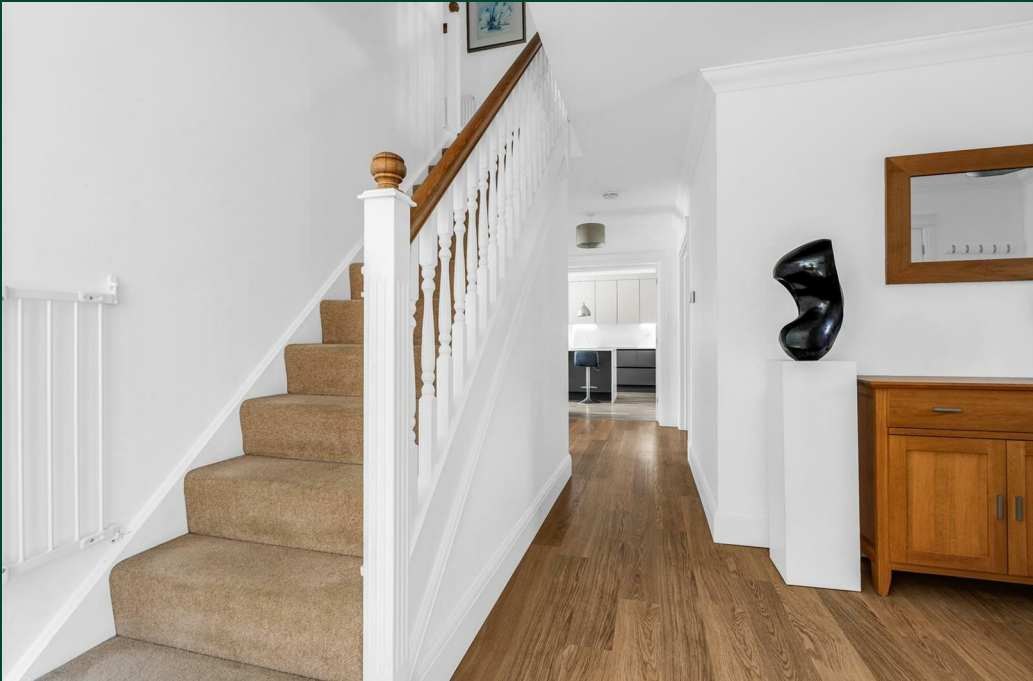
The beautifully crafted solid wood front door is inset with glorious decorative leaded windows, and set beneath an attractive and protective porch roof. Inside is a substantial entrance hall, large enough to be considered as a reception room, offering ample opportunity to furnish the space and a wonderful place to offer a warm welcome to all your guests. The entrance hall extends through the house, offering a free flowing hub that links all of the ground floor rooms, with the overarching feeling of space further boosted by the use of glazed double doors from the entrance hall into the dining room, kitchen/breakfast room and the living room. The intelligently and carefully curated layout is perfect both for day to day family life and for entertaining any number of guests, with a large window to the side keeping the whole area well lit, and further single doors opening into the large family room/office and the ideally placed guest cloakroom.

All of the rooms have been skilfully designed with superbly balanced proportions, making effective use of the substantial space on offer whilst not making them overlarge which often jeopardises the intimate atmosphere that is so necessary for a truly empathetic family home. This ideal combination is immediately obvious in the dining room, which is undoubtedly capable of accepting a substantial dining table and chairs along with other pieces of occasional furniture besides, yet is a warm comfortable space flooded with light from the front facing windows that are presented in a fabulous bay arrangement.

The adjoining kitchen/breakfast room is an absolute triumph of understated elegance, with a swathe of handle-free wall and floor mounted drawer units and cabinets filling the extensive outside wall. This is a premium quality installation that offers a wealth of storage and food preparation area, both of which are further boosted by a superb central island that includes a large breakfast bar. The clever use of a two tone colour scheme adds yet more style to the room, further supplemented by under cabinet LED lighting that works with the large side window and the glass bi-fold doors to keep the space light and bright at any time of the day. There is a full collection of appliances from the very best manufacturers integrated into the units, making this top specification kitchen/breakfast room a practical, efficient and ergonomic "working kitchen" as well as a wonderful social space.

To the front of the kitchen is a generous utility/laundry room with more storage cupboards, a sink and is fully plumbed and prepared for a washing machine and tumble dryer, as well as providing a useful exterior door opening out to the side of the house.







