



Garden Lodge
Rabley Heath, Welwyn

**STRUTT
& PARKER**
BNP PARIBAS GROUP

A attractive double-fronted property with stunning country views.

Garden Lodge is a generously-proportioned and well-presented detached family home with spacious reception rooms and a generous well-maintained garden with outstanding views over open countryside. It is conveniently located at the heart of a popular Hertfordshire village, near to local village and town centre amenities, the train station and motorway network.



4 RECEPTION ROOMS



4/5 BEDROOMS



2 BATHROOMS



PRIVATE PARKING



JUST UNDER HALF AN ACRE



FREEHOLD



RURAL/VILLAGE



2,766 SQ FT



GUIDE PRICE £1,440,000



The property

Garden Lodge is an stylish, detached family home, sensitively extended by the current owners to offer almost 2,600 sq. ft. of light-filled, flexible accommodation arranged over two floors. Configured to provide an ideal family and entertaining space, the ground floor accommodation flows from a welcoming dining hall with feature flagstone flooring to a spacious front aspect family room, a generous dual aspect drawing room with bi-fold doors to the rear terrace, and a well-proportioned study. To the rear, the kitchen/breakfast room offers a range of contemporary high-gloss wall and base units including a large central island with breakfast bar, complementary worktops and splashbacks, modern integrated appliances including a wine chiller, and a useful neighbouring fitted utility room with en suite cloakroom and a door to the side. The ground floor accommodation is completed by a dual aspect double bedroom with useful sink, accessible from the study.

Stairs rise from the dining hall to the first floor, which features a wealth of wooden flooring and provides

a principal bedroom with feature bay window and contemporary fully-tiled en suite shower room. The property's three remaining double bedrooms, two with built-in storage, and it has a modern family bathroom with freestanding bath and separate shower, complete the facilities.

Outside

Having plenty of kerb appeal, the property is approached through double five-bar gates over a gravelled driveway providing private parking, flanked by a lawned and planted front garden. The generous well-maintained garden is laid mainly to lawn bordered by well-stocked flower and shrub beds. It features mature topiary, an area of light woodland, numerous seating areas, a large pond, garden room, shed and generous paved terrace with water feature, ideal for entertaining and al fresco dining. The whole garden enjoys far-reaching views over surrounding Hertfordshire countryside.



Location

Rabley Heath is a picturesque semi-rural village nestled between Welwyn village, Codicote and Old Knebworth. The village has a public house and eatery. Codicote offers a church, village shops, numerous pubs and restaurants, football, tennis and cricket facilities, a primary school and a sports and social club. More comprehensive amenities can be found in Knebworth, Stevenage and Welwyn. The area has a fine selection of individual country homes and is surrounded by wonderful Hertfordshire countryside, with bridleways and footpaths across open fields and pretty country lanes.

The area offers a choice of golf courses including Brocket Hall with Auberge du Lac restaurant, Aldwickbury Park, Mid Herts, Harpenden Common and Knebworth. Communications links are excellent: the A1(M) (Jct. 6, 3.1 miles) and M1 (Jct. 10, 11.5 miles) give access to London and the motorway network, and Knebworth station offers trains to central London in less than 25 minutes. The area offers a wide range of state primary and secondary schools including Codicote CofE Primary School, Welwyn St. Mary's CofE VA Primary School and Knightsfield School (all rated Outstanding by Ofsted), together with independent schools including Sherrardswood, Heath Mount and Aldwickbury.



Distances

- Codicote 1.5 miles
- Knebworth and station 2.0 miles (London Kings Cross 23 minutes)
- Stevenage 4.7 miles
- Welwyn Garden City 5.2 miles
- Harpenden 8.4 miles
- St. Albans 10.3 miles
- London Luton Airport 10.8 miles
- Luton 11.4 miles
- Hemel Hempstead 15.5 miles
- Central London 29.5 miles
- London Heathrow Airport 40.8 miles

