



Bryan Bishop
and partners

Newitt Court
Welwyn



Newitt Court

Welwyn

Summary:

Bryan Bishop and Partners are delighted to bring to the market this outstanding four double bedroom, three bathroom luxurious family home enjoying an enviable location, within the highly desirable Wilshire Park area of Welwyn. Wilshire Park is a premium quality development of fine residences built with an unrivalled attention to detail in both the materials used and the exemplary standards of workmanship on display and this property is a wonderful example of both of those attributes. Creative and carefully considered architectural details such as the balcony to the principal bedroom, the generous bay window at the front of the living room and the charming half timbered gable end join with spacious and flexible living space to create a wonderful home that works so well both stylistically and practically, completely supporting and enriching your busy family life.

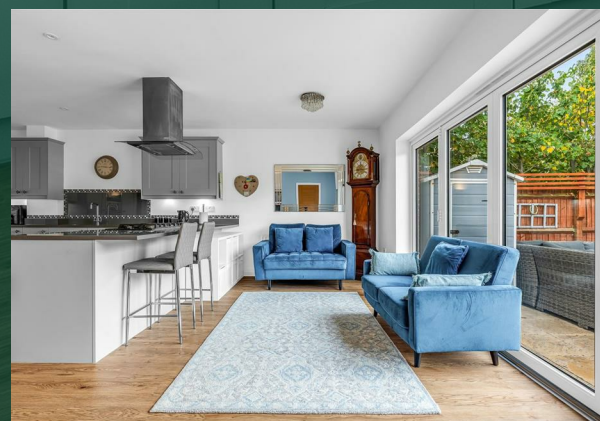
Accommodation:

Light and space are the overriding themes, regularly repeated throughout the property, and this begins with the main entrance that features a lovely solid oak front door inset with frosted glass panels flanked by matching full height windows either side. The door is set beneath a useful protective porch roof that extends across from the beautiful bay window to the front of the living room. Once inside you are greeted by a generous entrance hall, nicely lit by a side facing window, that flows back through the house to the fabulous kitchen/dining/family room at the far end, passing the elegant staircase and the well placed guest cloakroom along the way, as well as the living room which is also accessed through a set of double doors. The clever layout and wide entrances to the main living rooms allow an easy and free flow around the ground floor, along with an uninterrupted view from the front door right through the house and out into the garden via the bi-fold doors to the rear, imbuing the entrance hall with a lovely open feel.

The living room is a stylish and elegant space with generous and well balanced proportions that make every part of it fully usable. Double doors open in from the entrance hall, with a stunning bay window taking the whole of the front wall and flooding the room with natural light. At nearly nineteen feet long this room gives you myriad options on how best to configure and furnish the space, with it easily accepting multiple sofas and chairs along with a number of other pieces of occasional furniture. This is a fabulous room that perfectly combines with the open plan kitchen/dining/family room to support every member of the family on a day to day basis.







The rear of the house is completely occupied by the stunning kitchen/dining/family room. A large room certainly at nearly twenty-two feet by well over eighteen feet, but again there is a great balance to the space that makes it a usable and practical room and absolutely ideal as family social hub, and of course the full width bi-fold doors ensure that every corner benefits from the ample daylight that flows in completely unhindered. The front corner of the room has been intelligently chosen to host the working kitchen, with just this area representing a substantial space on its own. This allows the installation of a comprehensive assortment of wall and floor mounted cabinets to be joined by a very large island that between them ensures you will never be short of storage space or food preparation worktop area. The island does a great job of enhancing the worktop and storage space whilst also offering a neat visual delineation of the area, and as a welcome bonus presents a substantial breakfast bar that could easily seat six. Integrated within the units is a full collection of premium branded appliances, as you would expect in a house of this quality, including multiple ovens and an inset gas hob complete with an extractor fan above. The remainder of the room is left as open floor space for you to lay out and furnish in any way that suits you best. It is comfortably able to accept a large dining suite and a good selection of sofas and chairs. This is a wonderful family area, with enough space to arrange it however you want it to be, and a superb connection onto the rear patio through the bi-fold doors to create that seamless inside/outside flow that works so well both during day to day family life and when entertaining guests.

The kitchen is ably supported by a good sized utility/laundry room set into the rear corner, fitted with a sink and cabinets, along with fittings for a washer/dryer, a valuable separate door out into the rear garden and another into the rear of the integral garage.

Upstairs is a spacious central hallway with a large storage cupboard, that leads to each of the four bedrooms and the family bathroom. The bathroom is beautifully appointed with fully tiled walls and a separate bath and large walk-in shower. All of the bedrooms are doubles and all of them benefit from fitted wardrobes. Two of the bedrooms boast luxurious ensuite shower rooms, with the principal bedroom also having a walk-in dressing area with fitted wardrobes on either side, along with glass double doors opening onto the delightful balcony.