The living room continues in the same theme as the other rooms, large but not overly so and with a shape that allows best use of the generous space on offer. Glazed double doors lead in from the entrance hall, whilst the room is flooded with light through a window to the side aspect and the glass bi-fold doors that take up the whole of the wonderful bay window looking out over the south facing gardens. The room is comfortably large enough for you to explore any number of different layout configurations and furniture options, and will certainly easily absorb multiple sofas, chairs and other occasional furniture, with a lovely focal point being provided by the elegant open fireplace set into one wall.

Completing the ground floor is the family room/office, which is currently giving great service as a comprehensive work from home facility with a specification to match any commercial premises. This is a large room by any measure which more than fulfils its current brief, and would perform just as effectively in any number of roles for you. Family room, TV/cinema room, playroom, games room, teenage hang out space, the list is almost endless and the space is large enough to multi-task if so required.

Upstairs is a centrally placed hallway that feeds into each of the four bedrooms and the family bathroom which has a bath fitted with a shower and screen above it. All of the bedrooms would easily accommodate a king size bed and other furniture, with three of them benefiting from fitted wardrobes. Two of the bedrooms also boast luxury ensuite shower rooms, with the shower room serving the principal bedroom also having a bidet. Both shower rooms have access to eaves storage cupboards.

Exterior:

This is a very attractive house, ideally placed along a quiet residential lane surrounded by other large detached houses, yet an easy stroll of just a minute or so from the high street. Set well back from the road, it has a very large block paved driveway that opens out either side of the detached double garage to offer a capacious area for parking a large number of vehicles. There is useful separate gated pedestrian access from the front into the back garden, which is secure and fully enclosed making it perfect for pets and young children.

The rear garden is south facing, covers a very large area and has been creatively landscaped to meet the needs of the whole family. A deep paved patio runs the full width of the rear of the house, neatly linking up the access points from the kitchen/breakfast room and the living room and offering ample scope for multiple sets of outdoor casual seating and dining furniture. From the centre of the patio a coordinating paved pathway extends back through the garden, bisecting a large lawn on the way, until it reaches a stunning arch that is covered with a wonderful wisteria. Beyond that is a decorative trellis fence with a gated access into a wonderful kitchen garden complete with a collection of raised beds just ready to grow fruit, vegetables and cut flowers to feed the family and decorate the house, a simply wonderful facility to help experienced or novice gardeners pursue their hobby.