Nearby Stations

- Knebworth
- Welwyn North
- Stevenage

Key Locations

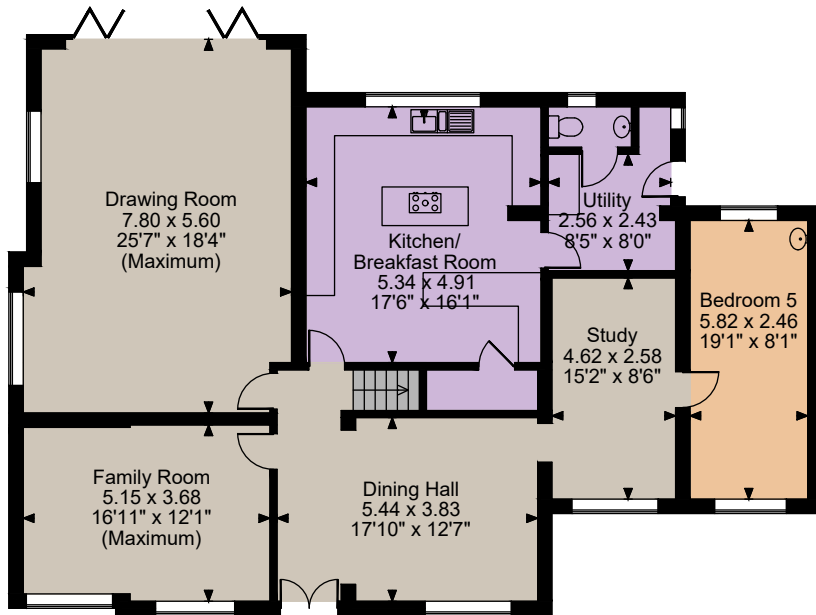
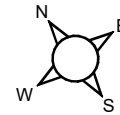
- Knebworth House
- Nickey Line

- Heartwood Forest
- Luton Hoo
- Welwyn Roman Baths
- Shaw's Corner (National Trust)
- Mill Green Museum & Mill
- Hertford Museum
- The Royal Gunpowder Mills
- Whipsnade Tree Cathedral (National Trust)
- Sharpenhoe (National Trust)
- Dunstable Downs
- Whipsnade Estate

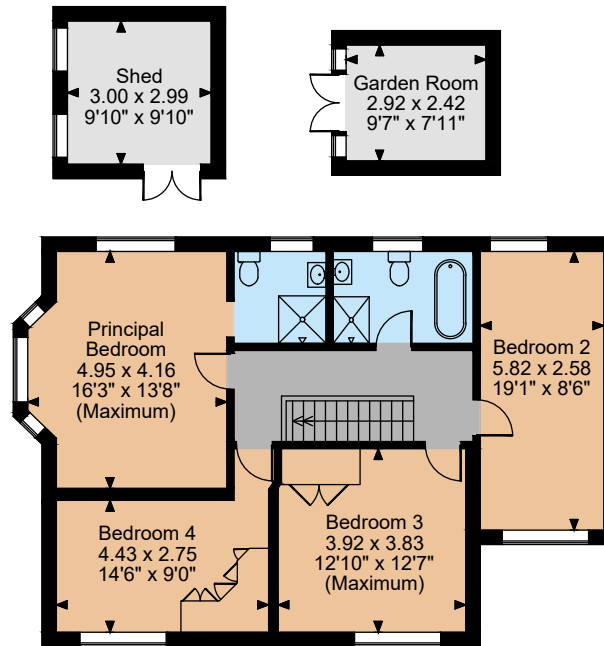
Nearby Schools

- Codicote CofE Primary School
- Oaklands Primary School
- Welwyn St. Mary's CofE VA Primary School
- St Albans Girls
- St Albans Boys
- Kingshot
- Monk's Walk School
- Knebworth Primary and Nursery School





Ground Floor



First Floor

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

House internal area 2,593 sq ft (241 sq m)

Shed and garden room internal area 173 sq ft (16 sq m)

Total internal area 2,766 sq ft (257 sq m)

For identification purposes only.

Directions

AL6 9UB

///What3words: rare.nerve.remove - brings you to the driveway

General

Local Authority: North Hertfordshire District Council, +44 (0)1462 474000

Services: Mains electricity and water, private drainage. Oil-fired central heating.

Council Tax: Band G

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

Tenure: Freehold

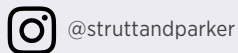
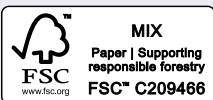
Harpenden

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