



Tastefully appointed detached character residence with detached triple garage and offices/annexe above.

Timbers, 14 Oaklea Wood, Oaklands, Welwyn, AL6 0PJ



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This beautifully proportioned 5 bedroom detached 'Potton' style family house boasts character elevations and is nestled within private gardens of approx 0.317 of an acre. Situated at the end of a private road and accessed via an electronically controlled five bar gate, the property affords a detached triple garage block with office/annexe & cloakroom facilities above - ideal for those working from home. Approached via a central hall with oak staircase, the accommodation comprises: lounge with feature Inglenook fireplace, formal dining room, study, family room with part vaulted ceiling, generous kitchen/breakfast room with cut granite working surfaces and integrated appliances, cloakroom, part galleried landing and 3 bath/shower rooms - 2 of which provide en-suite facilities. A noteworthy feature must surely be the fitted solar panels, providing cheaper electricity and a yearly reward!!

The secluded rear garden backs onto private woodland and also offers a putting green, whilst to the front is generous driveway parking for a number of cars.

Oaklea Wood is a well regarded private road within a short proximity of the local shopping parade, JMI School and the Mardley Heath and Wood Nature Reserve.

The desirable residential area of Oaklands is situated just north east of Welwyn village & enjoys some wonderful borders onto woodland & access to fine country walks. The close by picturesque village of Welwyn is steeped in history & located on the banks of the river Mimram. Some great pubs & good restaurants can be found here.

Welwyn Garden City is approximately 4 miles south & has a number of leisure facilities, large shopping centre, Debenhams & a John Lewis department store. There are excellent rail links in the nearby villages of Knebworth & Digswell (Welwyn North) which are approximately 5 minutes by car.

Offers over £1,200,000 Freehold



Proximity

The following times and distances are approximate as a guide only:

London Kings Cross (20 - 32 minutes by rail via Knebworth) - Hertford (The county town) 6.8 miles - St Albans 12 miles - M25 14 Miles - Luton airport just over 13 miles - Stansted airport (25 miles) - A1M Junction (6) less than a mile away - Heathrow airport (36 miles) - Welwyn Garden City 4 miles

The accommodation is arranged as follows:

Open canopy porch with tiled step and a timber front door with leaded light detail, leading to:

Reception Hall 14'5 x 11'11 max (4.39m x 3.63m max)

This lovely central approach has a double glazed window to the front, radiator, wall light point, part gallery above and a polished oak staircase rising to the first floor. Timber latch doors lead to:

Lounge 22'6 x 16'8 wt 18'7 (6.86m x 5.08m wt 5.66m)

This sumptuous room has a dual aspect including a double glazed window to the side and two matching windows overlooking the front garden and lawns. There are 2 radiators, a TV aerial point, 4 inset ceiling spotlights and an impressive brick inglenook with terracotta hearth and fitted gas log effect fire. Double doors from here with full length side windows lead to:

Dining Room 20' x 18'8 (6.10m x 5.69m)

A very well proportioned room with double glazed window to the side and french doors allowing access to the gardens and putting green. There is a brick chimney breast with raised hearth, open flue and fitted gas log effect fire, bespoke glass alcove shelving, a part glazed door leading to the hall, 2 radiators and double glass doors leading to:

Kitchen/breakfast room 20'10 x 22'6 (6.35m x 6.86m)

This impressive family space has been custom fitted with a superb range of cream panelled wall and base units to incorporate cut granite working surfaces with matching upstand and concealed under unit lighting, a double bowl stainless steel Franke sink unit with mixer tap and cupboard below, 2 integrated freezers, integrated dishwasher and space for an American style fridge freezer. There is a Neff oven with matching combination microwave above and a central workstation with inset range style electric oven, including a 6 ring gas hob and overhead extractor hood. Breakfast seating for 2, 21 inset ceiling spotlights, ceramic tiled floor, dual aspect double glazed windows to both the side and rear and french doors with full length side windows leading to the garden. There is a radiator and utilities cupboard housing a wall mounted boiler, plumbing for washing machine, tumble dryer and a water softener. A half glazed door leads to:

Family room 21' x 16'3 (6.40m x 4.95m)

A dual aspect room with part vaulted ceiling, 2 windows to the side and french doors with full length side windows leading to the garden. There is a TV aerial point, 2 radiators, 2 wall light points and a door with access to the entrance hall.

Study 12'3 x 9'2 (3.73m x 2.79m)

Custom fitted with wall and base units, incorporating a stool recess. Dual aspect double glazed windows to the side and front, TV aerial point and radiator.

Cloakroom

White suite comprising low flush WC and shaped vanity wash handbasin with mixer tap and cupboard below. Fully tiled walls, radiator and double glazed window to the side.

OAK STAIRCASE FROM THE RECEPTION HALL LEADING TO THE FIRST FLOOR.



