



PUTTERILLS

est. 1992

Orchard Cottage, Great North Road, Welwyn Garden City, AL8 7SR

**Guide price £1,000,000**



## LARGE DETACHED RESIDENCE OVERLOOKING WELWYN GARDEN CITY GOLF COURSE WITH A SELF CONTAINED ANNEXE

A unique opportunity to purchase this large detached residence with a self contained annexe within easy access to the town centre and renowned schooling, overlooking Welwyn Garden City golf course, offering a staggering 2250sq ft of accommodation over two floors.

The ground floor accommodation consists of a downstairs cloakroom, living room with log burner, separate dining room, modern fitted bespoke kitchen and a utility area. Further benefits include a separate study area and conservatory which overlooks the rear garden. The first floor boasts a large master bedroom with en-suite and a balcony with stunning views over the golf course, a further three bedrooms and a family bathroom.

Externally the property is set on a sizable plot with ample parking and a well stocked large lawned rear garden with several seating areas- great for entertaining. Orchard Cottage also has the added benefit of a self contained annexe to the side of the property which is currently being used as a catering kitchen and a further outbuilding.



















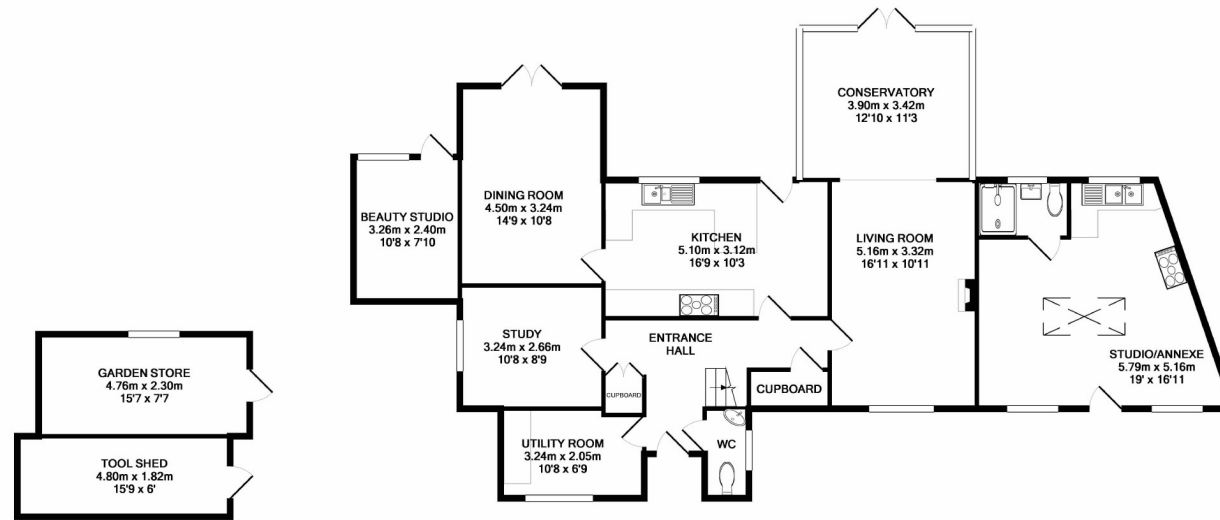








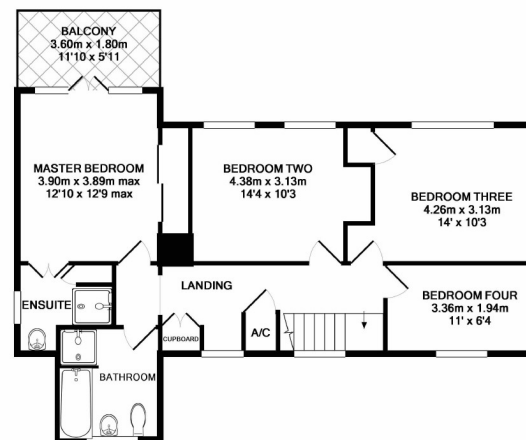




GROUND FLOOR  
APPROX. FLOOR  
AREA 143.2 SQ.M.  
(1542 SQ.FT.)

TOTAL APPROX. FLOOR AREA 209.9 SQ.M. (2259 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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1ST FLOOR  
APPROX. FLOOR  
AREA 66.7 SQ.M.  
(718 SQ.FT.)



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