












Digswell Water House

Digswell Lane, Welwyn

A detached property with six bedrooms in a sought-after residential area with a beautiful garden.

A generously-proportioned Grade II listed family home combining modern amenities and period features to provide a practical living and entertaining environment. Located in a highly-convenient suburb centred around Welwyn North station, within easy reach of local facilities and amenities.

	6 RECEPTION ROOMS		6 BEDROOMS		4 BATHROOMS
	GARAGE		0.778 ACRES		FREEHOLD
	VILLAGE		4,631 SQ FT		GUIDE PRICE £2,000,000

The property

Digswell Water House is a detached family home offering over 4,600 sq ft of accommodation across three floors. Designed for family living and entertaining, it beautifully blends quality fixtures, elegant décor, and period features such as exposed wall and ceiling beams and original fireplaces. The accommodation flows from a wooden-floored entrance and inner part-panelled reception halls, the latter featuring a fireplace, useful storage, and garden access.

The ground floor includes a part-panelled, wooden-floored reception hall, a sitting room with French doors opening onto a side terrace; a drawing room with a rear bay window and fireplace with woodburner; a vaulted parquet-floored living room with an exposed brick open fireplace; a well-proportioned study with a bay window and skylight; plus fitted boot and utility rooms. The large wooden-floored kitchen/dining room is equipped with bespoke

wall and base units, a central island with breakfast bar, complementary work surfaces and splashbacks, a Belfast sink, Aga, and modern integrated appliances. The dining area features an inglenook fireplace with woodburner and space for a sizeable table. Both kitchen and dining areas open into a bright rear sunroom with numerous skylights and bi-fold doors leading to the garden, filling the space with natural light.

The first floor features a principal bedroom suite with a fitted entrance vestibule, bedroom, dressing room, and an en suite bathroom complete with a freestanding bath and shower enclosure. There are three additional bedrooms on this floor, one with an en suite shower room, alongside a family bathroom with a freestanding bath and separate shower. The second floor houses two vaulted bedrooms, one of which has an en suite shower room. There is also a large storage area.





Outside

Having plenty of kerb appeal, the property is approached through twin brick pillars over a paved forecourt providing private parking and giving access to the double garage with EV charging point. The generous well-maintained garden is laid mainly to level lawn bordered by mature shrubs and trees and offers numerous seating areas including a part-covered decked dining area and a separate gazebo together with a generous paved wraparound terrace to the side and rear, accessible from the sitting and garden rooms. The whole is ideal for entertaining and al fresco dining.

Location

Welwyn is a charming village in Hertfordshire offering a peaceful rural lifestyle with excellent connectivity. It lies close to Welwyn Garden City, with nearby towns including Hatfield and Stevenage. The village benefits from convenient rail links, with Welwyn North Station only about half a mile away, providing regular services to London King's Cross and Cambridge. Other nearby stations include Welwyn Garden City and Knebworth.

Distances

- Welwyn Garden City 2 miles
- Knebworth 5 miles
- Hatfield 6 miles
- Stevenage 7 miles

Nearby Stations

- Welwyn North
- Welwyn Garden City
- Knebworth
- Stevenage

Key Locations

- Knebworth House
- Nickey Line
- Heartwood Forest
- Luton Hoo
- Welwyn Roman Baths
- Shaw's Corner (National Trust)
- Mill Green Museum & Mill

Welwyn is home to the independent Sherrardswood School, catering to children aged 2 to 18. Well connected by road, the village sits near the A1(M), providing easy access to London and the north, while London Luton Airport is approximately 14.5 km away, offering a range of domestic and international flights.