Landing

This fine central approach has a part gallery and double glazed window to the front. There are useful eaves storage cupboards, radiator, wall light point, hatch to the loft area and airing cupboard housing hot water tank. Lath doors lead to:

Bedroom 1 15'7 x 15' (4.75m x 4.57m)

A generous double room with double glazed window to the front and a run of wardrobe space to one wall with 4 lath doors, lighting and a depth of approximately 4'. There are further eaves storage cupboards, wall light point and radiator. Door to:

En suite bathroom 11'6 max x 10'1 (3.51m max x 3.07m)

Elegant white suite comprising free standing double ended claw foot bath with mixer tap, a vanity wash hand basin with mixer tap and drawers and cupboards below. Double tiled shower cubicle with monsoon head and hand held spray, low flush WC, chrome heated towel rail, 6 inset ceiling spotlights, radiator and double glazed window to the side.

Bedroom 2 18'6 x 9'5 (5.64m x 2.87m)

A dual aspect room with double glazed window to the rear and Velux window to the side. There is a radiator, wall light point, built in wardrobe cupboard and access to:

Jack & Jill shower room 9'2 x 8'8 max (2.79m x 2.64m max)

White suite comprising low flush WC and a double glass cubicle with integrated shower, vanity wash handbasin with mixer tap and cupboards below, fully tiled walls, ceramic tiled floor, radiator and 5 inset ceiling spotlights.

Bedroom 3 20'10 x 9'4 max (6.35m x 2.84m max)

Again a bright dual aspect room with double glazed window to the rear and Velux window to the side. There are 2 wall light points, airing cupboard housing hot water tank, second airing cupboard housing hot water tank and a radiator.

Bedroom 4 13'7 x 11'7 (4.14m x 3.53m)

Double glazed window to the rear, range of fitted wardrobes to one wall with matching bedside tables, a further built in wardrobe cupboard and eaves storage space.

Bedroom 5 9'5 x 7' (2.87m x 2.13m)

Radiator and double glazed window to the rear.

Family bathroom

White suite comprising shower bath with integrated shower spray, dual flush WC and pedestal wash handbasin with mixer tap. Extensive complementary tiling to walls, radiator, shaver light and point, double glazed window to the front.



Outside

Triple garage block with offices/annexe above

This detached building has 3 up and over doors leading to the garage area with light, power and ample storage. A staircase to the side of the building leads to the first floor with access to the annexe and office area, which is arranged as follows:

Office 1 12'5 x 13' (3.78m x 3.96m)

There is a double glazed walk in dormer window to the front, there are 2 spotlights, a fitted drawer space and a door to the cloakroom which comprises a low flush WC and wash handbasin with splash tiling. Further door to:

Office 2 16'8 x 13' min (5.08m x 3.96m min)

2 walk in dormer windows to the front and eaves storage cupboard.

The Gardens

The private rear garden is laid mainly to lawn with an extensive paved terrace, hedge and fenced boundaries, a timber summerhouse, and borders onto private woodland. There is access via both sides of the property and further access to an excellent putting green with sleeper border.

Front Garden

Timbers is approached via an electronic five bar gate, with access to a driveway that allows parking for any number of vehicles. There are sweeping lawns with a paved pedestrian path, established conifers and evergreens, a superb rockery with perennials, a fence and hedged boundaries.

Disclaimer

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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



14, Oaklea Wood, WELWYN, AL6 0PJ

Dwelling type: Detached house
Date of assessment: 12 April 2017
Date of certificate: 19 April 2017

Reference number: 0950-2812-7746-9293-2605
Type of assessment: RdSAP, existing dwelling
Total floor area: 349 m²

Use this document to:

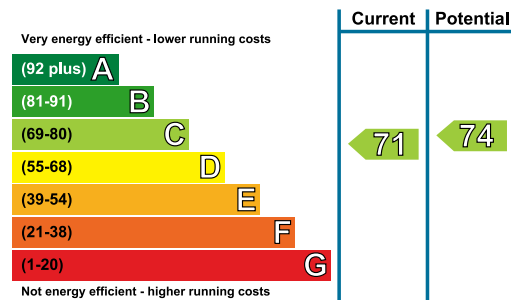
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 7,989
Over 3 years you could save	£ 612

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 594 over 3 years	£ 384 over 3 years	
Heating	£ 6,966 over 3 years	£ 6,564 over 3 years	
Hot Water	£ 429 over 3 years	£ 429 over 3 years	
Totals	£ 7,989	£ 7,377	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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

