



PUTTERILLS

est. 1992

36 Burnham Green Road, Burnham Green,  
**Offers in excess of £2,000,000**



## PALATIAL 5774SQFT FOUR BEDROOM UNIQUE DETACHED RESIDENCE WITHIN 7 ACRES OF GARDEN, GROUNDS AND WOODLAND IN SOUGHT AFTER RURAL HAMLET LOCATION

William Spring House is a unique detached residence built in 2000 by the current owners and is rurally situated on over 7 acres overlooking countryside on a sought after road in the vibrant hamlet of Burnham Green. The stunning gated entrance leads to an extensive gravelled tree lined driveway, triple garage and lawns, with the rear consisting of an attractive landscaped garden, further lawned grounds and vast woodland. The palatial property offers comprehensive accommodation of over 5774sqft comprising entrance hall, cloakroom, triple aspect living room with log burner and doors onto the garden, dining room, bespoke handmade fitted kitchen/breakfast room, utility room, The Link/sun room, family room/snug, gymnasium, state of the art cinema and modern shower room to the ground floor. To the first floor is a galleried landing, master suite with dressing room and luxury en suite with shower and freestanding roll top bath, three further double bedrooms, two with fitted wardrobes, and a modern family bathroom also with shower and freestanding roll top bath.

### THE AREA

Situated in the 7 acre William Spring in the highly desirable and rural hamlet location of Burnham Green within a short drive of Welwyn Village, Knebworth, Hertford and Welwyn Garden City which benefit from a wide range of amenities, shops and cafes. Welwyn Garden City, Welwyn North, Knebworth and Hertford mainline railway stations are all within close proximity and they offer fast and frequent services into London Kings Cross, Moorgate and Peterborough. Within easy access are the A1 (M) and M25 providing good transport links via road and London airports are all easily accessible. A wide selection of renowned primary and secondary schools are located across the Hertfordshire area with private schools in Hertford, St Albans and Hitchin and the University of Hertfordshire is positioned in nearby Hatfield. Various sports and golf clubs, gymnasiums, playing fields, an expanse of countryside, public houses (the closest being the idyllic White Horse in Burnham Green) and restaurants are within the local vicinity.

### THE ACCOMMODATION COMPRISES

#### ENTRANCE HALL 15'11" x 13'2" (4.85m x 4.01m)

Welcoming and sweeping entrance hall. Windows to the front. Feature wood staircase to the first floor with under stairs storage cupboard. Tiled flooring. Access to:

#### CLOAKROOM 9'9" x 5'2" (2.97m x 1.57m)

Modern suite comprising low level wc with flush panel and wash hand basin. Chrome heated towel rail. Fully tiled walls and stone tiled flooring. Sash window to the rear.

#### LIVING ROOM 33'9" x 17'3" (10.29m x 5.26m)

Feature fireplace with log burner and marble surround and tiled hearth. Triple aspect with sash windows to the front, side and rear. Patio doors onto the garden.

#### DINING ROOM 17'2" x 12'2" (5.23m x 3.71m)

Sash windows to the front.

#### KITCHEN/BREAKFAST ROOM 21'6" x 17'2" (6.55m x 5.23m)

Bespoke handmade fitted kitchen with a wide range of wall, base and display units with worktops over and tiled splash backs. 2 bowl sink and drainer. Range cooker with extractor over. Space for American style fridge/freezer. Plumbing for dishwasher. Breakfast bar with storage, wine rack and power points. Tiled flooring. Sash windows to the rear. Door to the side leading to The Link/sun room. Door to:

#### UTILITY ROOM 9'9" x 8' (2.97m x 2.44m)

Wall and base units with worktops over. Stainless steel sink and drainer. Plumbing for washing machine. Window to the rear.

#### THE LINK/SUN ROOM 45'5" x 11'5" (13.84m x 3.48m)

Pitched upvc roof, exposed brick walls and tiled flooring. Patio doors to the garden and door to the front leading to the side access. Access to:

#### FAMILY ROOM/SNUG 18'4" x 15' (5.59m x 4.57m)

Doors to the garden.

**GYMNASIUM 28'8" x 22'1" (8.74m x 6.73m)**

Pitched roof, exposed brick walls and wood clad ceiling. Double sliding patio doors and two sets of further patio doors onto the garden.

**CINEMA 24'7" x 21'9" (7.49m x 6.63m)**

State of the art cinema room with fitted seating for 8 persons. Fitted cupboards. Feature mood lighting.

**SHOWER ROOM 11'9" x 6'1" (3.58m x 1.85m)**

Modern suite comprising low level wc, wash hand basin and shower cubicle. Tiled walls and flooring. Window to the front.

**FIRST FLOOR****LANDING 17'10" x 15'10" (5.44m x 4.83m)**

Part galleried landing with wood balustrade. Loft hatch. Sash window to the front. Access to:

**MASTER SUITE****BEDROOM 17'3" x 13'5" (5.26m x 4.09m)**

Sash windows to the rear. Doors to:

**DRESSING ROOM 9'2" x 6'5" (2.79m x 1.96m)****EN SUITE 10'10" x 10' (3.30m x 3.05m)**

Luxury en suite comprising low level wc, his and hers vanity wash hand basins with storage under, freestanding roll top bath and double walk in shower cubicle. Chrome heated towel rail. Tiled walls and flooring. Sash window to the side.

**BEDROOM TWO 17'2" x 16'1" (5.23m x 4.90m)**

Fitted wardrobes. Sash windows to the rear.

