

# HEATHFIELD



POTTERSHEATH ROAD ♦ WELWYN ♦ HERTFORDSHIRE AL6 9TA

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AN IMPRESSIVE PERIOD FARMHOUSE SET WITHIN WONDERFUL  
GARDENS AND GROUNDS OF OVER 2.5 ACRES

POTTERSHEATH ROAD, WELWYN, HERTFORDSHIRE AL6 9TA

**Knebworth station** – 1.5 miles (London Kings Cross from 24 minutes) ♦ **Welwyn North station** – 3.4 miles  
♦ **Harpenden** 8.8 miles ♦ **St Albans** 11.6 miles ♦ **Welwyn Garden City** 4.7 miles ♦ A1(M) J6 2 miles  
♦ **London Luton Airport** 11.7 miles ♦ **M1 (J9)** 12.4 miles

## Accommodation Summary

Reception hall ♦ drawing room ♦ dining room ♦ family room ♦ kitchen/breakfast room ♦ orangery  
study ♦ 2 cloakrooms ♦ master bedroom with en suite shower room and separate dressing room  
bedroom 2 with en suite shower room ♦ bedrooms 3 & 4 with 'jack & jill' bath/shower room  
bedroom 5 ♦ EPC rating = E

Triple garage and workshop ♦ beautiful landscaped gardens ♦ all weather tennis court

**Savills Harpenden**  
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**savills**





## THE PROPERTY

Heathfield is a most elegant country house set in lovely grounds of just over 2.5 acres. The house is stylishly presented throughout and has numerous features of note, which include:

- Stunning Orangery that connects to the kitchen/breakfast room; a perfect family day to day living space
- Drawing room set within the oldest part of the house and featuring a wealth of exposed timbers
- 'Smallbone' kitchen/breakfast room with Aga
- Large study with superb range of solid walnut bespoke fitted desk/shelving furniture and galleried landing above

- Triple aspect dining room with views over the gardens
- Luxury high quality bathroom fixtures and fittings throughout
- Wonderful, carefully landscaped south easterly gardens and grounds including stunning front gardens created by award winning designer
- All weather tennis court
- Triple garaging with useful workshop
- Electronic wrought iron front gates leading to large turning circle
- Extensive parking for numerous cars

## LAND

To the south of the gardens colour brown on the plan is a paddock, which maybe available by separate negotiation.

## SITUATION

Set at the northern end of Pottersheath Road and towards the sought after hamlet of Rabley Heath, Heathfield is extremely well placed for those seeking access to central London or the North.

Nestled between Welwyn, Codicote and Knebworth, communications are excellent; the A1(M) junction 6 is just 2 miles distant, whilst fast and frequent trains leave Welwyn North and Knebworth stations reaching London Kings

Cross from 24 minutes. For the international traveller, London Luton Airport is less than 12 miles away.

Rabley Heath includes a pub, whilst comprehensive amenities can be found in nearby Welwyn. There is also excellent shopping in Welwyn Garden City and Hatfield and the cathedral city of St Albans is just under 12 miles away.

There is a wide range of village schools in Codicote, Knebworth, Welwyn and Woolmer Green. Private schools in the area include St Francis' College, Princess Helena, and St Edmunds College, St Albans High School for Girls, St Albans Abbey School, and Heath Mount at Watton at Stone, Duncombe at Bengoe, St. Christopher's, Haileybury and Queenswood.

There is an excellent choice of golf courses in the area including Brocket Hall with its superb Auberge du Lac restaurant, Aldwickbury Park, Mid Herts, Harpenden Common and Knebworth.

## SERVICES

Mains electricity, water and drainage. Oil fired central heating.

## LOCAL AUTHORITY

Welwyn Hatfield District Council 01707 357000

## ENERGY PERFORMANCE

A copy of the full Energy Performance Certificate is available upon request.

## VIEWING

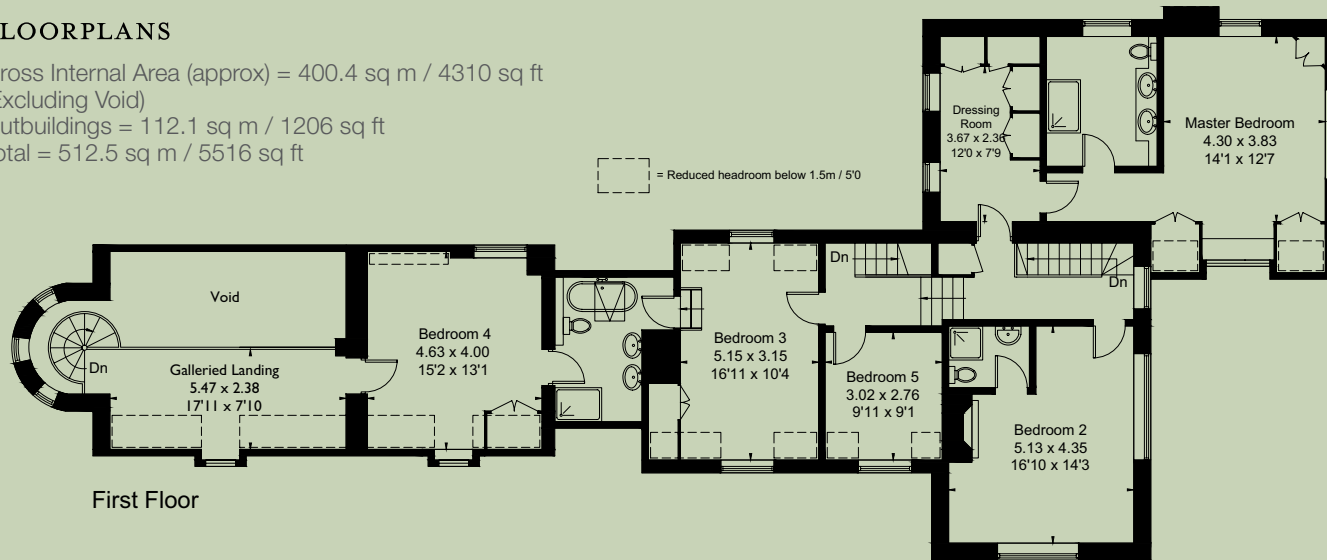
Strictly by appointment with Savills.



