

WELHAM MANOR

FEEL AT HOME IN WELHAM GREEN

An exclusive collection of nine beautifully crafted homes on a secluded road in the heart of Welham Green. Surrounded by open countryside yet well connected, Welham Manor offers the perfect balance of village tranquillity, commuter convenience and an established Hertfordshire community.



CGI is indicative only



WELL CONNECTED. WONDERFULLY SERVED.

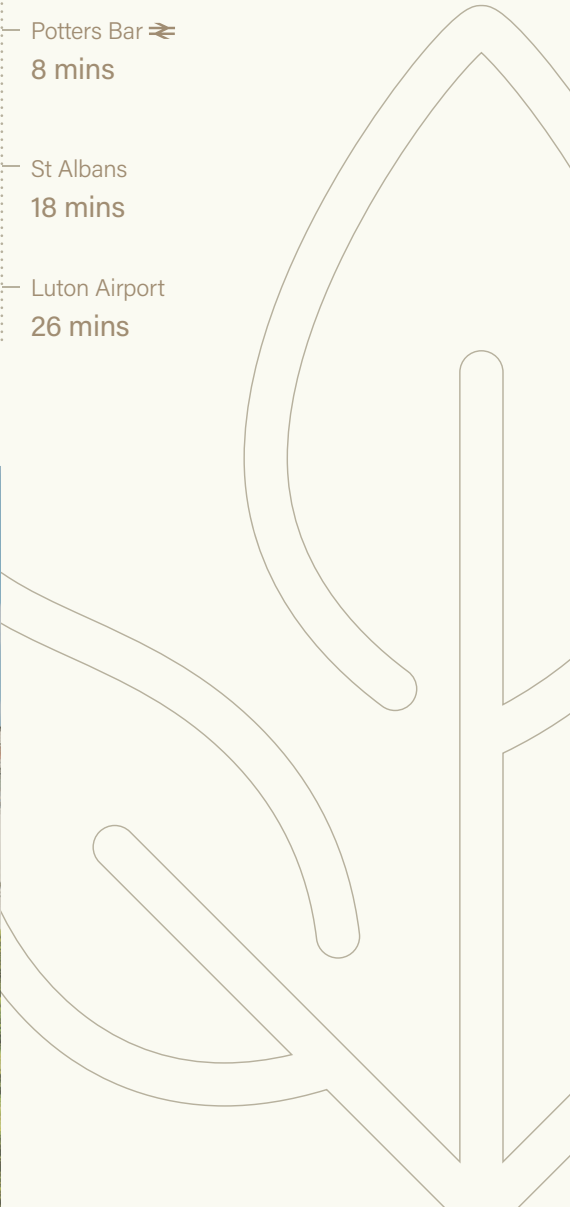
Welham Manor is just a short stroll from Welham Green’s high street, home to a welcoming village pub and everyday essentials including a post office, pharmacy and the much-loved Simmons Bakers.

Nearby Brookmans Park offers an excellent selection of cafés and restaurants, alongside the prestigious Brookmans Park Golf Club. Colney Fields Shopping Park is close by with M&S and Sainsbury’s, while St Albans, Welwyn Garden City and Hatfield’s Galleria provide an even wider choice of shopping, dining and leisure. Residents can also enjoy the beautiful surroundings of Hatfield Park, the historic estate once home to Elizabeth I. Its expansive parkland, gardens and year-round programme of farmers’ markets and events make it one of Hertfordshire’s most treasured destinations.

Welham Green station offers direct services to London Moorgate, while nearby Potters Bar provides fast connections to London King’s Cross. The A1(M) and M25 are also within easy reach, making travel across London and the surrounding area both quick and convenient.

