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— est. 1992 —

Garden Cottage, Danesbury Park Road, Oaklands, Welwyn, AL6 9SE

Price £1,350,000

Tastefully presented 5 bedroom family home in semi-rural location with 1.09 acre southerly plot

"Garden Cottage" is an impressive and immaculately presented 5 bedroom character house with well proportioned rooms and a large, established private plot of 1.09 acres in a secluded semi-rural setting. The property offers tremendous potential for extension (subject to normal consents). There are outbuildings including a 25 ft games room/gym and a detached one bedroom cabin annexe with its own kitchen and shower room.

The main house is tastefully finished and provides ground floor accommodation comprising a welcoming central entrance hall, dual aspect lounge with marble fireplace, study, conservatory, bright and airy kitchen adjacent to a well proportioned dining room, utility/boot room, cloakroom and bathroom. The main bedroom is fitted with a comprehensive range of wardrobes, drawers and dressing table, and has an en-suite shower room. Outside is an attached garage and gated gravel driveway that provides horse lorry access and parking for numerous vehicles. There is a generous and southerly facing rear garden and the rear of the plot could be used as a paddock. Energy Efficiency Rating: C

"Garden Cottage" is best approached from The Avenue. At the top of the road turn left onto Danesbury Park Road and the house can be found on your left.

The delightful Oaklands area is situated just north east of Welwyn village & enjoys wonderful borders onto woodland along with some fine country walks. The area boasts a junior/mixed infant school, day nursery and a parade of shops that includes a sub post office, general convenience store, flower shop, butcher and public house.

Close-by Welwyn Garden City has a number of leisure facilities, large shopping centre & a John Lewis department store. The following times and distances are approximate as a guide only: London Kings Cross (32 minutes by rail via Knebworth / Welwyn North) - Hertford 6.8 miles - St Albans 12 miles - Welwyn Garden City 4 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).















Approx sq ft to include garage/gym and annexe = 3370 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.



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