

**Luxford
& Ward**

Lanercost Close
Welwyn, Hertfordshire

A beautifully appointed 4
bedroom woodland home





Lanercost Close

Welwyn, Hertfordshire

Exceptional Living

Hidden behind secure gates and surrounded by mature woodland, this is a home designed for those who value discretion, space and a genuine sense of escape, without losing connection to the outside world.

Positioned on one of the area's most discreet private roads, where opportunities rarely rise, this exceptional home offers a lifestyle that feels quietly removed from the everyday. The approach alone sets the tone: calm, secluded and entirely shielded from passing traffic.



2 Reception Rooms



Dining Room



3 Bath/Shower Rooms



4 Large Bedrooms



Landscaped Gardens



Woodland Access



Garage & Workshop



Private Driveway



Gated Access

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A Home Without Compromise

Expanses of glazing draw natural light deep into the home while framing uninterrupted views of the surrounding greenery, creating a constant connection to the landscape beyond.

For those who understand the value of discretion, setting and long-term potential, this represents a rare opportunity to secure something truly exceptional.

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*Wake to birdsong, wander
through woodland, and
return home to something
truly special.*

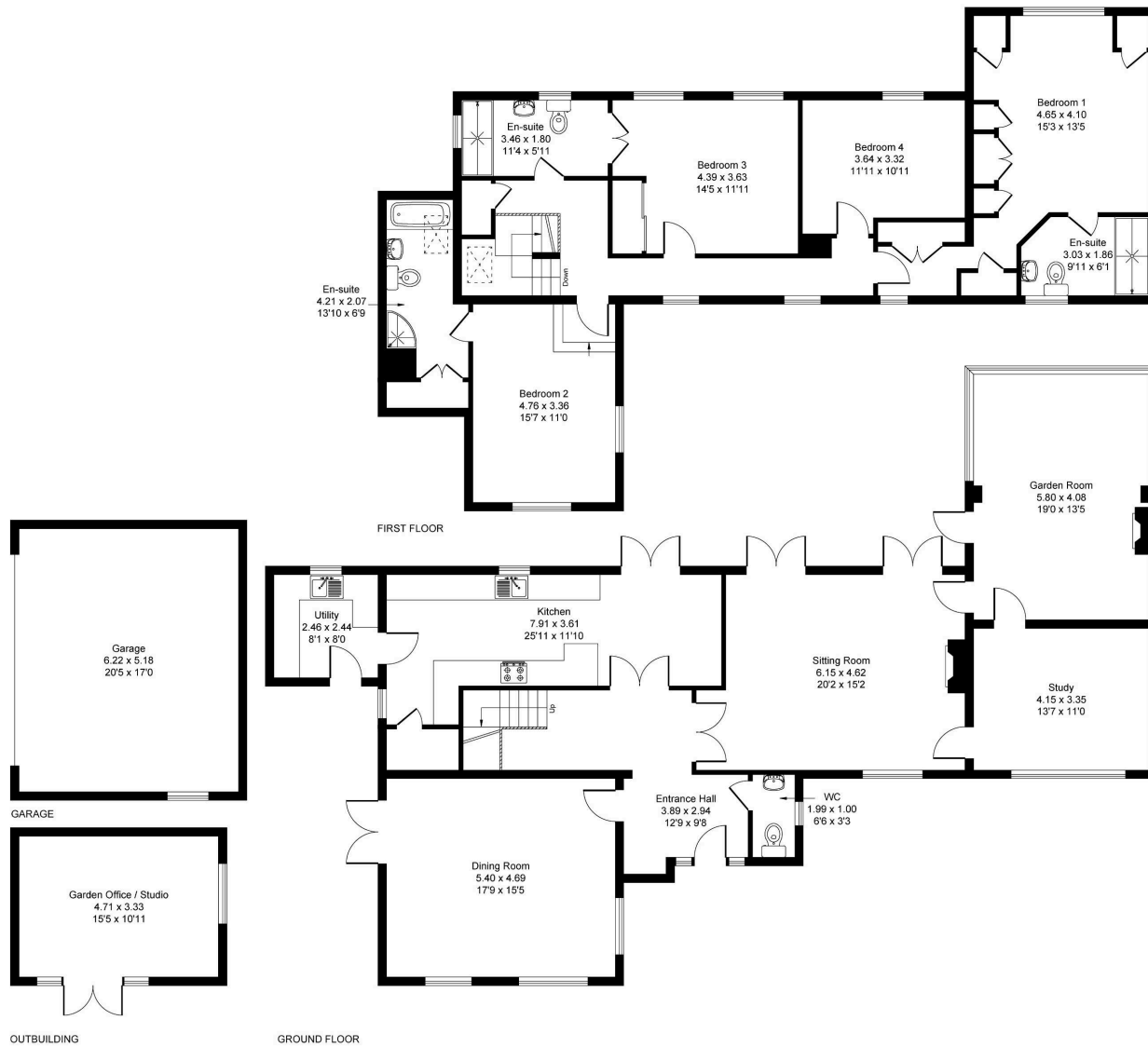




*Generously proportioned
and perfectly suited to
modern life, with
additional spaces that
make working from
home effortless.*

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Approximate Gross Internal Area = 2735 sq. ft / 254.10 sq. m
Garage = 347 sq. ft / 32.22 sq. m
Outbuilding = 169 sq. ft / 15.68 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only. Outbuildings not drawn in actual position relative to the property.

*Some houses are admired for a moment.
Others become part of the life you were
always meant to live.*



*Pippa Hoxha née Ward
Robyn Janczak*

www.luxfordandward.co.uk
info@luxfordandward.co.uk
01707 699328



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