



**Bryan Bishop**  
*and partners*

**Newitt Court**  
**Welwyn, AL6 9FY**  
**Guide price £1,100,000**



# Newitt Court

## Welwyn, AL6 9FY

### Summary:

Bryan Bishop and Partners are delighted to bring to the market this exceptional five double bedroom, three bathroom luxurious family home enjoying an enviable location within the highly desirable Wilshere Park area of Welwyn. Wilshere Park is a premium quality development of fine residences built with an unrivalled attention to detail in both the materials used and the exemplary standards of workmanship on display and this property is a wonderful example of both of those attributes. A beautiful bay window to the front of the living room and a superb orangery style dining room align with expertly designed and flexible living space to create a wonderful home that is as practical as it is stylish, and set on a larger than average plot.

### Accommodation:

This property is a wonderful blend of traditional build values and modern fixtures and fittings, with the undoubtedly generous space on offer throughout being skilfully and intelligently utilised to outstanding effect. It is a large house certainly but manages to retain a warm and welcoming atmosphere with all of the rooms generously proportioned but not overly large, a real triumph of talented architectural and interior design.

The main entrance is via a set of double doors inset with pretty glass panels and a pair of full height vertical windows on either side, all of which is located beneath a protective tiled roof porch that stylistically matches that found above the front facing bay window. Inside is a large entrance hall, nicely lit by a side facing window as well as the glass panels to the front, which would be better considered as a reception room based on its size and shape. The space is ideally formatted to enable you to offer a warm welcome to all of your guests, with a charming view up the elegant staircase to the galleried upper hallway above. The entrance hall flows through the middle of the house, passing the living room, study and well placed guest cloakroom along the way before opening through double doors into the open plan kitchen/family room at the far end. There is a lovely free flow around the ground floor, and this has been achieved with a combination of the generous entrance hall, intelligent room placement and the use of double doors where possible as well as some open plan connections room to room. It is sure to work well during day to day family life and will really pay dividends when entertaining guests.

The living room is one of the beneficiaries, with double doors neatly set across the corner of the room leading in from the entrance hall. This is a good sized room with a great balance to the shape, being almost square, making every part of it fully usable. The gorgeous bay window looking out over the front garden keeps the room light and bright throughout the day, and there is more than ample space for you to have a free choice on the quantity and size of furniture you wish to incorporate. Certainly it will comfortably swallow multiple sofas and chairs along with other pieces of occasional furniture whilst still leaving ample floor space to move into and around the room, offering an elegant social space capable of hosting family and friends with ease.

The study/office is accessed directly from the entrance hall and is another large and well balanced room, with a side facing window keeping it well lit. Again this room is entirely fit for purpose and will readily provide you with a comprehensive work from home facility. It also goes to really underline the flexibility of this wonderful home, as it would readily excel similarly in many other roles for you should that serve you better. Certainly with five bedrooms upstairs the office may be better located on the first floor leaving this room to be an ideally placed play room, TV room, music room, games room or teenage hang out space, the choice is almost endless and yours to make.







Again emphasising the adaptability on offer, the rear of the house comprises three rooms all connected together in an open plan format, comprising the kitchen, family room and dining room. The family room and dining room are completely interchangeable, even season by season if you so wish, helping the house to flex with you over time as your needs may change. The kitchen is neatly located within a natural recess behind the study, allowing a comprehensive array of high and low level cabinets to be fitted around the full perimeter to create a practical and ergonomic working area. Already offering great storage and worktop space, both of these important aspects are further boosted by a smart island which presents a neat visual and physical delineation of the different areas whilst simultaneously providing a four seater breakfast bar. Set within the cabinets is a wide range of integrated appliances, all sourced from premium manufacturers as you would expect in a house of this size and quality. The kitchen is ably supported by a large utility/laundry room adjoining the family room area which also contains a useful door out into the rear garden and a direct entrance into the rear of the integral garage.

The family room has open connections with the kitchen and with the dining room, offering a great social space in a perfect location to create a usable day to day social family hub. Large enough to accept plenty of casual seating, it would also readily exchange roles with the dining room if that suited your lifestyle better.

