




6 The Drive,
Welwyn, Hertfordshire


**STRUTT
& PARKER**


BNP PARIBAS GROUP


An impressive four-bedroom detached house in a popular and well-connected village setting


A beautifully presented detached family home with four bedrooms and comfortable, attractive living space, set on a sought-after private road in Oaklands. The property has splendid gardens to the rear and sits within easy reach of Knebworth, Welwyn and Welwyn Garden City, as well as local transport connections.


**3 RECEPTION ROOMS**


**4 BEDROOMS**


**3 BATHROOMS**


**DRIVEWAY**

**0.271 ACRES**

**FREEHOLD**

**VILLAGE**

**3114 SQ FT**

**OFFERS IN EXCESS OF £1,250,000**

The property

6 The Drive is a spacious, well designed property, set in a highly desirable position on a private residential street. The property was built in 2006 and offers three well-appointed reception rooms on the ground level, including the generously proportioned sitting room at the front with its wooden flooring, bay window and ornate chandelier-style light fitting. There is also a comfortable family room in which to relax, while towards the rear, the drawing room offers further living space with bi-fold doors opening onto the rear garden. The drawing room is fitted with a projector and a retractable screen, turning the space into a cinema room for relaxing evening viewing.

Additionally, the ground floor has an open, social kitchen and dining area with bi-folds to the rear garden. This splendid living and entertaining space feature a well-equipped kitchen with fitted units to base and wall level and central island with a breakfast bar. Skylights overhead welcome plenty of natural light, while there is also space for a family dining table. There is a wine cellar built into the floor with a glass

cover, with further storage available in the utility room. The first floor landing leads to four double bedrooms, including the principal bedroom with its dressing room and en suite shower room. One further bedroom has an en suite shower room, while the first floor also has a family bathroom with a bathtub and a separate shower.

The property benefits from various outstanding modern technological features, including 9kw solar panels, a 13kw Tesla battery store, two electric car charging points, thermal tubes for hot water and a 16kw heat pump in the garden, the hot water cylinders are located in the utility room.



Outside

The house is situated on a peaceful private road, with an in-out gravel driveway at the front, which provides plenty of parking space for several vehicles. Gates at the side of the house provides rear access, where the garden extends to more than 100ft, providing plenty of space in which to relax. There is a split level patio across the back of the house, with an upper level connecting to the bi-folds of the kitchen and drawing room, and a lower level adjacent to the well-maintained lawn. The lawn is bordered by well-stocked beds with various established shrubs, hedgerows and flowering perennials, while a paved and gravel pathway winds through the lawn towards the end of the garden. A shed for garden storage and a splendid safari-style gazebo with space for seating and dining are in this area.

Location

The property is in Oaklands, neighbouring Knebworth and sought-after Welwyn. Oaklands has various everyday amenities, including a convenience store, a village pub and a primary school, while Knebworth

also provides a choice of facilities.

Welwyn is full of character and within easy reach of London, the village offering many of the essential day-to-day amenities, including a post office, library, small supermarket and a variety of excellent pubs and restaurants. Nearby Welwyn Garden City has larger supermarkets and an array of shopping and entertainment options. Welwyn has a tennis club, a sports and social club, a bowls club and a football club. Between Welwyn and Welwyn Garden City, there is an excellent choice of state primary and secondary schools, plus the renowned, independent, Sherrardswood School. Rail services are available from Knebworth or Welwyn North, while road connections include the A1(M) within two miles.



Distances

- Knebworth 1.4 miles
- Welwyn 1.8 miles
- Stevenage 3.8 miles
- Welwyn Garden City 3.9 miles
- Hertford 6.7 miles
- Hatfield 7.0 miles
- Harpenden 9.2 miles

