



Spacious country house in outstanding semi rural setting with just under 1 acre (0.983 of an acre) .

Ashley Lodge, Rabley Heath Road, Welwyn, AL6 9UB





## Ashley Lodge, Rabley Heath Road, Welwyn, AL6 9UB

This individual detached 5 bedroom country residence boasts a stunning plot of 0.983 of an acre (just under 1 acre) and enjoys what is arguably one of the finest semi-rural locations of the area, providing outstanding countryside views. 'Ashley Lodge' was entirely remodelled and refurbished in 1990 to provide extremely bright, flexible accommodation arranged over two levels and offers annexe potential if required. Approached via a vestibule and fine reception hall with gallery above, the property offers 4 reception rooms, study, fitted kitchen/breakfast room with adjoining laundry, cloakroom, and 3 bath/shower rooms - one of which provides en-suite facilities. 3 of the bedrooms have their own balcony that allow enjoyment of the lovely garden views and fine countryside beyond. There is a double attached garage with workshop and gardeners WC, plus outbuildings to include a timber store, sizeable games room with adjoining arbour and outdoor fireplace, large work/hobbies shop and machinery store with double door access.

Rabley Heath is a picturesque semi rural setting nestled between Welwyn village, Codicote & Old Knebworth. The area has a fine selection of individual country homes and is surrounded by the wonderful Hertfordshire countryside, revealing bridleways and foot paths across open fields and pretty country lanes.

Within just a couple of minutes is a lovely pub & eatery whilst more comprehensive amenities can be found in nearby Welwyn, Codicote and Knebworth.

There is a range of schools in Codicote, Knebworth, Welwyn, Oaklands and Woolmer Green, whilst private schooling include St Francis' College, Princess Helena, St Edmunds College, St Albans High School for Girls, St Albans Abbey School, Heath Mount at Watton at Stone, Duncombe at Bengoe, St. Christophers, Haileybury and Queenswood.

There is a choice of golf courses in the area including Bocket Hall with Auberge du Lac restaurant, Aldwickbury Park, Mid Herts, Harpenden Common and Knebworth.

Guide price £1,300,000 Freehold





**The accommodation comprises:**

Glazed front door with full length side window leading to:

**Vestibule** 7'6 x 6'5 (2.29m x 1.96m)

Fitted triple cloaks cupboard with drawer space to one wall, ceramic tiled floor, door to laundry room and multi pane door leading to:

**Reception hall** 20'3 x 12'5 app max (6.17m x 3.78m app max)

This impressive central approach has a  $\frac{3}{4}$  gallery above and an Oak polished staircase leading to the first floor. There is a double radiator, cupboard housing fuses and meter board, shelved linen cupboard with radiator, and panelled doors leading to:

**Cloakroom**

Modern white suite comprising dual flush WC and corner wash hand basin with mixer tap and splash tiling. Double glazed window to side.

**Drawing room** 29'7' x 13'9 approx (9.02m x 4.19m approx)

This lovely bright space has a dual aspect to include 3 double glazed picture windows to the side with glorious views across the adjoining field. There are double glazed timber patio doors leading to the rear terrace and further door with access to the office. Feature stone fire surround with granite hearth and log burner, 3 radiators, 2 x TV points and a 4'6 opening to:

**Dining room** 13'3 x 10'7 (4.04m x 3.23m)

This formal area, again has timber double glazed patio doors set into a bay with double glazed windows each side. There is a double radiator and further multi pane door leading to the reception hall.

**Family room** 14'11 into bay x 11' (4.55m into bay x 3.35m)

This adaptable room could easily be utilised as a ground floor bedroom if required as a guest bathroom is conveniently situated opposite. Shaped walk in double glazed bay window to front with view, radiator, TV point and a walk in shelved storage. Cupboard

**Guest bathroom**

New and elegant white suite comprising shaped shower bath with curved glass screen, mixer tap and shower attachment, dual flush WC and a glass moulded vanity wash hand basin set onto a floating stand with storage below. Extensive complimentary tiled walls, double radiator, ceramic tiled floor, 4 inset ceiling spot lights and a double glazed window to the side.