The dining room is an absolute delight, built in an orangery style, it has windows lining all three of the outside walls, with no less than two sets of glazed French doors opening out into the rear garden, and exhibits all of the benefits of a conservatory whilst avoiding all of the drawbacks. Without any doubt this is a charming and elegant dining room, but it would perform just as superbly as a lounge/family room, both roles being elevated so much by the seamless inside/outside connections. In keeping with the rest of the house the room is large yet perfectly proportioned, keeping the intimate nature of the space yet offering a generous footprint.

Upstairs is a large central hallway attractively galleried around the stairwell, which leads to each of the five bedrooms. All of the bedrooms are double or larger in size and benefit from fitted cupboards/wardrobes, with two of the bedrooms also boasting luxuriously appointed ensuite shower rooms. There is a separate family bathroom with a handheld shower attachment to the bath.

#### Exterior:

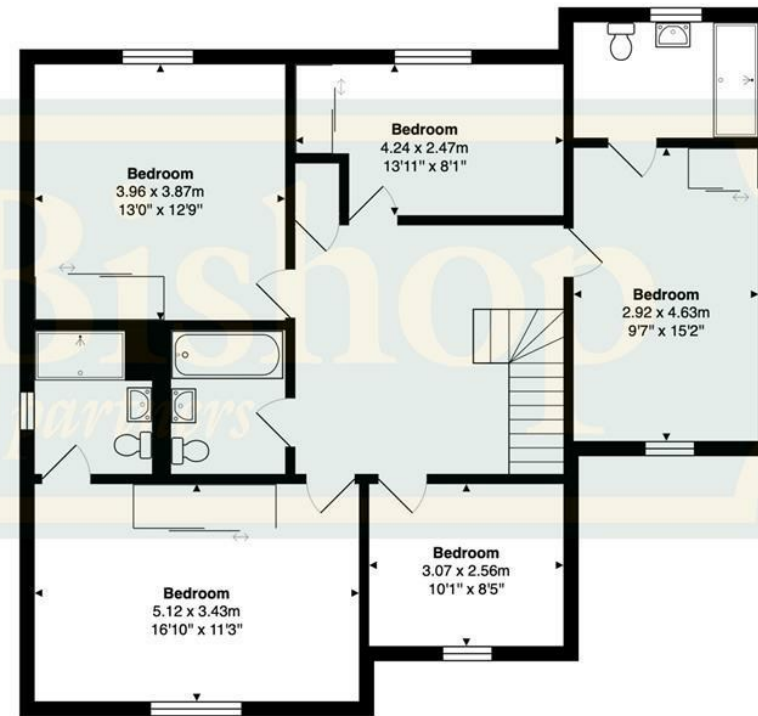
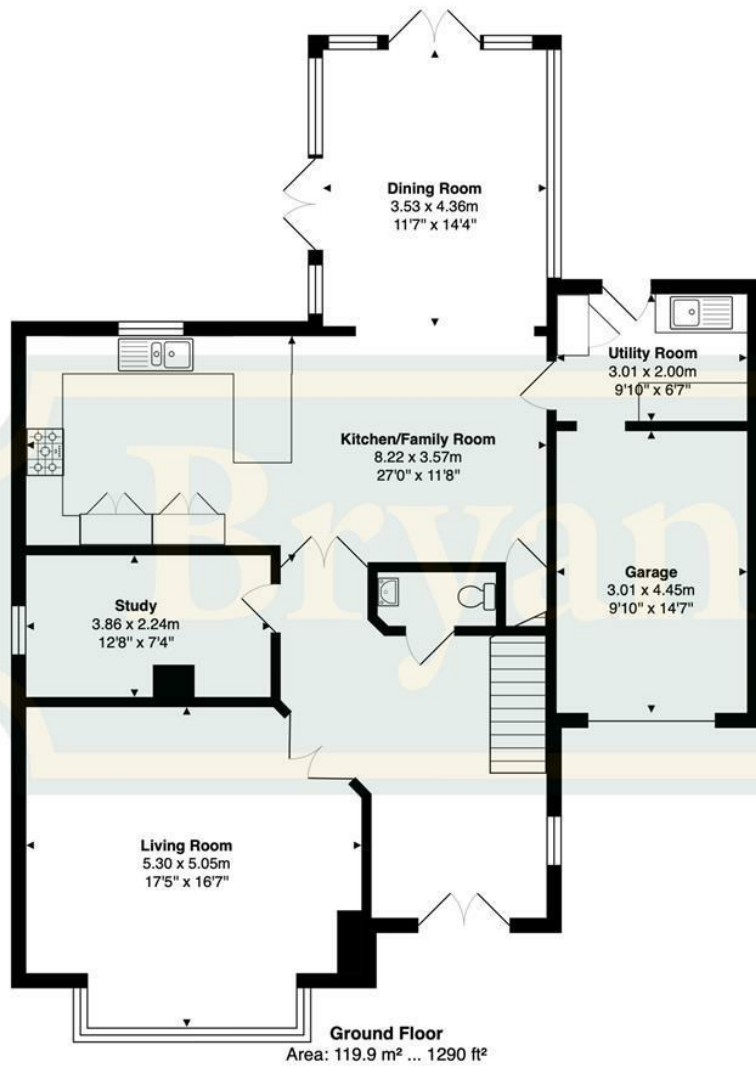
The frontage is imposing yet also attractive with a traditional red brick construction and a pretty flower filled garden in front of the living room bay window. A block paved driveway provides off-street parking as it leads up to the front of the garage, along with a pathway to the side that opens through a secure gated entrance into the rear garden. The south-easterly facing rear garden is a good size, enjoys a lovely open aspect around it, and is fully secure and enclosed and so completely suitable for pets and small children. An extensive paved patio encircles the dining room, making the best use of the multiple entrances into the house via the dining room and the utility room and providing a wonderful situation for outdoor casual seating and dining furniture. The rest of the garden is a generous area of lawn with abundantly planted flower borders lining the boundary and a useful wooden shed nestled into one corner. This is a wonderful family garden with plenty of room for children to play and adults to socialise together.

