



**Bryan Bishop**  
*and partners*

Reeves Court  
Welwyn



# Reeves Court Welwyn

## Summary

Bryan Bishop and Partners are delighted to bring to the market this exceptional five-bedroom, three-bathroom detached residence, occupying a prime and private position within the exclusive Wilshere Park development in Welwyn. Set on a generous 0.25-acre corner plot with c.2850 sq ft of accommodation – offering a rare combination of space, security and sophisticated living.

Finished to an exacting standard throughout, 7 Reeves Court has been significantly enhanced by the current owners with a long list of thoughtful and high-quality upgrades both inside and out. It is ideally suited to modern family life or for those seeking a stylish and secure "lock and leave" residence with superb connectivity.

## Accommodation

Internally, the house is beautifully presented following a full upgrade and redecoration in 2021. Elegant touches such as Designer's Guild wallpapers, new Amtico flooring to the kitchen, hall and study and new luxury carpets with deep underlay throughout, plus designer lighting and radiators, offer both style and comfort. A spacious entrance hall leads to a large bay-fronted living room with bespoke fitted wood shutter blinds and a versatile office/study with uninterrupted views.

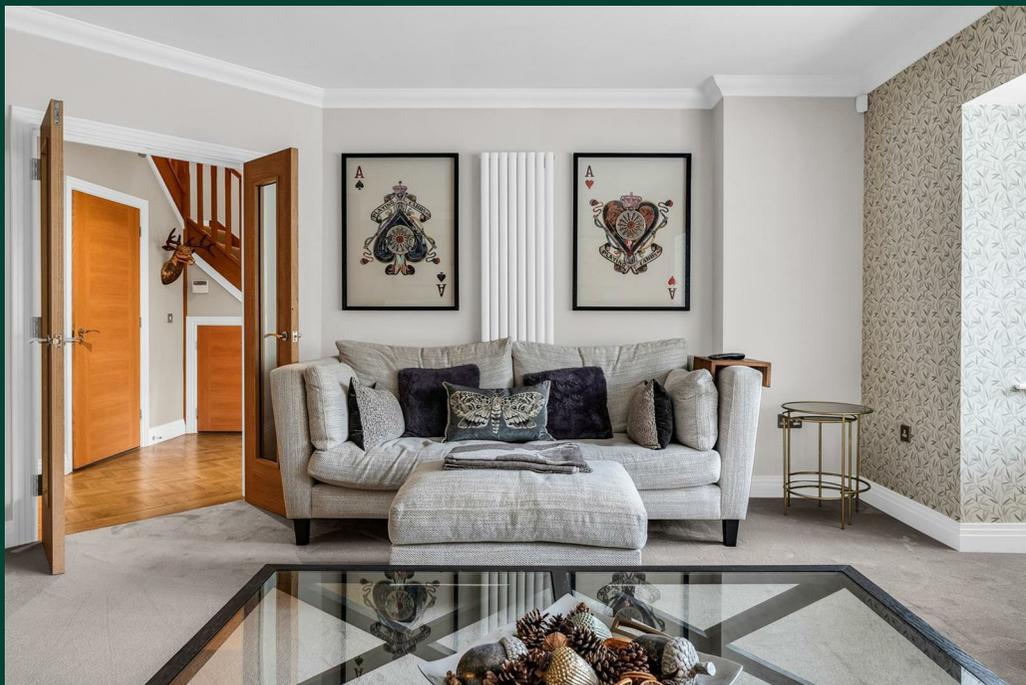
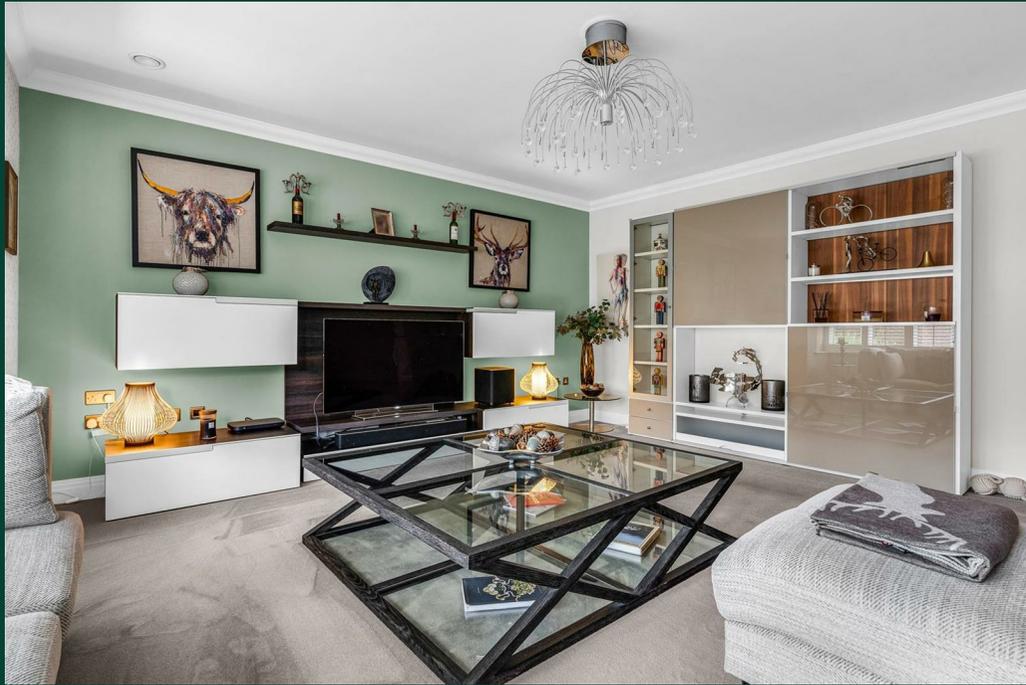
At the heart of the home lies a generous open-plan kitchen/dining room, which connects directly to a stunning orangery-style family room complete with a RAIS Q-Tee log burner with granite hearth. The kitchen has been tastefully updated with new granite worktops, a Villeroy and Boch butler sink, upgraded appliances, including a useful Quooker tap.

