



# Delightful Georgian style house in lovely grounds

**Brickwall Close, Ayot St. Peter, Welwyn, Hertfordshire, AL6 9AA**

Freehold





Detached semi rural residence • Completely refurbished •  
Luxury high quality bathroom fixtures and fittings • Large  
Private gated driveway • Double carport garage • Extensive  
parking

#### Local Information

Mileages (Approx)  
Welwyn Garden City Station – 2.6  
miles, M25 (junction 23) 16  
miles, M1 (junction 9) - 11.7  
miles, St Albans 9.8 miles,  
Harpenden 8.5

Communications in the area are  
excellent. The A1(M) is about 2.5  
miles away. From Welwyn  
Garden City there are frequent  
trains to London (Kings Cross)  
and the City, taking about 30  
minutes, and from Harpenden  
(about 6 miles) to London  
(Blackfriars) taking about 40  
minutes. Major airports are very  
accessible with Luton about 10  
miles away, Stansted 30 miles  
and Heathrow 38 miles.

There is a fantastic selection of  
golf courses in the area including  
Brockett Hall with its superb  
Auberge du Lac restaurant,  
Knebworth, Mid Herts at nearby  
Gustard Wood and the  
challenging course at Hammonds  
End, Harpenden.

Good schools are numerous and  
include Haileybury College and  
Heath Mount Preparatory School,  
both in Hertford, Aldwickbury  
Preparatory School and St Hilda's  
Girls school at Harpenden, and  
St. Alban's High School for Girls  
and the St Albans Boys at St.  
Albans.

#### About this property

This newly renovated Georgian  
style detached family residence  
has undergone total  
refurbishment and extended to an

extremely high standard. The  
ground floor accommodation  
comprises a fully fitted kitchen,  
down stairs cloakroom, two  
reception rooms and a dual  
aspect living room with double  
doors opening on to the patio  
area. On the first floor there is a  
master bedroom and two further  
bedrooms. There is a family  
bathroom with high quality fixture  
and fittings with a free standing  
bath and large walk in shower.  
Large driveway provides ample  
parking for numerous cars,  
Double car port and Gated  
entrance.

#### Tenure

Freehold

#### Local Authority

Welwyn Hatfield Borough Council

#### Energy Performance

EPC Rating = C

#### Viewing

All viewings will be accompanied  
and are strictly by prior  
arrangement through Savills  
Harpenden Office.  
Telephone: 01582 465 000.







Approximate Area = 110.7 sq m / 1191 sq ft (Excluding Carport)  
Including Limited Use Area (1.8 sq m / 19 sq ft)  
For identification only. Not to scale.  
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Ground Floor

First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 254153

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		106
(92-)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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