



Harmer Green Lane
Welwyn

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and partners

98

Harmer Green Lane AL6 0ES

Welwyn North Station 0.6 miles | Welwyn Garden City 3.4 miles
| Hertford 6.3 miles | St Albans 12.7 miles | Central London 28.3
miles | Luton International Airport 14.6 miles
(Distances are approximate).

Occupying a secluded location in the most
exclusive part of Harmer Green and 10 minutes'
walk to Welwyn North station is this substantial
country home in 2 acres of gardens with heated
swimming pool and tennis court

Guide Price: £2,600,000



Property

Harmer Green has some of the finest houses in this part of Hertfordshire and number 98 is no exception, it is set well back from the road behind a mature hedge and established trees leading to a sweeping driveway with parking for numerous cars. The front entrance has a portico and solid paneled door to a large Oak floored reception hall from which most of the principle rooms lead, wide double doors lead in to an elegant drawing room with Louis 1V marble fireplace, this room has 2 pairs of French windows on to garden as does the ante room which in turn leads to a bespoke kitchen/breakfast room with a range of built in appliances, solid marble worktops, central preparation unit with breakfast bar and walnut top and a marbled limestone floor. From the kitchen is a wide arch to a double aspect family room with a solid oak floor, a pair of French windows overlook the rear garden.

A rear hall with marbled limestone floor provides access to a secondary staircase and a luxurious cloakroom and French vanitory unit, WC and double aspect windows, access to a large laundry room which was originally part of the garage. A study with windows to two aspects completes the ground floor accommodation.

A substantial staircase leads up from the main hall to a half landing with feature oblong window. The main landing runs the full width of the house and links up with the second staircase, the master bedroom is a large bright room with wonderful view over the garden, it has a solid oak floor, walk in closet and recess for double wardrobes, a large en suite shower room with WC and basin has room for a bath, if required. A guest bedroom suite is situated at the opposite end of the landing with en suite dressing room and shower, a bespoke French vanitory basin, WC and limestone tiled floor. There are 4 further bedrooms all with built in wardrobes and a luxurious family bathroom with double ended bath, WC,

wash basin and separate shower cubicle, feature spot lighting and half tiled walls.

Outside

The property stands on a plot of 2 acres facing south to the rear, there is a patio backing on to the house flanked by lawn, numerous trees and flowers throughout the garden and sweeping lawns lead down to an all-weather surface **Tennis Court**, there is an orchard with various fruit trees and this area is planted with a variety of spring flowers. Heated swimming pool with safety cover and separate gas fired boiler with filtration unit in adjacent plant room. There is feature lighting throughout the garden and security lighting around the house, access to the front from either side of the house leading to a further area of lawn, flower beds and borders.

Planning Permission granted for "Orangery" approximately 6m by 4m plus bay.

Location

Harmer Green is a much sought-after hamlet lying approximately 1 mile to the east of Welwyn village and 2 miles to the north of Welwyn Garden City. The area is ideal for those wishing to commute as Welwyn North Station, which lies within a few minutes' walk of the property, offers a fast and frequent service into Kings Cross, taking from 20 minutes. Junction 6 of the A1(M) is within 2 miles.