DRIVE TIMES

- Welham Green ➡ 3 mins
- Brookmans Park 4 mins
- Potters Bar ➡ 8 mins
- St Albans 18 mins
- Luton Airport 26 mins



WELL THOUGHT-OUT DESIGN

KITCHEN

- Benchmark Marlow Range integrated shaker-style kitchen units
- Quartz worktops
- Tiled upstand
- Under pelmet lighting
- Stainless steel sink
- Stainless steel electric double oven
- Induction hob
- Bosch fridge/freezer
- Bosch washing machine
- Bosch dishwasher
- Amtico flooring to kitchens

BATHROOM/ENSUITES

- Roca white sanitaryware
- Ceramic floor tiles
- Vanity units
- Half-tiled wall behind bath and shower
- Chrome taps
- Chrome heated towel rail
- Shaver socket
- LED downlights

ELECTRICS & HEATING

- Inset ceiling lights and pelmet lighting
- Wireless intruder alarm to all houses
- Mains operated smoke alarms
- USB-C points to Kitchen and Bedrooms
- Telephone points to Hall/Living Room and Bedroom 1
- TV points to Living Room and Bedroom 1
- White sockets and switches
- Air source heat pumps
- Underfloor heating to ground floor
- Radiators to upper floors

GENERAL

- White five-panel moulded doors/sliding doors to wardrobes (upon request)
- Heritage brass door furniture
- Oak internal doors
- Anthracite grey double glazed windows
- Ceiling and walls painted Dulux emulsion white
- Handrails, balusters, skirting and architraves in white gloss
- Off-street parking with EV charging
- External tap
- Private rear gardens with patios and turfed lawns
- 10 year warranty via Protek



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WELHAM MANOR

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Positioned at the end of a closed road, Welham Manor offers two parking spaces for each house, with four guest spaces.

Each house has a private rear garden and patio space, with some having clear views over open countryside.