**Office** 13'9 x 9' (4.19m x 2.74m)

Another adaptable area with double glazed windows and views to both the front and side. Radiator and telephone point.

**Study** 9'1 x 6'8 min (2.77m x 2.03m min)

Double glazed window to front, radiator, TV point and a fitted shelf unit with base unit to match.

**Kitchen/breakfast room** 18'2 x 13'1 (5.54m x 3.99m)

This excellent family area is extensively fitted with a bespoke range of country beech panelled wall and base units incorporating granite working surfaces with a 1 ½ bowl single drainer 'Franke' sink unit with swan neck mixer tap and cupboards below. Built in fridge/freezer, integrated Bosch dishwasher, and a built in Neff double oven with grill. Microwave space, two 8 bottle wine racks with spice drawers, 2 radiators, TV point 2 double glazed picture windows overlooking the gardens and a panelled door leading to:





**Laundry room** 21'6 x 6'1 (6.55m x 1.85m)

With a convenient link to the garage, this area is fitted with modern white shaker style wall and base units to include ample working surfaces and a single drainer stainless steel sink unit with mixer tap and cupboards below. Plumbing for washing machine and space for dryer, radiator, ceramic tiled floor, door to vestibule, double glazed window to the front, ½ glazed door to rear garden and personal door to the double garage.

WIDE POLISHED OAK STAIRCASE FROM RECEPTION HALL LEADING TO FIRST FLOOR:

**3/4 Galleried landing** 17'10 x 16'3 overall (5.44m x 4.95m overall)

A lovely sunny area and an ideal retreat with 2 Velux windows to the side, radiator, hatch to loft area and pine panelled doors leading to:

**Bedroom 1** 16'6 x 10'1 (5.03m x 3.07m)

A generous double room with outstanding views via a double glazed picture window across the gardens and adjoining field. 2 fitted double wardrobes, radiator, 4 inset ceiling spot lights & TV point. There is a door to the private balcony and further door to:

**En suite bathroom**

Suite comprising panelled bath with mixer tap and overhead Aqualisa shower, low flush WC and twin vanity wash hand basins with mixer taps and cupboards below. Extensive complimentary tiled walls, radiator, 2 inset ceiling spot lights and a double glazed window to the rear.

**Bedroom 2** 12'4 x 12'0 (3.76m x 3.66m)

Again a bright double room with double glazed picture window to the front and a door leading to a shared balcony with exceptional open views. 2 inset ceiling spot lights, eaves storage cupboard and radiator.

**Bedroom 3** 12' x 12' inc wardrobes (3.66m x 3.66m inc wardrobes)

Fitted wardrobe space to one wall with shelving and storage, eaves cupboard and radiator. Picture window and door to front leading to the shared balcony again with wonderful view.

**Bedroom 4/dressing room** 19'3 min x 12'9 max (5.87m min x 3.89m max)

This through room could ideally serve as a dressing area to bedroom 5 and has an attic style. Velux window to rear, 2 eaves storage cupboards and an airing cupboard housing pre lagged hot water tank with immersion heater and shelved storage. Door to:

**Bedroom 5** 19'5 x 13'1 max (5.92m x 3.99m max)

A great eaves type room with 2 Velux windows to the rear, double glazed window to the side and a radiator.

**Family shower room**

Suite comprising low flush WC, and a vanity wash hand basin with cupboard below. Walk in oversized cubicle with electric Aqualisa shower, radiator, shaver point, extractor fan and 2 inset ceiling spot lights.

**Outside**

The overall plot measures approximately 0.983 of an acre (just under 1 acre).

The adjoining field of approximately 2.635 acres may be available by separate negotiation.



### Rear garden

308' x 102' approx.

