



PUTTERILLS

— est. 1992 —

Fairlands, Rabley Heath, Welwyn, AL6 9UB

**Guide price £1,550,000**



## 2 acre plot and a stunning semi rural setting - yet within a few minutes drive of mainline rail link to London Kings Cross

This beautifully refurbished and entirely individual detached 1930's country house boasts a fabulous plot just in excess of 2 acres, to include formal gardens, part fenced paddock and stocked orchard. Set in one of the areas finer semi-rural locations and with borders onto the Hertfordshire countryside, this rich, red brick residence offers a number of outbuildings (ripe for development subject to obtaining all the necessary planning consents), detached double garage with adjoining workshop, and a sweeping gated driveway with generous parking. EER: E

The tastefully renovated accommodation provides freshly decorated rooms, new carpeting throughout, double glazed leaded light windows, central hall with bespoke oak front door, re-fitted (and un used) kitchen/family room, 2 new bathrooms, drawing room, sitting room, laundry room, cloakroom, boiler room and 4 bright bedrooms (3 doubles). Chain free sale.

Rabley Heath is a picturesque semi rural setting nestled between Welwyn village, Codicote & Old Knebworth. 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 selection of schools in the nearby villages, whilst private schools including 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 are in a close proximity. Local golf courses in the area including Bocket Hall with Auberge du Lac restaurant, Aldwickbury Park, Mid Herts, Harpenden Common and Knebworth.



























