



The Mill House, Welwyn, Hertfordshire

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**STRUTT
& PARKER**

BNP PARIBAS GROUP 

Mill House

31 Mill Lane, Welwyn, Hertfordshire, AL6 9EU

A wonderful riverside Grade II listed property with a stunning garden located at the heart of this highly sought-after village near to local amenities

Welwyn Garden City 2.5 miles, Harpenden 9.9 miles, St. Albans 12.6 miles, Welwyn North station 1.6 miles (London Kings Cross 20 minutes), A1(M) (Jct. 6) 0.7 mile, London Luton Airport 12.0 miles, London Heathrow Airport 38.4 miles, central London 27.4 miles

Reception hall | Drawing room | Family room
Dining room | Study | Kitchen | Utility room
Store | Cloakroom | 5 Bedrooms, 2 en suite
Family bathroom | Shower room | Garden
Summer house | Triple garage with workshop
over | Double garage | Shed | EPC rating D

The property

The Mill House is an elegant period home offering almost 2,900 sq. ft. of light-filled accommodation arranged over two floors, combining modern amenities with features including some sash glazing and fireplaces. Configured to provide an ideal family and entertaining space, the accommodation flows from a welcoming reception hall with useful cloakroom. It leads to a drawing room with large picture glazing and a fireplace with inset woodburner, a family room with an open fireplace, a wooden-floored dining room with bespoke storage and a door to the terrace, and a study with front aspect bay window.

To the rear, the kitchen offers a range of wall and base units including a breakfast bar, quartz worktops, modern integrated appliances and a door to the terrace. Alongside is fitted utility room and a useful store with a door to a riverside terrace.

On the first floor the property offers five bedrooms, the principal with fitted dressing room and modern en suite bathroom with freestanding bath, and another with en suite shower room, together with a family bathroom with freestanding bath and a useful separate shower room.

Outside

Sitting on a generous plot and having plenty of kerb appeal, the property is approached through double wooden gates over a paved side driveway providing private parking giving access to double and triple garages, the latter with external stairs to a vaulted workshop over. Neighbouring the River Mimram, the stunning and well-maintained wraparound garden is laid mainly to lawn bordered by mature planting and features numerous seating areas including a private riverside area, summer house with terrace, shed, vegetable garden with raised beds and spacious paved rear and side terraces, all ideal for entertaining and al fresco dining. OutsideValue

Location

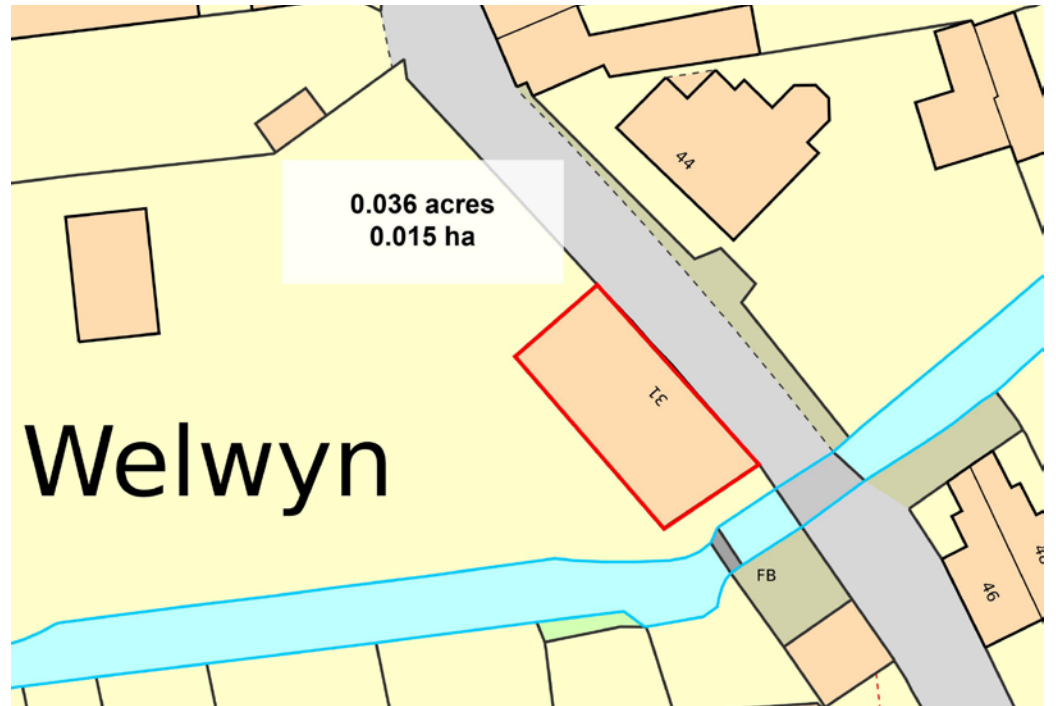
Welwyn is a thriving picturesque village with day-to-day amenities including a post office, doctors, dentists, public houses and restaurants together with a good selection of independent and high street shopping including a bakery, Tesco Express and M & S Food Hall. Nearby Welwyn Garden City town centre offers more extensive amenities and shops including John Lewis, Waitrose, M & S and the Howard shopping centre. The nearby A1(M) gives access to the M1, M25, motorway network and central London and nearby Welwyn North station offers regular services to central London in around 20 minutes. The area offers a good selection of state primary and secondary schooling including Welwyn St. Mary's C of E VA Primary School and Knightsfield School (both rated Outstanding by Ofsted), with nearby independent schools including Sherrardswood, Aldwickbury, Heath Mount, St. Joseph's in the Park and Duncombe.





