



Bryan Bishop
and partners

Oaklands Rise
Welwyn, AL6 0RG



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Summary:

Bryan Bishop and Partners are delighted to bring to the market this impressive five bedroom, three bathroom detached family home enjoying a stunning woodland setting yet within a short stroll of the many local facilities found in the highly desirable Oaklands area of Welwyn. This substantial property is arranged over three generous floors and was built to a premium specification by highly skilled craftsmen using only the finest materials, resulting in a residence of outstanding merit in every possible respect. Without doubt this is a very large house indeed, but the design expertise of the architect has nestled the building into the surrounding landscape, which along with the natural tones of the brickwork, block paved driveway, roof tiles and window frames has allowed it to sit unobtrusively within its glorious natural surroundings. Inside is suitably generous yet well balanced living space, along with added luxuries such as a four car integrated garage with an internal staircase, a large cinema/games room and a really useful ground floor bedroom with en suite bath/shower room.

Accommodation:

The entrance of the house is set on an attractive terrace above the integral garage, stylishly accessed by a staircase that sweeps up from the spacious driveway below. Set into a protective porch area, the front door opens into a substantial entrance hall within, which enjoys a splendid extended view back through the double doors at the rear on into the living room and garden room beyond. Multiple curved arches frame the space, which also gives access to the well placed guest cloakroom, staircases up to the second floor and down to the ground floor, a convenient office/study and through double doors into the family room, before it connects open plan in an 'L' shaped configuration into the dining/breakfast room.

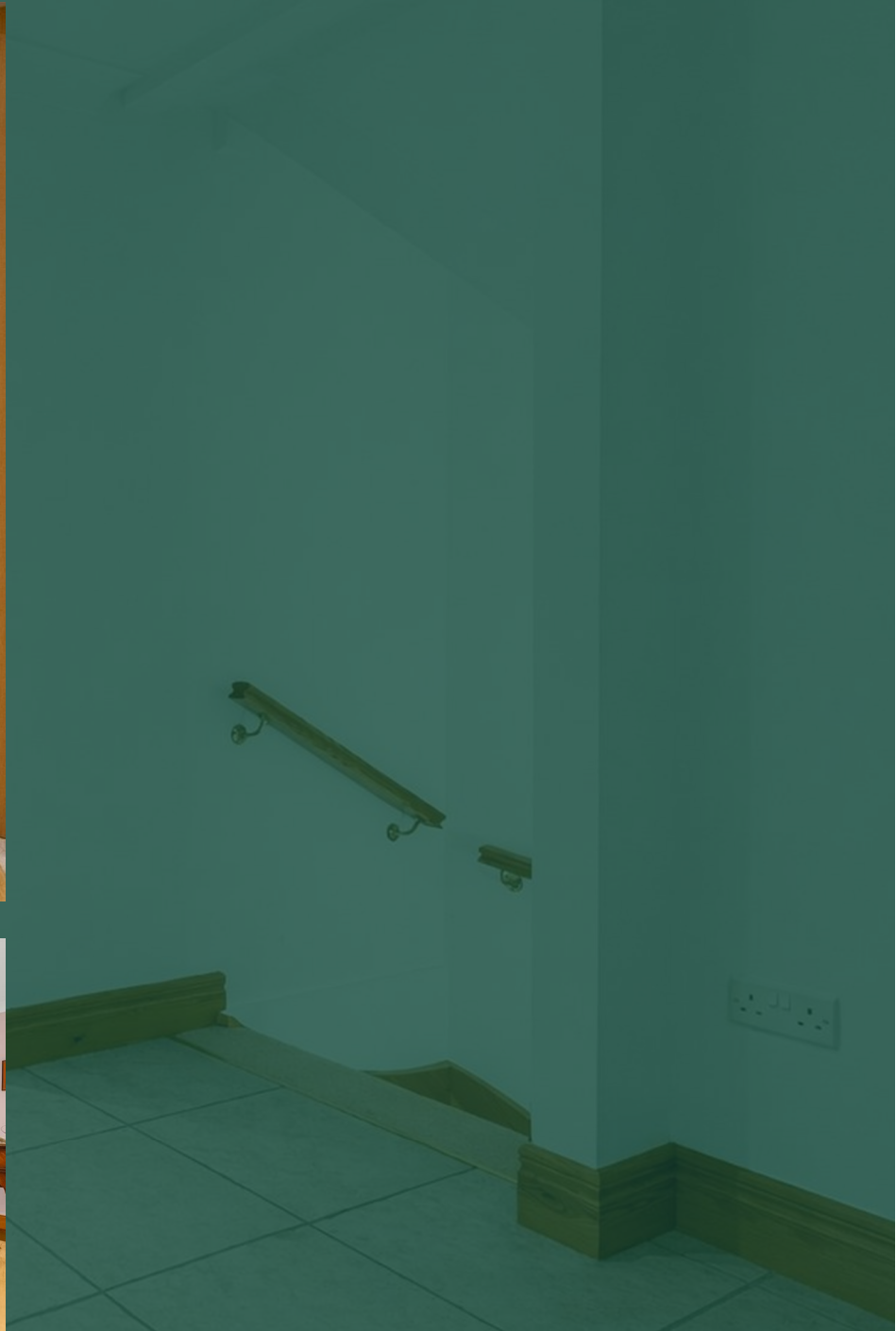
The office/study is in the front corner of the house so is blessed with windows to two separate aspects keeping it light and bright. It is comfortably large enough for a comprehensive work from home facility, with a nice position within the house, allowing it reasonable privacy yet also readily connected to the day to day living rooms.

