



Substantial country house set in stunning private gardens

Copperwood House, 32 Reynards Road, Welwyn, Hertfordshire, AL6 9TP



Elegant and stylish interior • Approaching 5,000 sqft of living space over three floors • Great 'working from home' opportunity • All six bedrooms with en suites • Fabulous gardens • Wonderful swimming pool • Approx. 30 acres of wonderful parkland available by separate negotiation

Local Information

Mileages approx; Old Welwyn 1.1 Miles, Welwyn North Station 2.9 Miles with direct line to London Kings Cross from 24 minutes, Welwyn Garden City 4.3 Miles, A1(M) 1.4 Miles

Copperwood House is set in its own grounds in this much sought after location, on a private road, just on the outskirts of Old Welwyn. Just over a mile away is the picturesque village of Old Welwyn which is rich in history and located on the banks of the river Mimram. The streets are home to a selection of general and specialist shops, pubs and restaurants, doctors and dentists surgeries, which all give the village a busy, vibrant feel.

Welwyn Garden City is approximately 5 miles south and has a number of leisure facilities, a shopping centre with a department store and Waitrose supermarket.

There are rail links in both Welwyn Garden City and also at the nearby villages of Knebworth & Digswell (Welwyn North) which are approximately 5 minutes by car.

Extensive schooling is widely available in the area, including Sherrardswood School, Heathmount, Princess Helena's College, Kingshot, Haileybury College and private school buses pick up locally for schools further afield.

The locality offers many private and public golf courses, including both the championship courses at Hanbury Manor and Broom's Barn. There is also a branch of the popular Odyssey Health Club at nearby Knebworth.





About this property

Copperwood House is a most elegant and substantial country house set in its own private and secluded gardens of over 1.1 acres and situated opposite some stunning parkland on the edge of Welwyn. The property was built by the present owners approximately 14 years ago to a particularly high standard and unquestionably with the highest specification in mind. It is clear that as one enters the house via the impressive hallway, no stone was left unturned when it comes to elegance and design. As one moves from room to room, the focus on space and volume to all rooms becomes very apparent. The high ceilings, for example, create a really sense of space and coupled with the stunning interior, this makes for the perfect family home.

The majority of accommodation is set over two floors with the spectacular kitchen/breakfast room and sitting room combining to create the 'hub' of the house. From the bespoke hand crafted kitchen with its numerous integrated appliances, to the breakfast and seating areas, this whole space is really rather special. For more formal entertaining, there is a separate dining room and drawing room, whilst set off the 'hub' is a great family room, which is great whether you have young children or teenagers. In addition, for those who now need to work from home, there is a lovely home office/study which enjoys a sunny southerly aspect.

Upon reaching the first floor via an impressive staircase, once again you are greeted by a sense of openness as the landing extends to both ends of the house and to five of the six bedrooms. The principal bedroom, which has a split level design, is truly fabulous and once again, stunning in its design and fitting. A large dressing and en suite bath and shower room make up this suite, whilst all the other four bedrooms on this floor boast en suites. On the second floor, a further bedroom can be found, again with its own en suite and this room would be ideal for an au-pair or nanny.





Copperwood House is approached through automated private gates and as the driveway gently ascends to the house, one feels a real sense of arrival. Lawned manicured gardens abound the house and these are flanked by mature hedgerows and trees, which create complete privacy from any neighboring properties. Once to the rear of the house, a delightful sun terrace can be found, just perfect for outdoor entertaining. There is a fantastic outdoor heated swimming pool which has just been totally overhauled in terms of maintenance and now boasting a new fully automated strengthened cover.

Adjacent to the house and at the head of the driveway is a triple garage, although this is currently used as a high tech multi-sports and media room; a golfer's dream!

Agents note

Opposite to the entrance to the house on the other side of the private lane, is a significant area of parkland which belongs to the vendors of Copperwood House. This beautiful valley of parkland offers a multitude of recreational purposes, not least, for those with an equestrian interest. This area of land extends to about 30 acres and is available to purchase by separate negotiation. Any purchaser of this parkland should be aware that an overage clause will apply in the event that any building development should take place in the future.

Tenure

Freehold

Local Authority

Welwyn Hatfield Borough Council

Viewing

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





32 Reynards Road, Welwyn

Main House gross internal area = 4,811 sq ft / 447 sq m

Studio/Garage gross internal area = 497 sq ft / 46 sq m



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The position & size of doors, windows, appliances and other features are approximate only.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	79
(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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