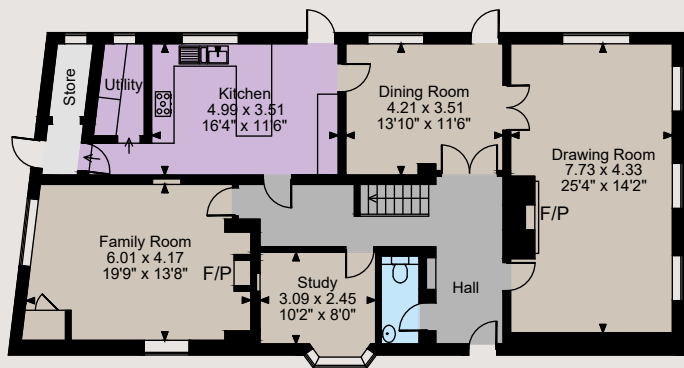
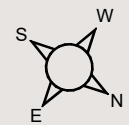




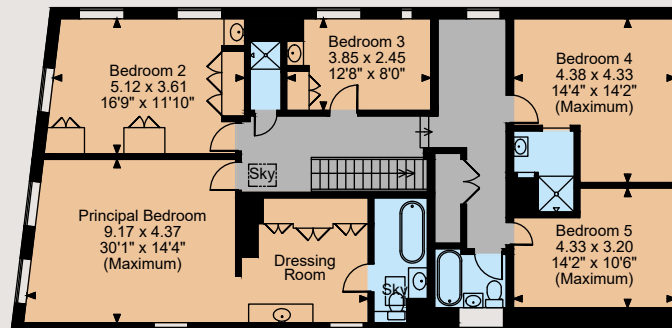




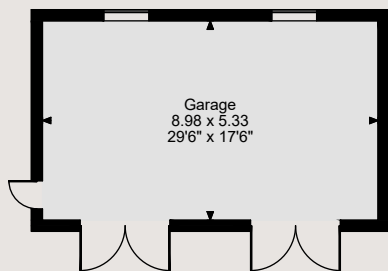
Floorplans
 Main House internal area 2,884 sq ft (268 sq m)
 Garage internal area 830 sq ft (77 sq m)
 Outbuilding internal area 555 sq ft (52 sq m)
 Total internal area 4,269 sq ft (397 sq m)
 For identification purposes only.



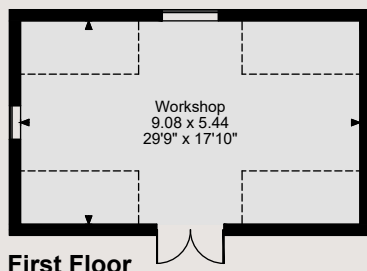
Ground Floor



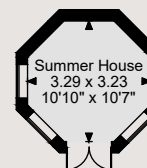
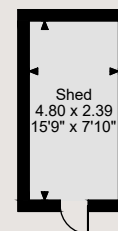
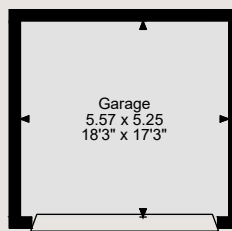
First Floor



Ground Floor



First Floor



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

☐☐☐ Denotes restricted head height

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Directions

From Strutt & Parker's Harpenden office head to the A1(M) slip road signposted Stevenage, merge onto A1(M) and after 1.6 miles at junction 6 take the A1000 exit to Welwyn. Take the 2nd roundabout exit onto the Welwyn Bypass (A1000), follow this road for 0.4 mile, turn right onto Hertford Road to stay on A1000, then turn right onto Prospect Place. Turn left onto Mill Lane and the property can be found on the left.

General

Local Authority: Welwyn and Hatfield Council
Services: Mains gas, electricity, water and mains drainage connected.

Council Tax: H

Tenure: Freehold

Offers in Excess of: £1,895,000

Harpenden

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