Nearby Stations

- Knebworth
- Welwyn North
- Welwyn Garden City
- Stevenage

Key Locations

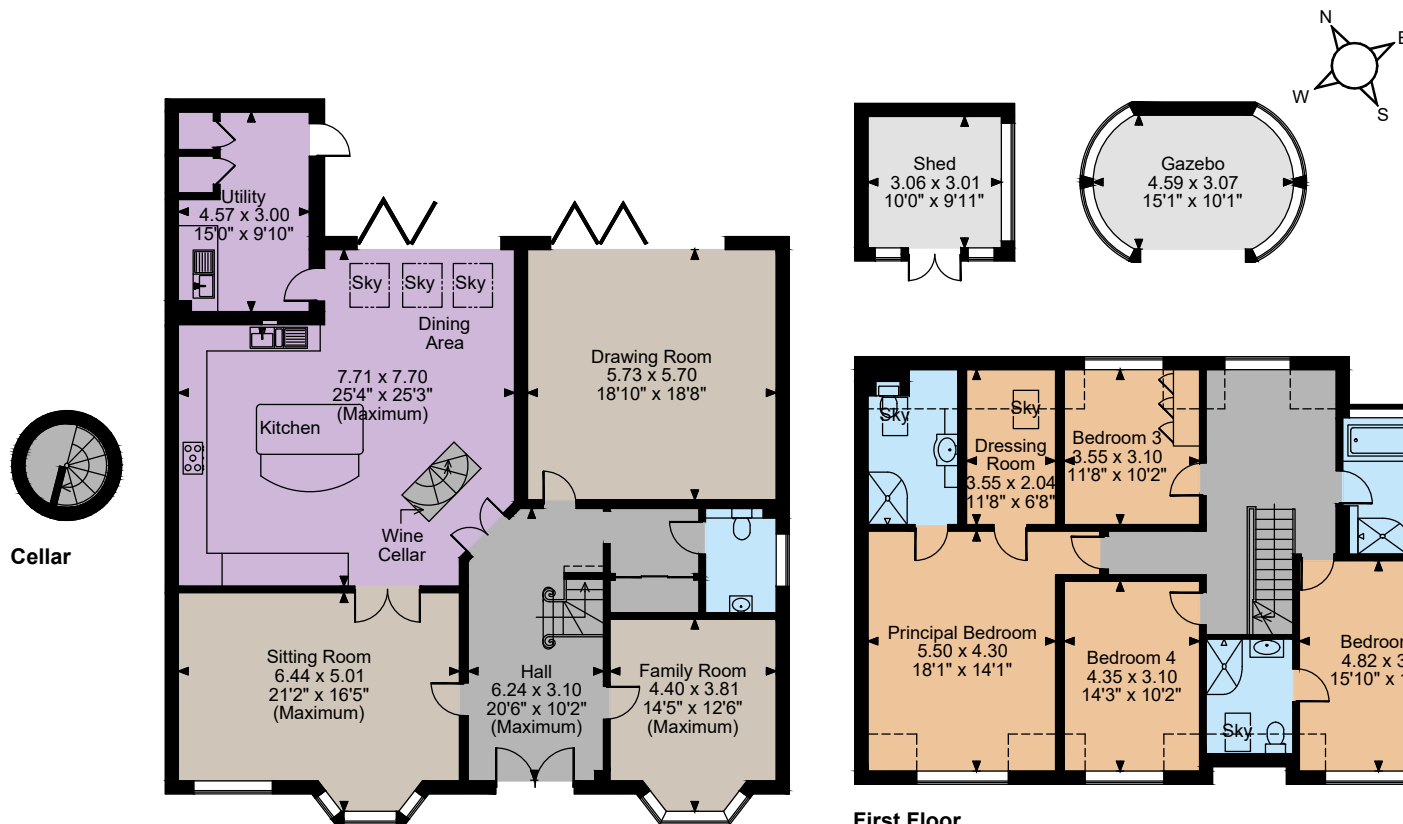
- Knebworth House
- Heartwood Forest
- Luton Hoo
- Nickey Line
- Heartwood Forest

- Welwyn Roman Baths
- Shaw's Corner (National Trust)
- Mill Green Museum & Mill
- Hertford Museum
- Dunstable Downs

Nearby Schools

- Codicote CofE Primary School
- Oaklands Primary School
- Welwyn St. Mary's CofE VA Primary School
- Sherrardswood School
- Knightsfield School
- Monk's Walk 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
- Codicote CofE Primary School
- Oaklands Primary School
- Welwyn St. Mary's CofE VA Primary School





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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Floorplans

House internal area 3,114 sq ft (289 sq m)

Outbuilding internal area 233 sq ft (22 sq m)

Total internal area 3,347 sq ft (311 sq m)

For identification purposes only.

Directions

Post Code AL6 0TR

what3words: ///fields.plot.maps - brings you to the driveway

General

Local Authority: Welwyn Hatfield

Services: Mains electricity, water and drainage

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

Council Tax: Band G

EPC Rating: C

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

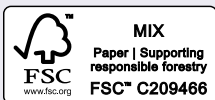
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Harpenden

49 High Street, Harpenden, Hertfordshire AL5 2SJ

01582 764343

harpenden@struttandparker.com
struttandparker.com



@struttandparker

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