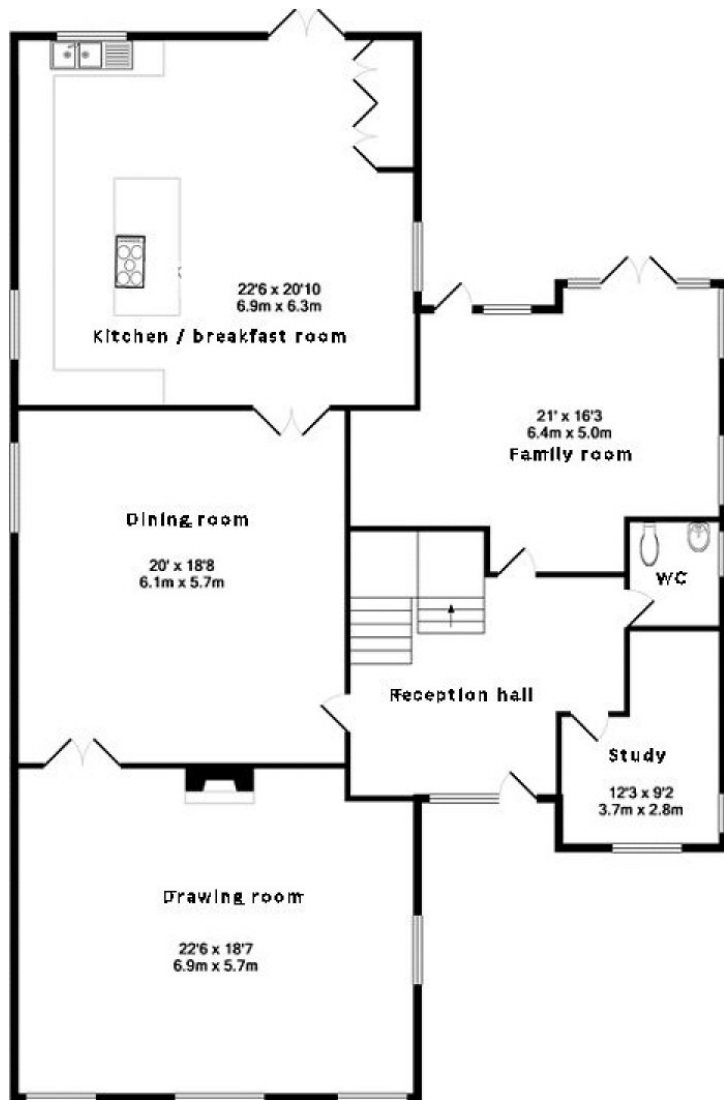
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 447	✓
2 Low energy lighting for all fixed outlets	£65	£ 165	

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call **0300 123 1234** (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

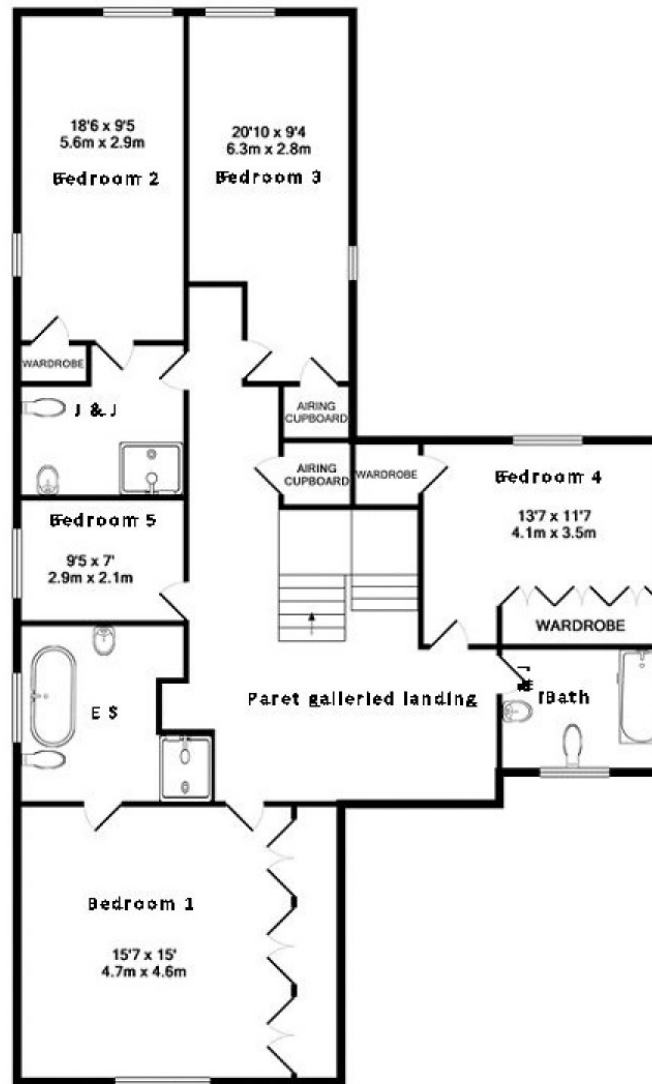


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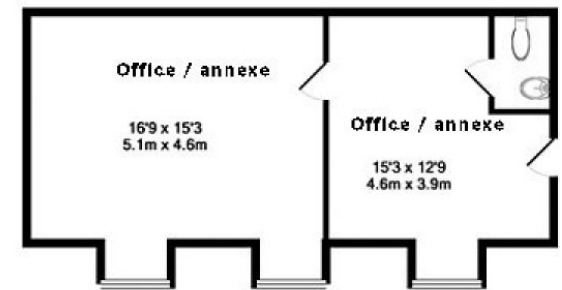




GROUND FLOOR
APPROX. FLOOR
AREA 1845 SQ.FT.
(171.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1450 SQ.FT.
(134.7 SQ.M.)



ABOVE GARAGES
APPROX. FLOOR
AREA 408 SQ.FT.
(37.9 SQ.M.)

Triple garage below annexe / offices

Please note these draft particulars are awaiting our client's approval and may be subject to amendment.