THE POTTERELL

3 bedroom house

1,296 SQFT



THE SWANLAND

4 bedroom house

1,450 SQFT



THE BROOKMAN

3 bedroom house

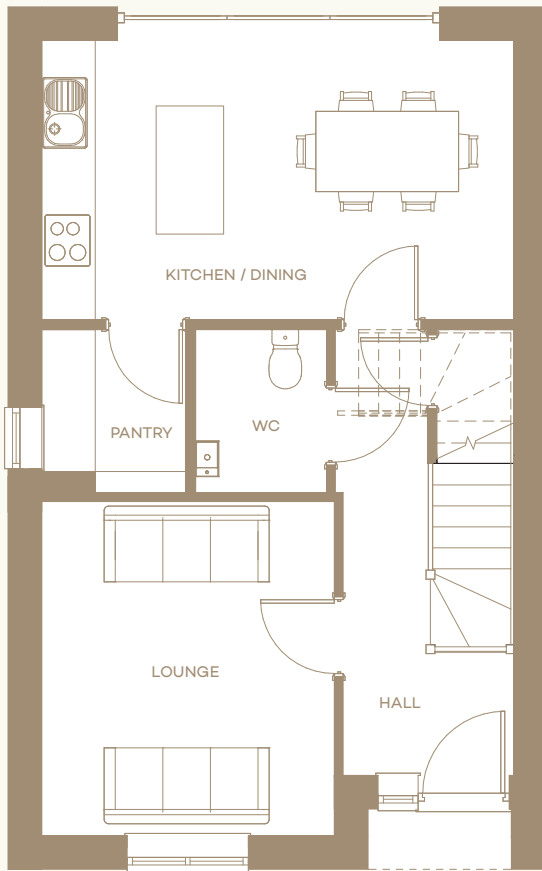
1,295 SQFT



THE POTTERELL

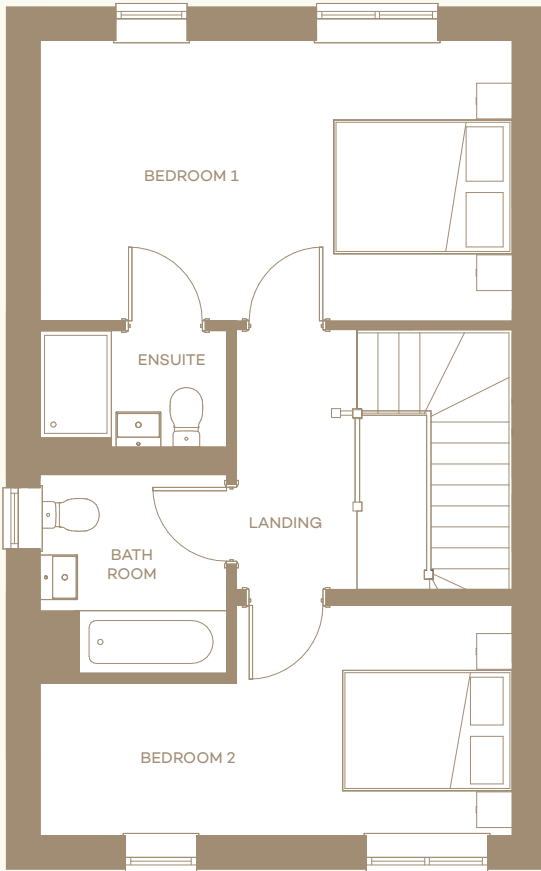
3 BEDROOM HOUSE / No. 1 – 4 WELHAM MANOR
1,296 SQFT / 121.4 SQM

GROUND FLOOR



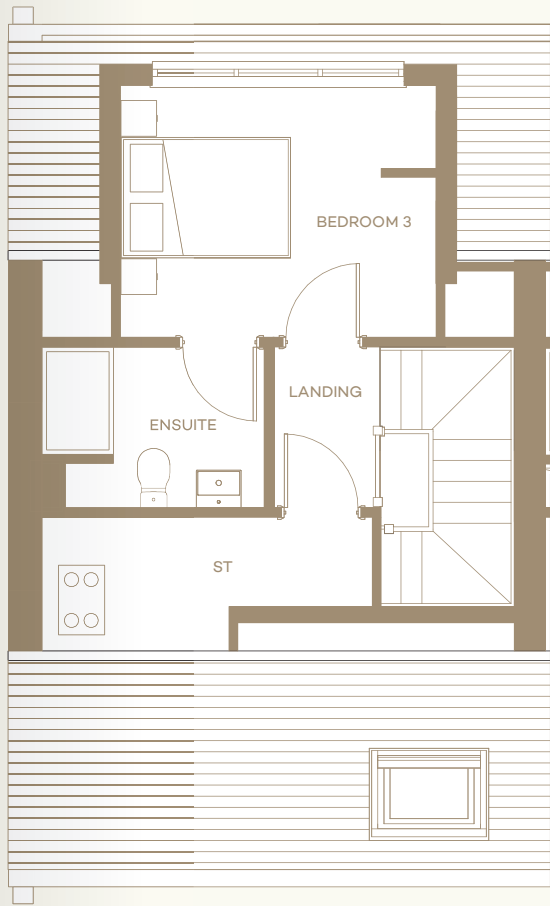
Kitchen/Dining	5.29m x 3.13m	17'4" x 10'3"
Lounge	3.28m x 3.75m	10'9" x 12'3"
Pantry	1.61m x 1.83m	5'3" x 6'0"
WC	1.47m x 1.83m	4'9" x 6'0"

FIRST FLOOR



Bedroom 1	5.29m x 3.14m	17'4" x 10'4"
Ensuite	2.09m x 1.30m	6' 10" x 4'3"
Bedroom 2	5.29m x 2.58m	17'4" x 8'6"
Bathroom	2.09m x 2.23m	6'10" x 7'4"

SECOND FLOOR



Bedroom 3	3.54m x 2.82m	11'7" x 9'3"
Ensuite	2.49m x 1.80m	8'2" x 5'11"
Store	3.70m x 1.00m	12' 1" x 3'3"