Upstairs, the property provides five bedrooms, most include fitted wardrobes. The master suite benefits from Daikin air conditioning and an ensuite. One of the bedrooms has been converted into a fully fitted dressing room. The main bathroom has been completely refitted to a luxury standard and features a freestanding copper bath by London Encaustic, modern fixtures and sleek tilework. Additional highlights to the property include, a new high-spec Worcester Bosch boiler, fully upgraded electrics, sockets, switches and fuse board. Select Security alarm system with motion and door sensors, four security cameras (3 Ring + 1 Nest) covering all key entry points, a loft ladder and loft boarding for extensive storage and ultra-fast fibre broadband and strong EE/Vodafone mobile reception.

## Garage & Utility

The integral garage has been cleverly divided to create a fully equipped utility/gym area with sleek cabinetry and its own garden access. The garage has been upgraded with new walls and ceiling and a resin coating to the floor, with the ceiling and doors being insulated and ample power points installed, offering excellent functionality.







### Exterior and Garden

The garden has been professionally landscaped to create a private and tranquil outdoor space with maturing trees, irrigation systems, and low-maintenance planting. The lawn has been re-graded and the ground re-earthed to improve drainage and health. The garden features two water taps, multiple electric sockets and LED garden lighting.

A beautiful decking area, natural slate patio and bespoke water features including a pond, Award Leisure hot-tub and solid wood pagoda complete the space. The garden benefits from a northwest-facing orientation, capturing the evening sunset through the trees. A red cedar clad garden shed with electrics and double glazing provides useful and secure additional storage.

There has been approved but now lapsed planning for a loft conversion in the very large roof space with potential to further expand the home by c.600–700 sq ft – being ideal for larger or multi-generational families (stpp).

### Driveway & Parking

A generous pressed gravel driveway accommodates 4 comfortably. The property benefits from very low passing traffic, offering a particularly quiet and private position within the estate.

