



Detached house with equestrian facilities set in about 3.8 acres

1 Reynards Road, Welwyn, Hertfordshire, AL6 9TR



Equestrian property with planning permission to extend • Flexible living space • Lovely private and secluded rear garden • Excellent equestrian set up with paddocks and stabling • 40m x 20m LED floodlit manage • Garaging for four cars • Wonderful country setting, yet not isolated • Full of charm and character •

Local Information

Mileages approx; Old Welwyn
1.1 Miles, Welwyn North Station
2.9 Miles with direct line to
London Kings Cross from 19
minutes, Welwyn Garden City 4.3
Miles, A1(M) 1.4 Miles

The property 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 John Lewis 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.

About this property

A delightful detached chalet style house with about 3.8 acres, enjoying lovely sweeping views in a semi-rural location on the edge of Old Welwyn. The living space is set over two floors and offers great flexibility given that two of the bedrooms are on the ground floor and therefore, could be used as reception rooms or certainly one as a home office. There is a 19' kitchen/breakfast room and a bright and spacious sitting room, as well as a very nice and comfortable family room area. On the first floor, two double bedrooms and a family bathroom can be found.

The house is approached down a long driveway which also leads to the equestrian facilities. There is a lovely private formal rear garden which adjoins one of the main paddocks of which there are three in total. A rubber and sand arena lies to one side and benefits from LED floodlighting. The stable yard comprises five loose boxes including a corner box, and a tack room. Light, power and water are all connected. There is also a large hay barn with attached workshop or a garage for four cars, if required.

Tenure - Freehold

Local Authority

Welwyn and Hatfield Council

Viewing

Savills: 01582 465 000.





Approximate Area = 152.7 sq m / 1644 sq ft
Garage = 57 sq m / 613 sq ft
Stables = 83.6 sq m / 900 sq ft
Garage = 28.3 sq m / 305 sq ft
Store = 6.3 sq m / 68 sq ft
Total = 327.9 sq m / 3530 sq ft (Excluding Barn)
Including Limited Use Area (3.4 sq m / 36 sq ft)
For identification only. Not to scale.
© Fourwalls



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 260438

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		72
(39-54) E		
(21-38) F		
(1-20) G	15	
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Important Notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20200821NKIE