Immediately to the rear of the house is a generous entertaining terrace with bordering heather and evergreen beds along with a step down to sweeping lawns with established inset trees and bordering mature cut shrubs. There is a pine copse along with numerous outbuildings and two arbours, one of which offers a lovely out door fire place. The outbuildings include the following:

### Games room 23'6 x 17'3 (7.16m x 5.26m)

A detached building with heating and power. Door to:

### Work/hobbies shop 19'11 x 17'3 (6.07m x 5.26m)

A great workshop with door to the garden, light and power

### Machinery store 13'10 'x 10'3 (4.22m 'x 3.12m)

With double doors, and currently used as a store for a sit ion mower.

### Timber store

Housing the oil tank.

### Double width garage 19'5 wide x 21'6 nt 17'4 (5.92m wide x 6.55m nt 5.28m)

Twin up and over doors (one electronic), light and power. Cupboard housing the floor standing oil fired boiler, work bench double glazed window to rear and door to garden. Door to gardeners cloakroom with low flush WC and wash hand basin. Further personal door to laundry room.

### Viewing information

BY APPOINTMENT ONLY THROUGH PUTTERILLS OF HERTFORDSHIRE, THROUGH WHOM ALL NEGOTIATIONS SHOULD BE CONDUCTED, 01438 817007.

### Disclaimer

Putterills endeavour to maintain accurate depictions of properties in virtual tours, floor plans and descriptions, however, these are intended only as a guide and intended purchasers must satisfy themselves by personal inspection.









# Energy Performance Certificate



Ashly Lodge, Rabley Heath, WELWYN, AL6 9UB

**Dwelling type:** Detached house  
**Date of assessment:** 31 March 2016  
**Date of certificate:** 31 March 2016  
**Reference number:** 7698-6076-7277-4136-6984  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 279 m<sup>2</sup>

## Use this document to:

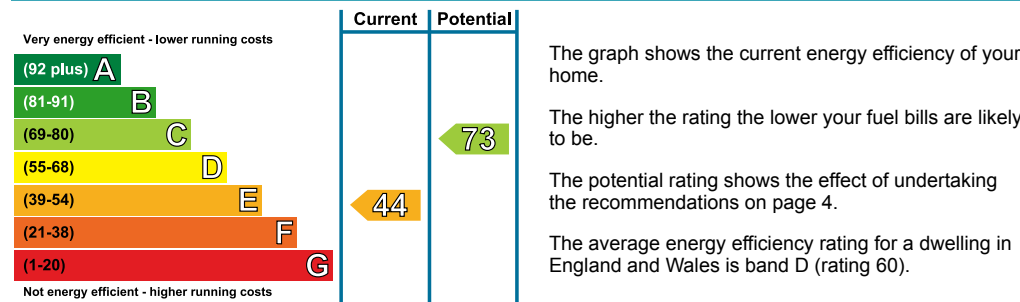
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 8,487</b>
<b>Over 3 years you could save</b>	<b>£ 3,705</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 678 over 3 years	£ 339 over 3 years	
Heating	£ 7,224 over 3 years	£ 4,158 over 3 years	
Hot Water	£ 585 over 3 years	£ 285 over 3 years	
<b>Totals</b>	<b>£ 8,487</b>	<b>£ 4,782</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

## Energy Efficiency Rating



## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Room-in-roof insulation	£1,500 - £2,700	£ 1,776	✓
2 Internal or external wall insulation	£4,000 - £14,000	£ 342	✓
3 Floor insulation (suspended floor)	£800 - £1,200	£ 219	✓