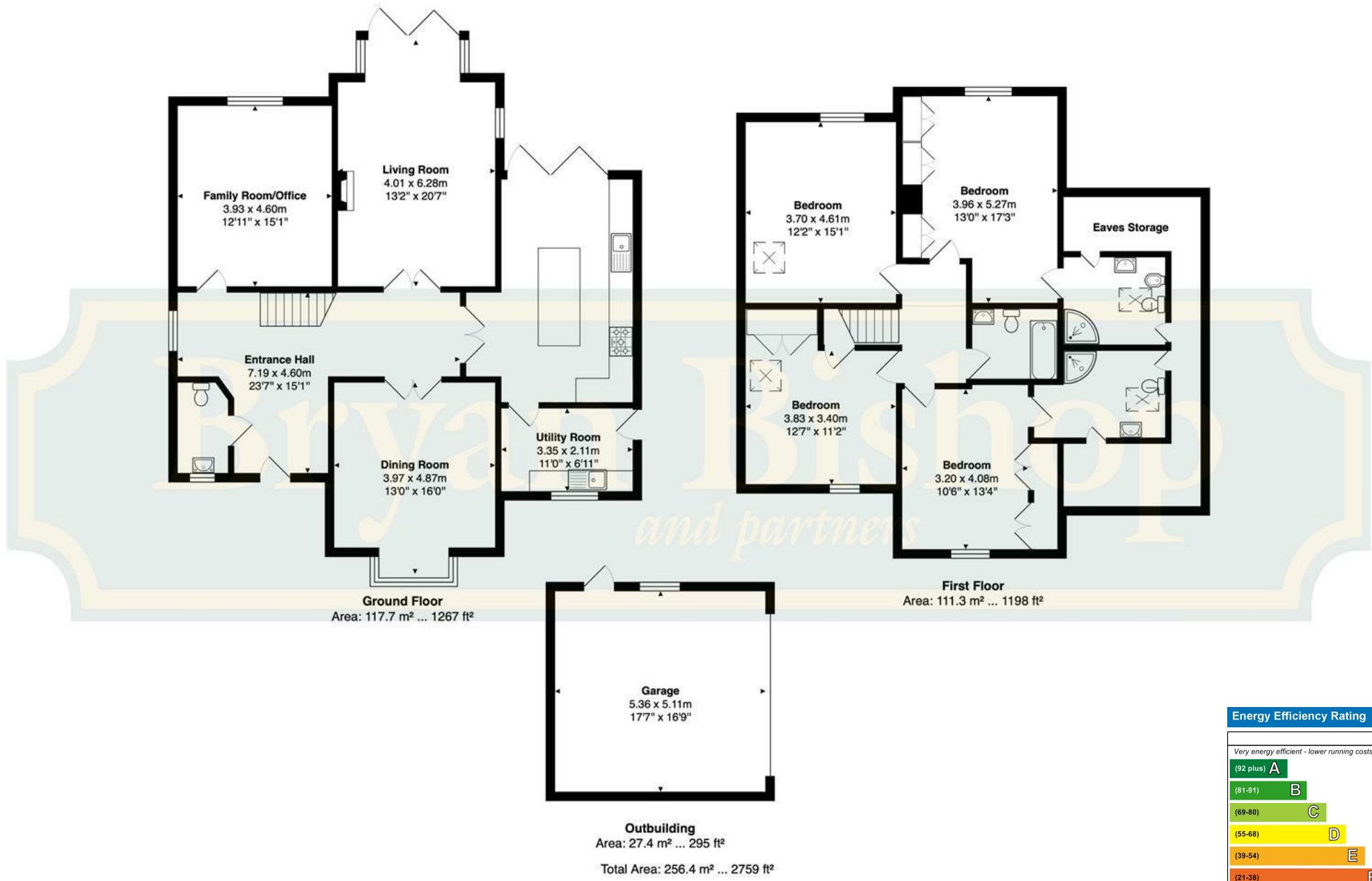
Location:

This superb home is perfectly placed to benefit from the great amenities within Codicote Village, being on the edge of the village just a short stroll from the high street. This ideal location also offers excellent connectivity, with J6 of the A1(M) reachable within a few minutes drive, and Welwyn North, Knebworth, and Stevenage train stations all within a 15 minute radius, thereby offering a lovely semi-rural setting, yet still with exceptional links to both London and The North. The village itself boasts a variety of amenities, including a butcher's shop, restaurants, pubs, a chemist, convenience stores, dry cleaners and bakers. as well as, the Codicote C of E primary school judged "Outstanding" by Ofsted.



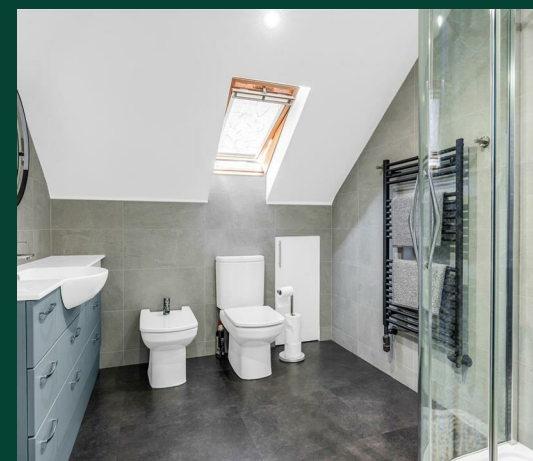
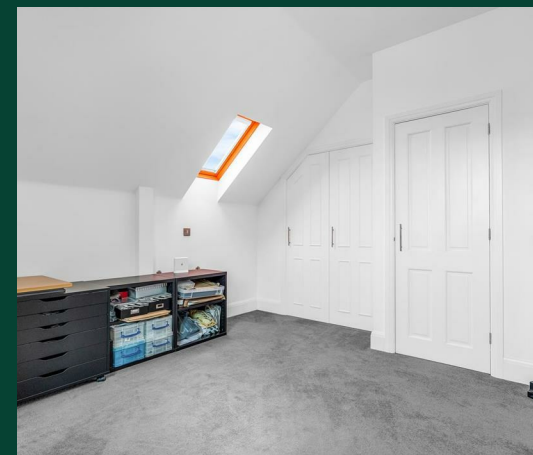






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC







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