WELHAM MANOR

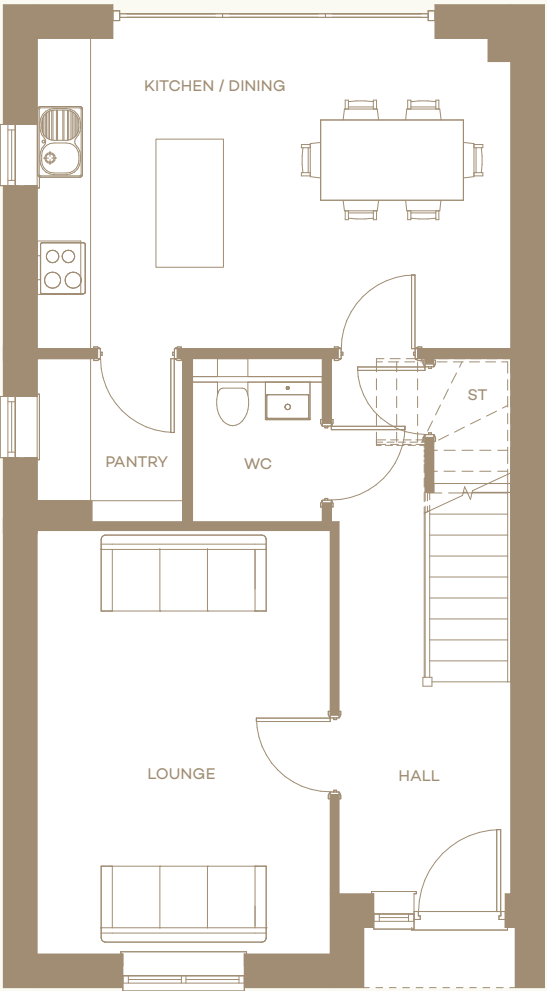


THE POTTERILL
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THE SWANLAND

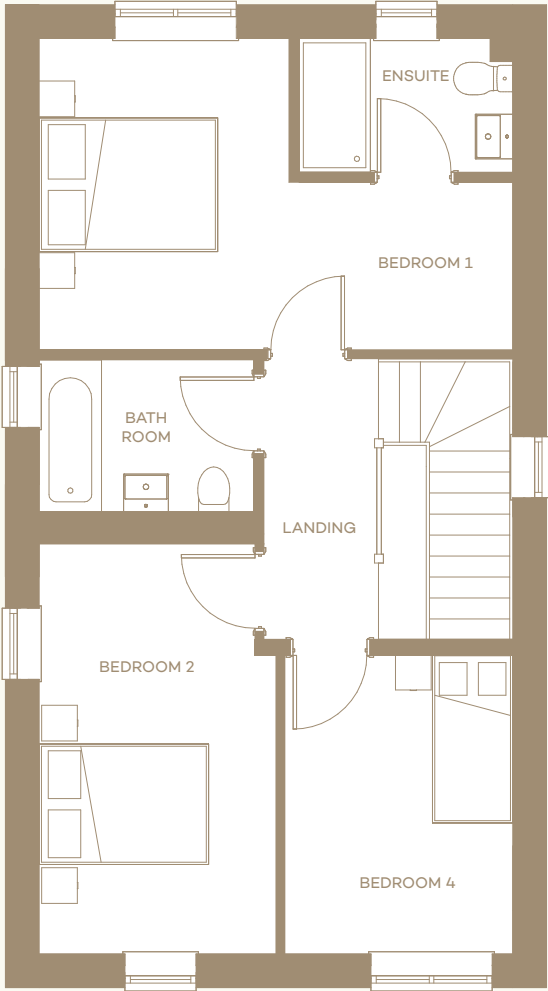
4 BEDROOM HOUSE / No. 5 – 8 WELHAM MANOR
1,450 SQFT / 136.5 SQM