**BEDROOM THREE 17'2" x 13'10" (5.23m x 4.22m)**

Fitted wardrobes. Sash windows to the front.

**BEDROOM FOUR 17'3" x 13'5" (5.26m x 4.09m)**

Sash windows to the front and side.

**BATHROOM 13'2" x 9'10" (4.01m x 3.00m)**

Luxury suite comprising low level wc, double vanity wash hand basin, freestanding roll top bath and double walk in shower cubicle. Chrome heated towel rail. Tiled walls and flooring. Airing cupboard. Sash window to the rear.

**OUTSIDE****FRONT**

Gated access leads to the gravelled entrance with extensive tree lined driveway including turning circle. Well manicured lawns, planted beds, hedging and specimen trees. Paved path extending to the side and rear.

**TRIPLE GARAGE 31'4" x 18'7" (9.55m x 5.66m)**

Separate electric up and over doors to the front. Power and lighting. Access to The Link.

**GARDEN**

Set within 7 acres of grounds and woodland is the attractive landscaped rear garden surrounded by picket fencing. Mainly laid to neat lawns with patio to the rear of the property and deck areas to the side and rear. Well stocked borders. Covered pergola. Gate open to:

**GROUND****WOODLAND****FURTHER INFORMATION**

Council tax band: H  
EER: D

**VIEWING INFORMATION**

ALL APPOINTMENTS AND NEGOTIATIONS  
THROUGH PUTTERILLS OF  
HERTFORDSHIRE

**MORTGAGE REQUIRED?**

Why not talk to our independent advisors at Sands Financial Management Ltd who will be pleased to discuss your options. Please contact 01707 393333.

















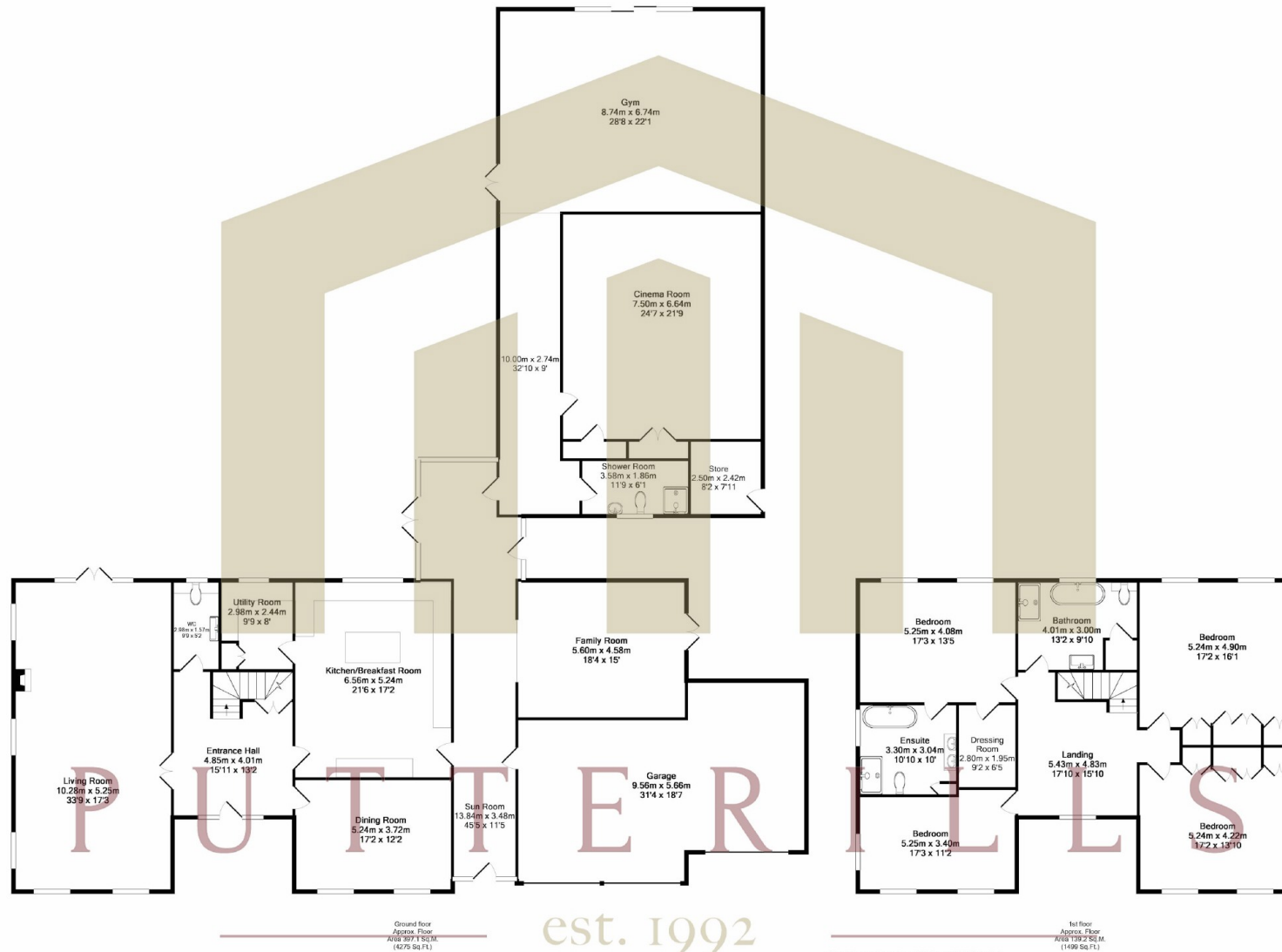












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