Tenure

Freehold



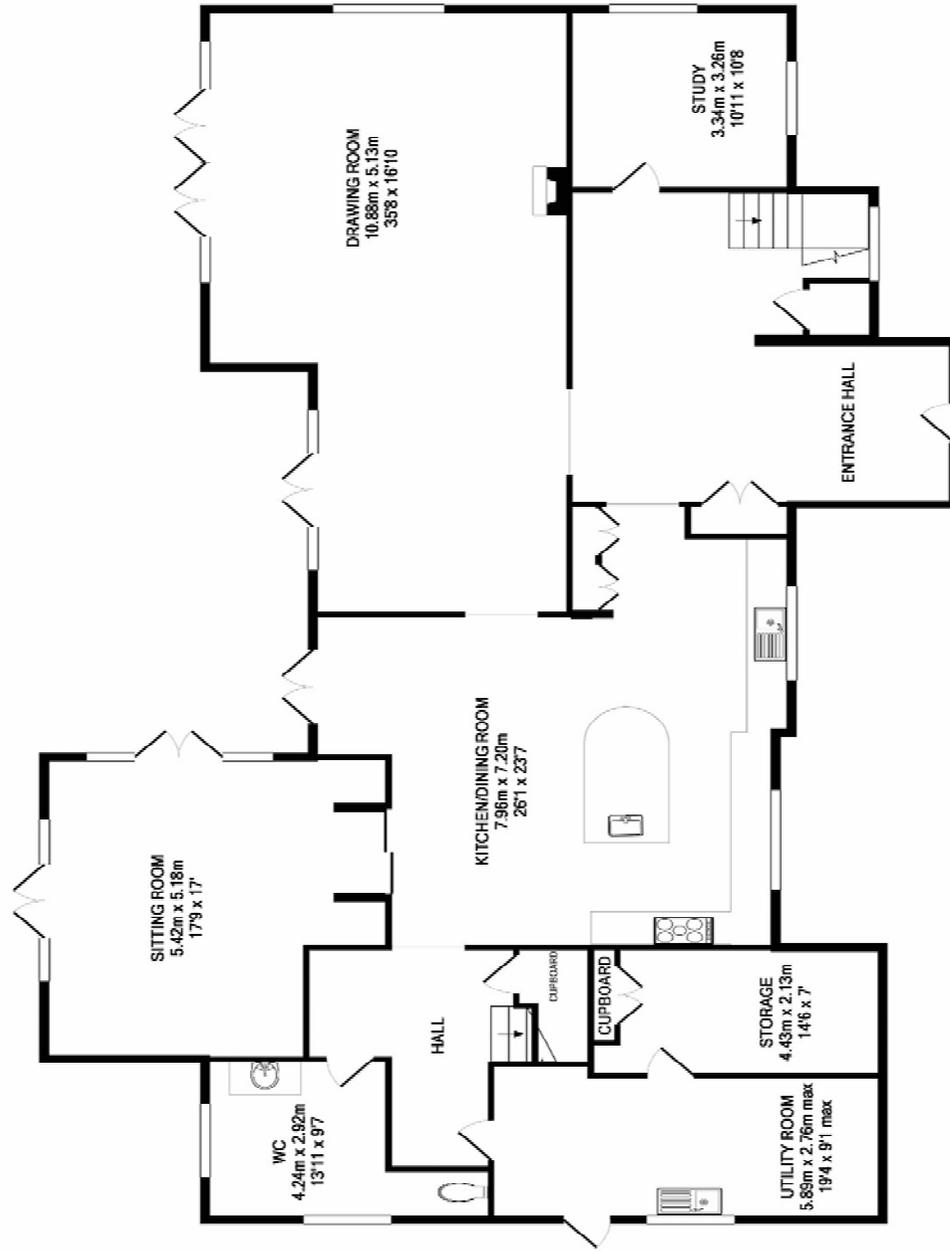
Services

All mains are connected to the property, there is electrical wiring for installation of remote control gates across the main entrance.

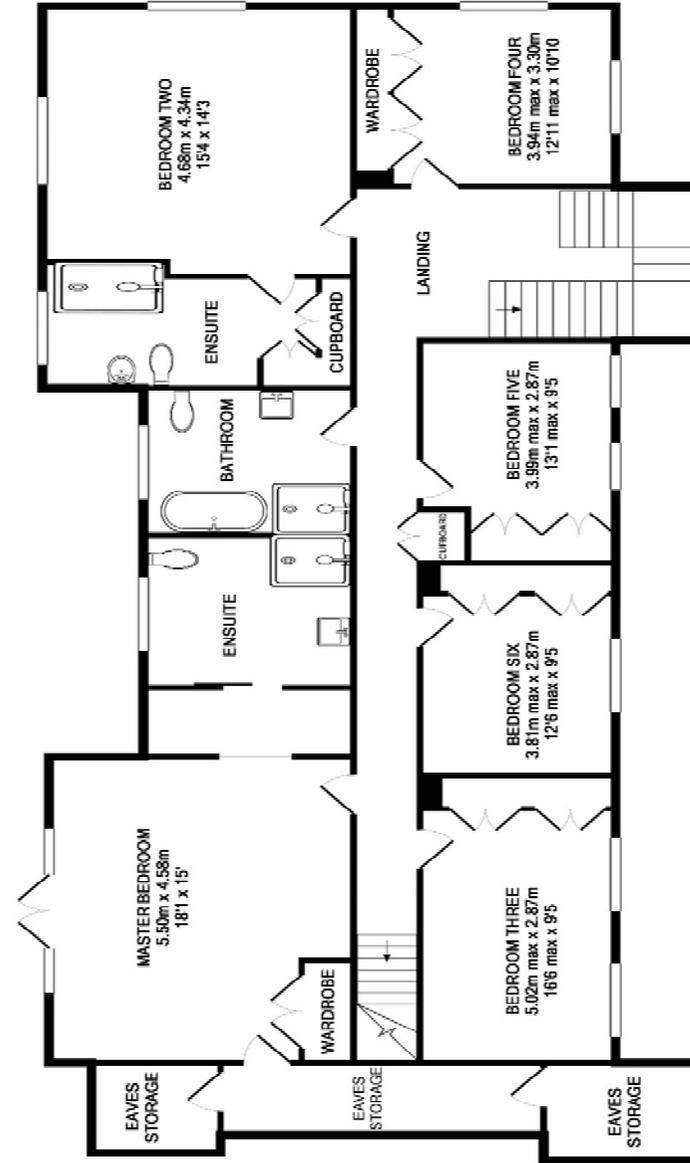
Rating Authority

Welwyn Hatfield Borough Council





GROUND FLOOR
 APPROX. FLOOR AREA: 209.5 SQ.M. (2236 SQ.FT.)



1ST FLOOR
 APPROX. FLOOR AREA: 169.9 SQ.M. (1823 SQ.FT.)

TOTAL APPROX. FLOOR AREA: 379.5 SQ.M. (4065 SQ.FT.)

While every attempt has been made to ensure the accuracy of the floor plan, contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omissions or inaccuracies. Measurements are taken to the best of our knowledge and are not to be used for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given.

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