GROUND FLOOR



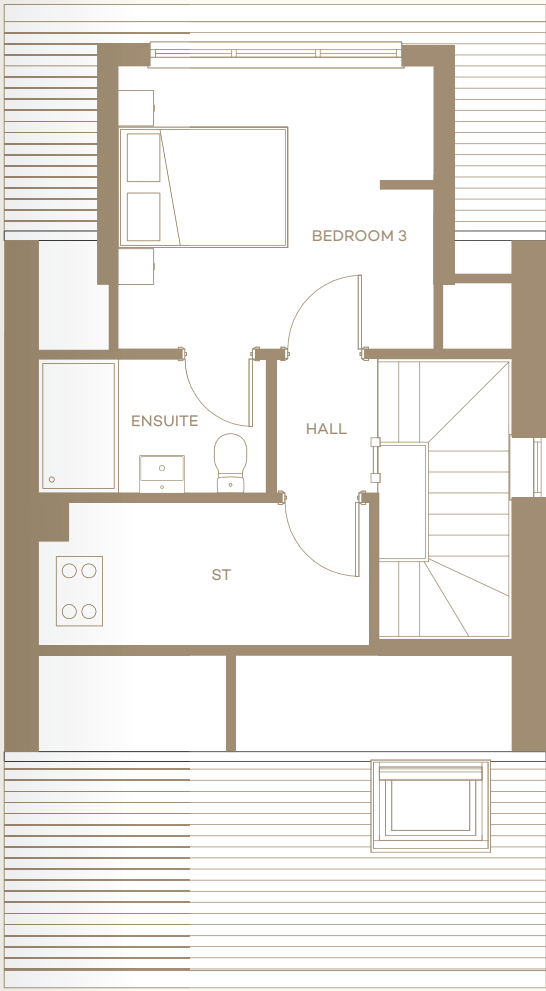
Kitchen/Dining	5.31m x 3.48m	17'5" x 11'5"
Lounge	3.28m x 4.75m	10'9" x 15'7"
Pantry	1.63m x 1.83m	5'4" x 6'0"
WC	1.45m x 1.83m	4'9" x 6'0"

FIRST FLOOR



Bedroom 1	5.31m x 3.49m	17'5" x 11'5"
Ensuite	2.40m x 1.50m	7'10" x 4'11"
Bedroom 2	2.66m x 4.59m	8'9" x 15'1"
Bedroom 4	2.55m x 3.35m	8'4" x 11'00"
Bathroom	2.41m x 1.70m	7'11" x 5'7"

SECOND FLOOR



Bedroom 3	3.54m x 3.17m	11'7" x 10'5"
Ensuite	2.55m x 1.50m	8'4" x 4'11"
Bedroom 3	3.72m x 1.60m	12'2" x 5'3"

