



Approx. Gross Internal Floor Area 1143 sq. ft / 106.18 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

THE CONSUMER PROTECTION REGULATIONS 2008 % THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008.
Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for purpose. The agent has not had sight of the Title documents.
Referenced to the tenure are based on information supplied by the seller. A buyer is advised to obtain verification from their solicitor or surveyor. Furthermore, solicitors should confirm that items described in the sales particular are included in the sale since circumstances can change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.
Although we try to ensure accuracy, measurements used in this brochure are approximate, and prospective purchasers should check the accuracy of the measurements themselves.

Digswell Hill, Welwyn, Freehold Guide Price £850,000



A stunning three bedroom detached character lodge, built in 1880 for Sherrards Manor House, set within a private woodland setting on Digswell Hill. Extended and comprehensively modernised, the property features a high end Italian kitchen, underfloor heating, landscaped gardens and private patio.

- Three Bedroom Detached Character Lodge
- Built In 1880 For Sherrards Manor House
- Private Woodland Setting Sherrardspark Woods
- High End Italian Kitchen With Granite Worktops
- Impressive Open Plan Kitchen, Dining Room & Atrium
- Wrap Around Bi Fold Doors & Skylight
- Underfloor Heating Throughout
- Landscaped Wrap Around Rear Garden
- Private Patio, Pergola & Two Storage Sheds
- Potential For Further Extension (STPP)



Digswell Hill, Welwyn



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Entrance Hall

The property is entered via a welcoming entrance hall with tiled flooring and a glazed door leading through to the main hallway. The entrance hall provides useful space for coats, shoes and everyday storage

Main Hall

The main hallway provides access to the principal rooms within the property and features attractive tiled flooring. There is also access to the loft space and doors leading to the bedrooms, bathroom and main living areas.

Kitchen/Dining Room/Atrium

A truly impressive open plan space and undoubtedly the heart of the home. The kitchen is fitted with a bespoke high end Italian kitchen with granite worktops, tiled splashbacks, an integrated eye level oven and grill, induction vented hob, large breakfast bar, integrated dishwasher, American-style Wi-Fi-enabled fridge freezer, wine fridge and bespoke hidden storage.

There is also a stainless steel sink with Qwettle boiling and cold water tap.

The dining and atrium section enjoys a wonderful dual aspect and features wrap around b -folding doors opening directly onto the rear garden, creating an excellent connection between the indoor and outdoor living spaces. A large skylight floods the room with natural light, while an internal window overlooks the living room.

The room benefits from tiled flooring and underfloor heating, making this an exceptional space for both everyday family life and entertaining.

Utility Room

Accessed from the kitchen through an attractive ribbed glass door, the utility room provides excellent additional practical space. The room features tiled flooring, worktop space, plumbing and space for both washing machine and tumble dryer.

The utility area also incorporates a bright conservatory style lean to section with a door leading directly onto the garden.

Living Room

A spacious and inviting reception room featuring carpeting and impressive triple aspect windows overlooking the side and rear of the property. Double glazed doors provide direct access to the garden, while further bevelled glass glass doors open into the kitchen/dining area.

An internal window overlooking the atrium provides an additional connection between the two main living spaces, while the excellent ceiling height further enhances the feeling of space.

Bedroom One

A beautifully appointed principal bedroom with carpeting and an excellent dual aspect. The room benefits from three windows overlooking the rear garden, providing plenty of natural light, together with built-in wardrobes and a glazed door opening directly onto a private patio area.

The bedroom also benefits from access to the en suite shower room. The windows are double glazed with secondary glazing for additional comfort and insulation.

En Suite

A stylish and contemporary en suite, fully tiled throughout and benefiting from a light tunnel within the ceiling, providing an abundance of natural light.

The suite comprises a WC, mirrored vanity wash basin with lights and a generous wall to wall shower with rainhead shower attachment.

Bedroom Two

A generous second bedroom with carpeting and dual aspect windows, with two windows to each side aspect providing excellent natural light.

The room also benefits from a useful built in wardrobe space, providing excellent storage. The windows are double glazed with secondary glazing.

Bedroom Three

A well proportioned third bedroom with carpeting, front aspect window and airing cupboard.

Main Bathroom

A beautifully presented and fully tiled family bathroom comprising a large bath with rainhead shower and additional shower attachment, WC and mirrored vanity wash basin with lights.

The room benefits from two frosted front facing windows, providing natural light while maintaining privacy.

Rear Garden

The landscaped rear garden wraps around the property and provides an exceptional level of privacy, perfectly complementing the property's secluded woodland setting.

The garden is arranged over two levels and includes areas of lawn, a side access patio, a further private patio and pergola area, exterior lighting and two useful storage sheds.

A particularly appealing feature is the hidden patio area, providing a secluded outdoor retreat ideal for enjoying the peaceful surroundings.

Further Details

The property is Freehold
Council Tax Band - Band E

AGENT'S NOTE: If you are considering this property as a buy to let investment, please speak to a member of our Lettings Team for an up-to-date rental valuation and the suitability of the property. Properties in the local area are always required by Raine and Co.