- Hertford Museum
- The Royal Gunpowder Mills
- Whipsnade Tree Cathedral (National Trust)
- Sharpenhoe (National Trust)
- Dunstable Downs
- Whipsnade Estate

Nearby Schools

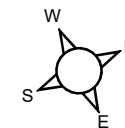
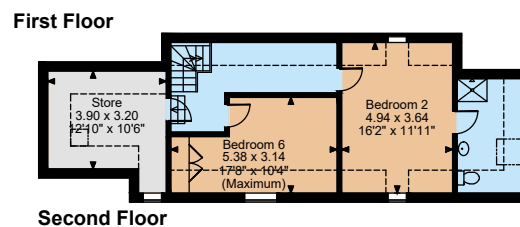
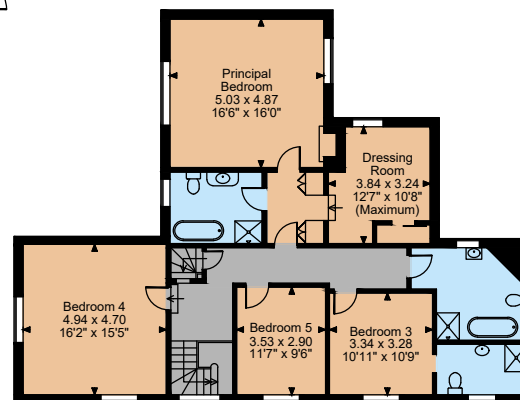
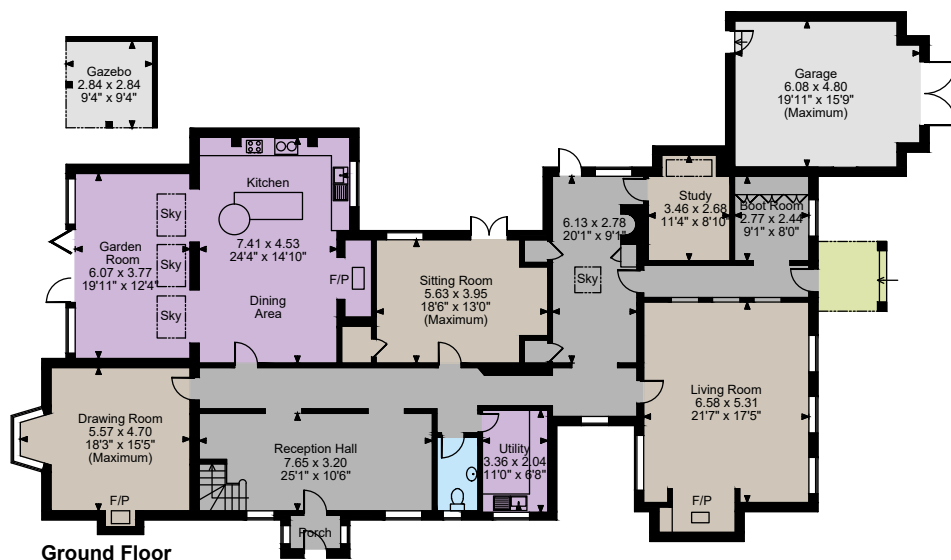
- Codicote CofE Primary School
- Oaklands Primary School
- Welwyn St. Mary's CofE VA Primary School
- Sherrardswood School
- Knightsfield School
- St. Michael's Woolmer Green CofE VA Primary School
- Knebworth Primary and Nursery School
- Homerswood Primary and Nursery School
- Harwood Hill Junior Mixed Infant and Nursery School











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

□□□ Denotes restricted head height

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Floorplans

Main House internal area 4,631 sq ft (430 sq m)

Garage internal area 301 sq ft (28 sq m)

Gazebo internal area 87 sq ft (8 sq m)

Total internal area 5,019 sq ft (466 sq m)

For identification purposes only.

Directions

AL6 OBY

///wage.merit.treat - brings you to the driveway

General

Local Authority: Welwyn Hatfield Borough Council

Services: All mains gas, electricity, water and drainage are connected.

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

Council Tax: H

EPC Rating: D

Tenure: Freehold

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

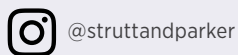
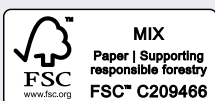
Harpenden

49 High Street, Harpenden, Hertfordshire AL5 2SJ

01582 764343

harpenden@struttandparker.com
struttandparker.com

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