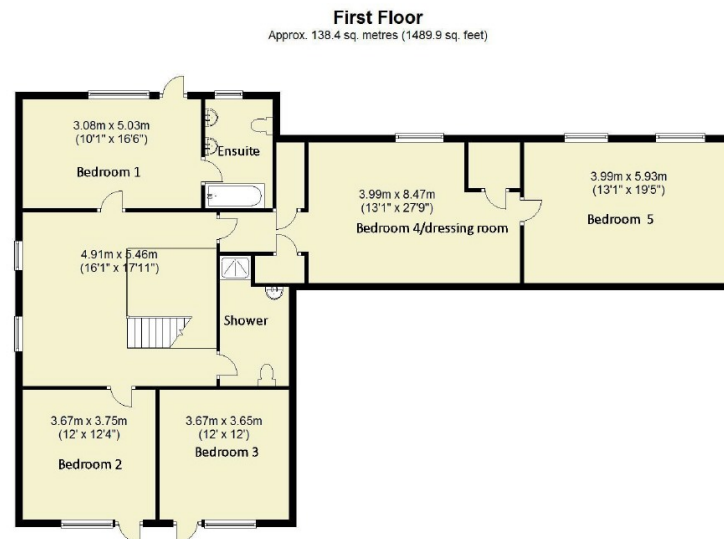
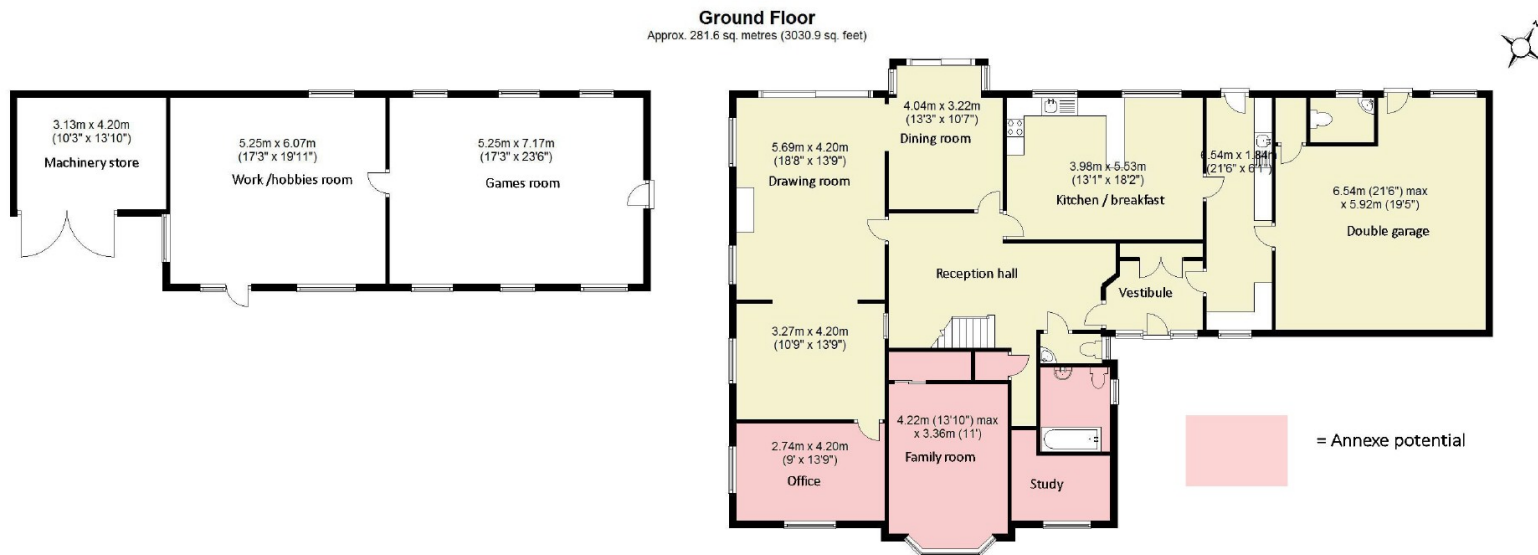
See page 4 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.



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Total area: approx. 420.0 sq. metres (4520.8 sq. feet)  
Includes garage and outbuildings (Outbuildings 82.4sq m)  
Plan produced using PlanUp.