WELHAM MANOR

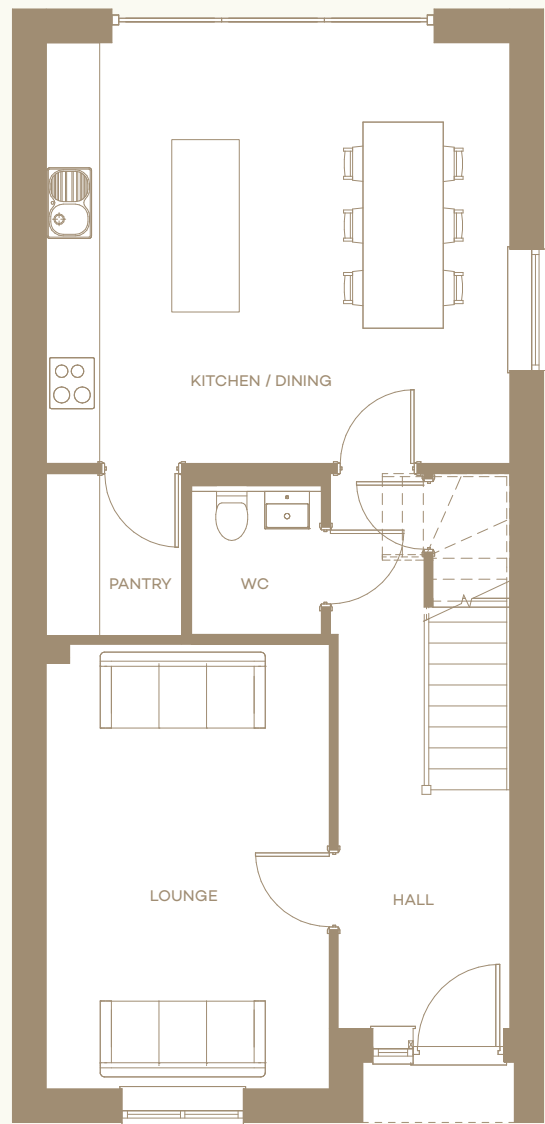


THE SWANLAND
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THE BROOKMAN

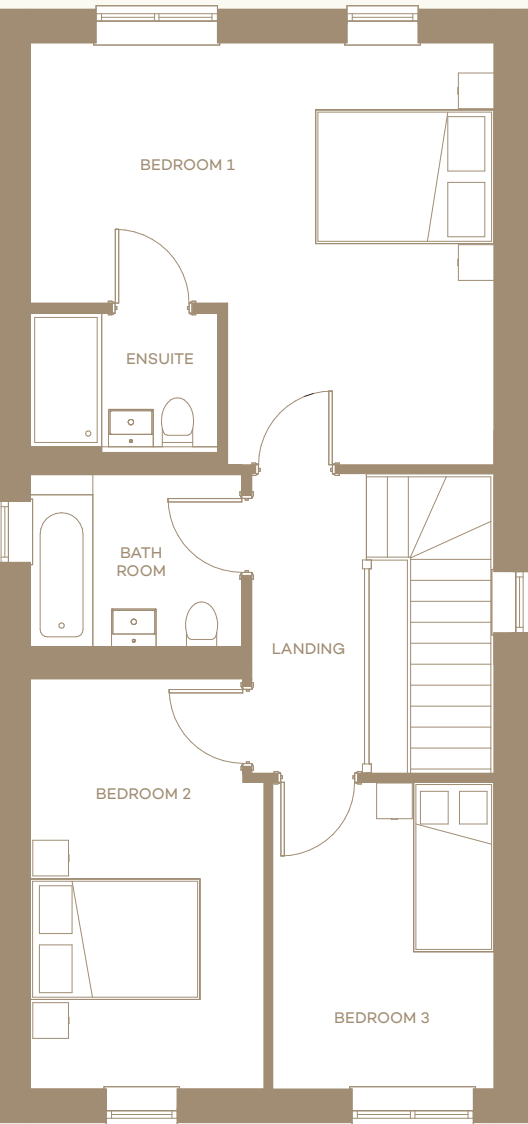
3 BEDROOM HOUSE / No. 9 WELHAM MANOR
1,295 SQFT / 120.5 SQM

GROUND FLOOR



Kitchen/Dining	5.20m x 4.72m	17'1" x 15'6"
Lounge	3.17m x 4.98m	10' 5" x 16'4"
Pantry	1.52m x 1.80m	5'0" x 5'11"
Lounge	1.46m x 1.80m	4'9" x 5'11"

FIRST FLOOR



Bedroom 1	5.20m x 4.73m	17'1" x 15'6"
Ensuite	2.10m x 1.70m	6'11" x 5'7"
Bedroom 2	2.62m x 4.59m	8'7" x 15'1"
Bedroom 3	2.48m x 3.44m	8'2" x 11'4"
Bathroom	2.37m x 1.92m	7'9" x 6'4"



THE BROOKMAN
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Whilst every care has been taken to ensure accuracy these particulars do not constitute part of any offer or contract and the right to change plans, specifications and materials is reserved. All measurements are given as a guide only. Purchasers are advised to check plot specific dimensions and specifications prior to reservation. No liability can be accepted for any errors arising there from. Development images are indicative and may vary. Specifications for this development may not include fixtures, fittings and furnishings shown in the photographs and illustrations. Features and finishes are shown for illustrative purposes only and are not intended to form part of any contract or warranty. No responsibility is taken for any other error, omission, or mis-statements in these particulars. Neither the vendor nor its agents make or give, whether in these particulars, during the negotiations or otherwise, any representation or warranty in relation to this property.

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