### Location

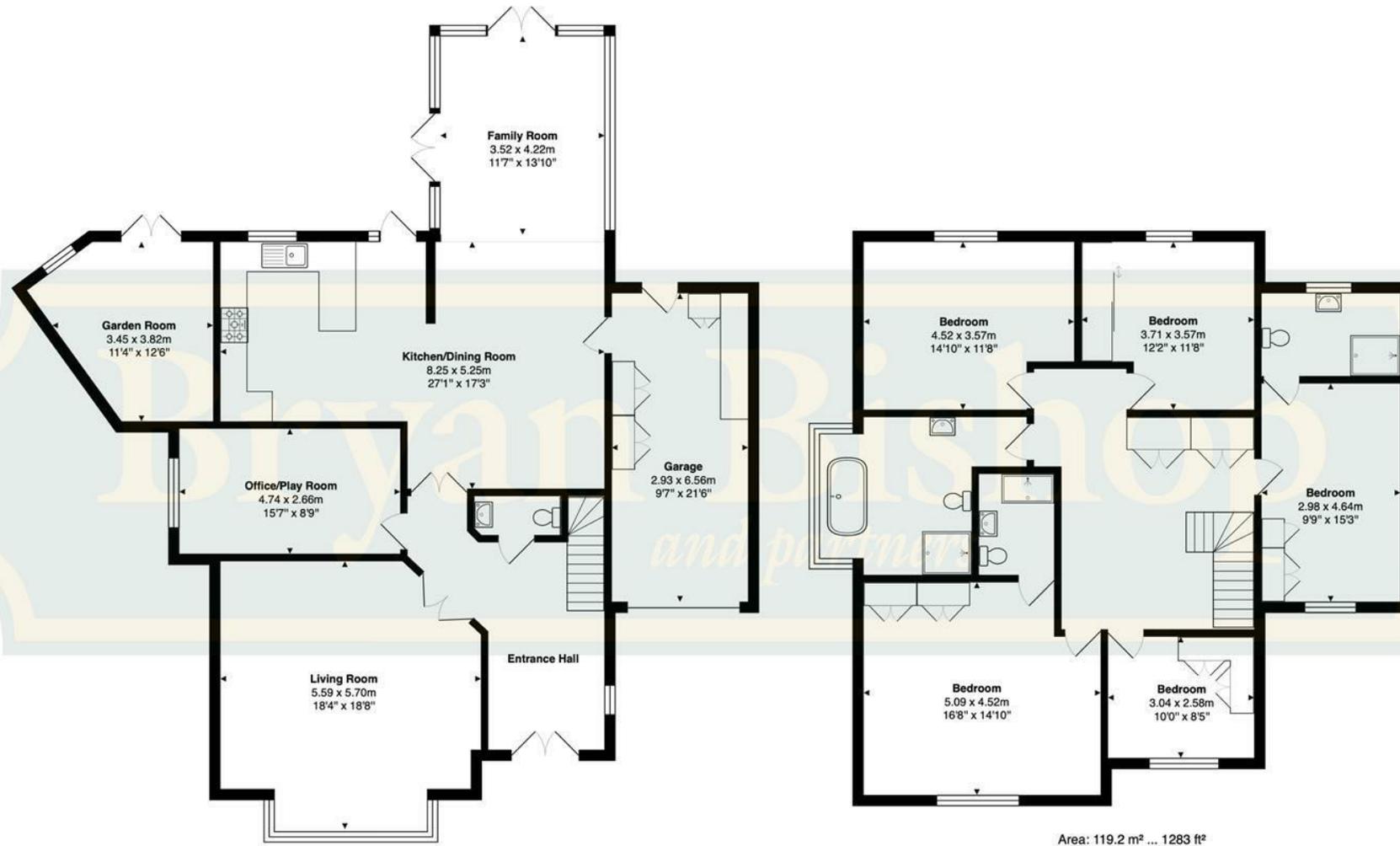
Wilshere Park is a well-maintained and managed development, benefitting from stable service charges and an active residents' committee. Situated on the edge of Ayot St Peter and Welwyn village, this property enjoys direct access to miles of countryside walks, cycling routes and Welwyn village amenities, making it feel worlds away from the hustle and bustle — yet also still just minutes from Welwyn Garden City and its amenities including Waitrose and John Lewis.

Excellent connectivity includes: A1(M) jnc 6, just 1 mile away with Welwyn North station 5 mins drive or Welwyn Garden City station just 10 minutes drive, offering direct fast rail links to London King's Cross in 29 minutes, and Luton Airport 14 miles & a 26 minute drive.









Area: 147.0 m<sup>2</sup> ... 1583 ft<sup>2</sup>

Total Area: 266.3 m<sup>2</sup> ... 2866 ft<sup>2</sup>

Area: 119.2 m<sup>2</sup> ... 1283 ft<sup>2</sup>

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







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