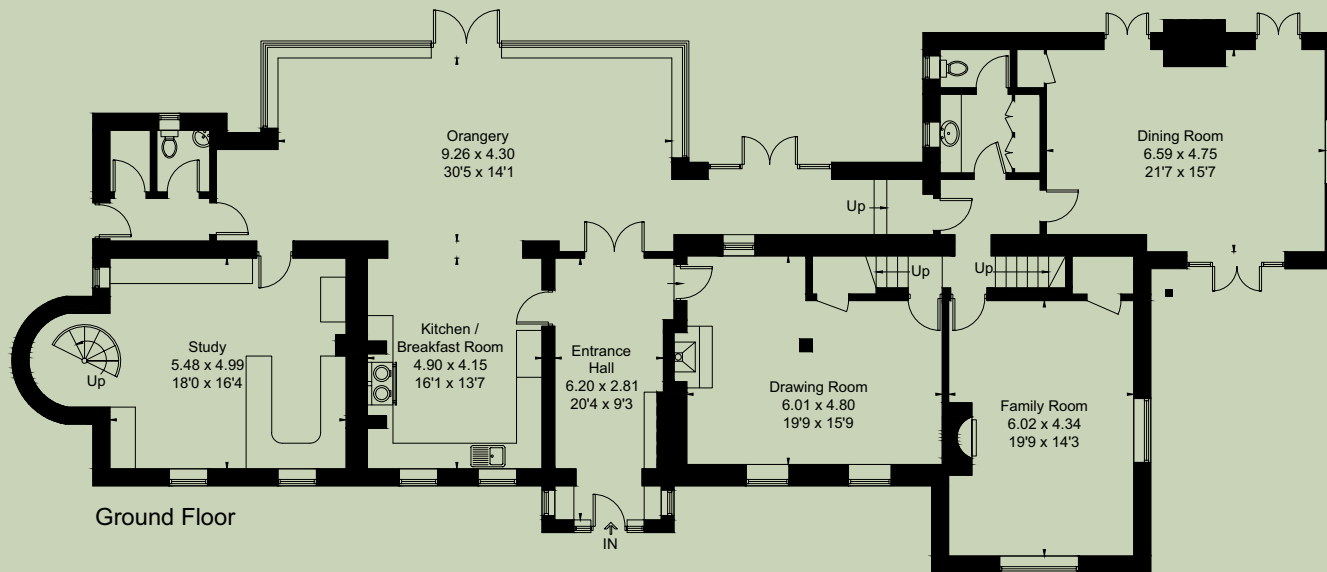
## FLOORPLANS

Gross Internal Area (approx) = 400.4 sq m / 4310 sq ft  
 (Excluding Void)  
 Outbuildings = 112.1 sq m / 1206 sq ft  
 Total = 512.5 sq m / 5516 sq ft

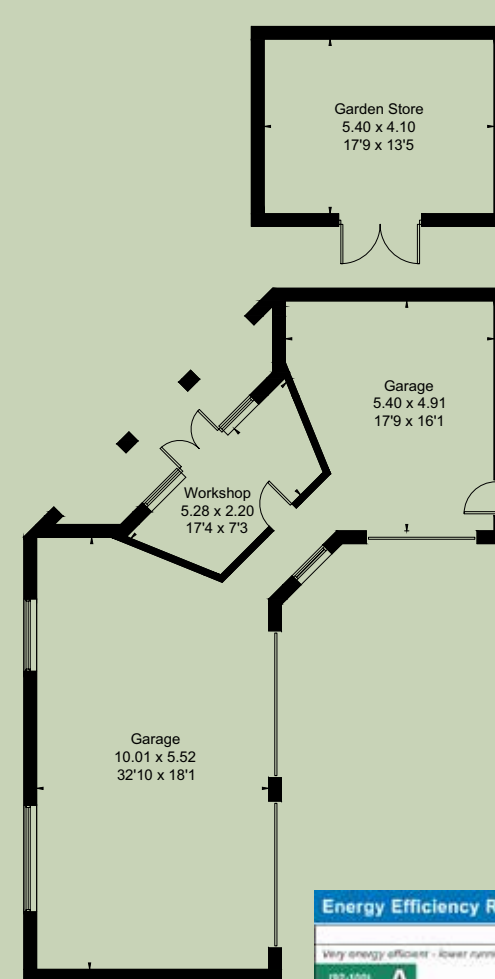
= Reduced headroom below 1.5m / 5'0"



First Floor



Ground Floor



Outbuildings  
 (Not Shown In Actual Location / Orientation)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	41	46
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales.</b>			
EU Directive 2002/91/EC			