#### Location:

This property enjoys the enviable and exclusive location of Wilshire Park, bringing with it the unspoiled pleasure of rural living yet with all of the many amenities of Welwyn just a minute or two away. Welwyn Village has a thriving and bustling centre 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.



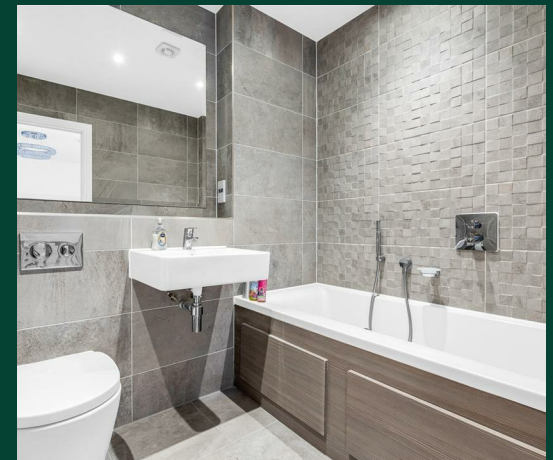
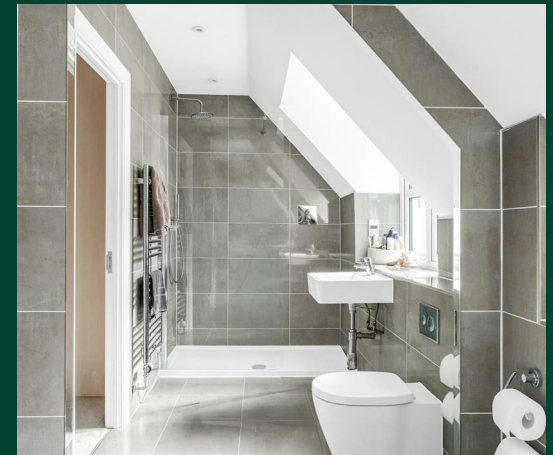




Total Area: 221.4 m<sup>2</sup> ... 2383 ft<sup>2</sup>

| Energy Efficiency Rating                    |   | Current | Potential |
|---------------------------------------------|---|---------|-----------|
| Very energy efficient - lower running costs |   |         |           |
| (92 plus)                                   | A |         |           |
| (81-91)                                     | B |         |           |
| (69-80)                                     | C |         |           |
| (55-68)                                     | D |         |           |
| (39-54)                                     | E |         |           |
| (21-38)                                     | F |         |           |
| (1-20)                                      | G |         |           |
| Not energy efficient - higher running costs |   |         |           |
| England & Wales                             |   | 85      | 90        |
| EU Directive 2002/91/EC                     |   |         |           |









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