Double doors open from the entrance hall into the family room, another room blessed with multiple windows set into different aspects that typifies the intelligent design of the whole house, always gaining maximum possible natural daylight, and celebrating the glorious countryside location with woodland views from every room. Currently being used as a formal dining room, it goes to emphasise the amazing flexibility and adaptability of the property which will give you a huge range of choices on how each room will perform best for you, adjusting to dovetail in completely with your family's lifestyle.

The dining/breakfast room is a welcoming open plan space connecting seamlessly from the entrance hall, yet nicely delineated by the clever layout. Sliding glass doors connect the room directly out onto the rear patio, giving an easy inside/outside flow, whilst the adjacent Kitchen is also linked through an open archway. The room is more than able to accept a large dining suite plus other occasional furniture.

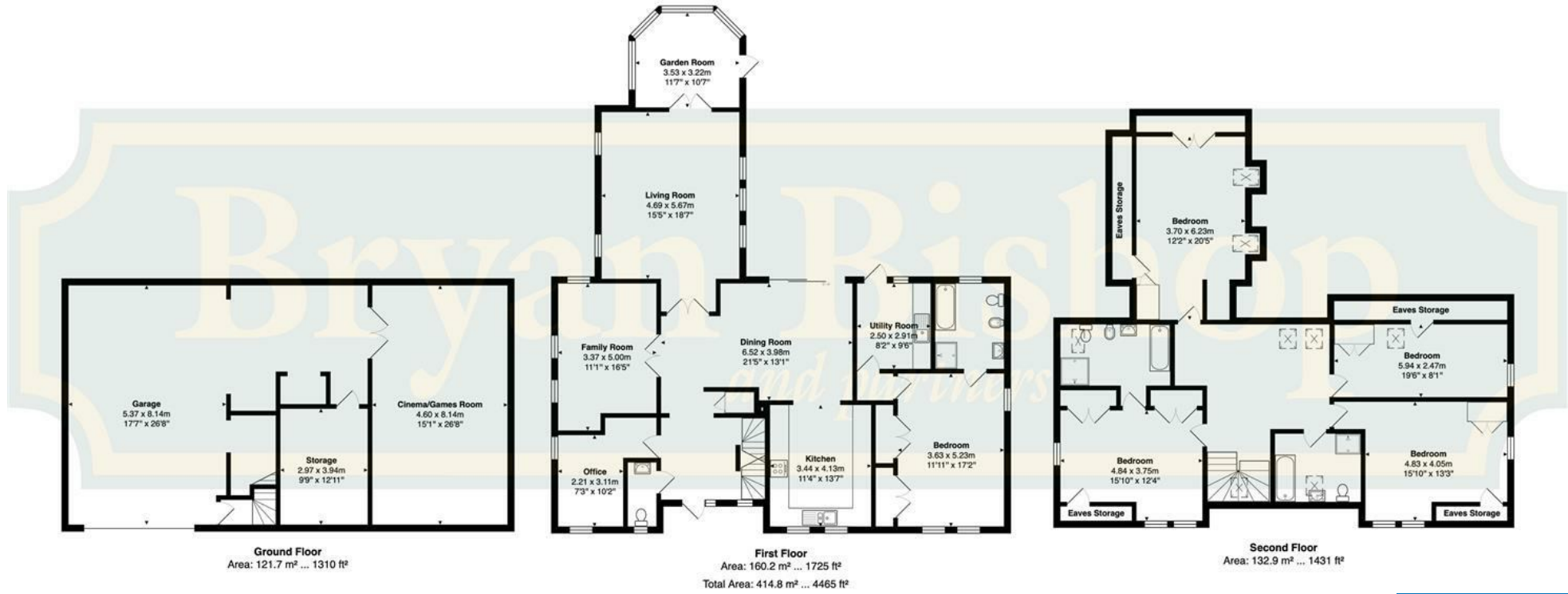
The front facing kitchen is ideally situated next to the dining/breakfast room and features a comprehensive array of wall and floor mounted cupboards fitted around the full perimeter. It is completely inconceivable that you would ever run short of storage or food preparation worktop area in this abundantly appointed room, which also boasts a full complement of appliances fully integrated into the cabinets. Further supplementing the working kitchen is a useful utility/laundry room, perfect for a washing machine and dryer, that also offers an additional external door opening out into the rear garden.











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		72	81
(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		EU Directive 2002/91/EC	



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