Exterior:

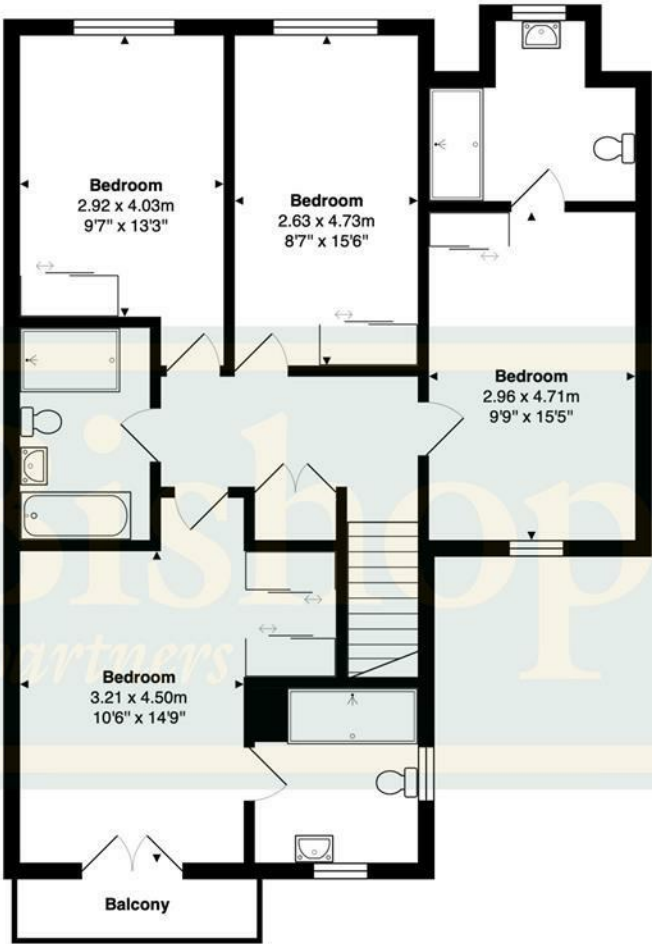
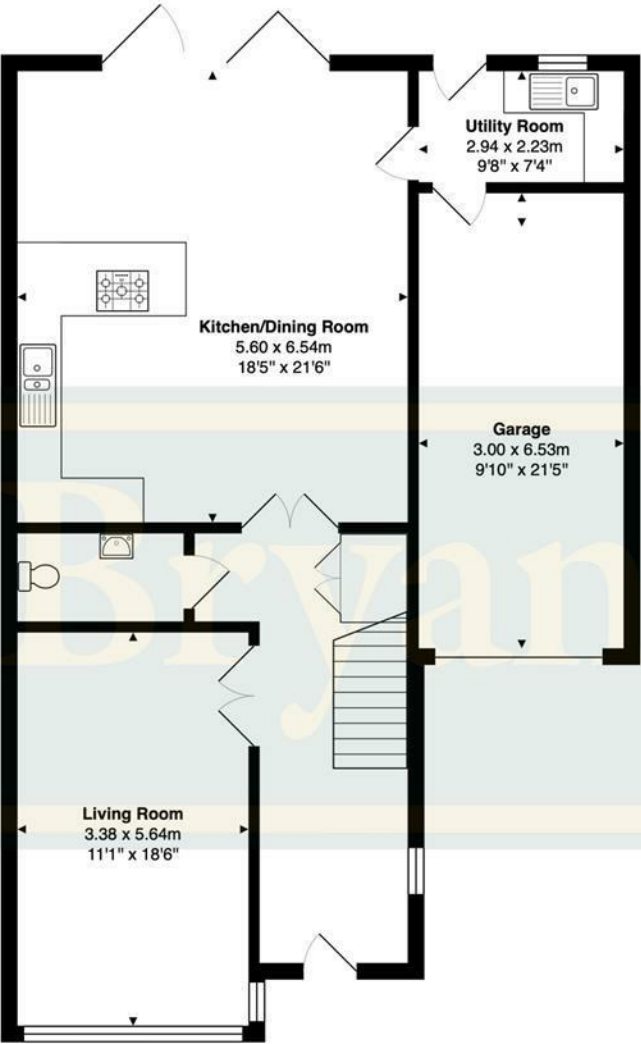
This is a really attractive house, classically styled with red brick and decoratively set lintels above the windows along with the half timbered gable end, and enjoys a lovely visual balance of the bay window with the balcony above. A neat lawn with low level shrubs and hedging occupies the front, sitting alongside the wrought iron railings that flank the stone steps up to the front door. To the side is a driveway with off-street parking that leads up to the integral garage/workshop. There is a useful gated entrance from the driveway into the rear garden which is completely secure and enclosed and so is ideal for pets and small children. The rear garden is a good size with a lovely open aspect all around it. A deep patio extends across the full width of the house, nicely linking the access points in the kitchen/dining/family room and utility/laundry room, and offering a generously sized location for outdoor casual seating and dining furniture. The patio merges into a large area of lawn, with flower beds dotted along the edges, that flows back to the far boundary, with further pretty flower beds set into each corner and a lovely painted pergola occupying the centre. This is a great family garden, big enough to give the children room to play and still leave plenty of opportunity for adult social spaces on the patio.

Location:

This property enjoys the enviable and exclusive location of Wilshire Park, bringing with it the unspoiled pleasure of rural living yet with all of the many amenities of Welwyn just a minute or two away. Welwyn Village has a thriving and bustling centre with a wide range of shops, pubs and restaurants as well as doctors and dentists. More extensive facilities are to be found in Welwyn Garden City, just 3 miles to the south. Welwyn North Station offers a fast and frequent service into London, getting you to Kings Cross in around 20 minutes. Junction 6 of the A1(M) is within one mile.



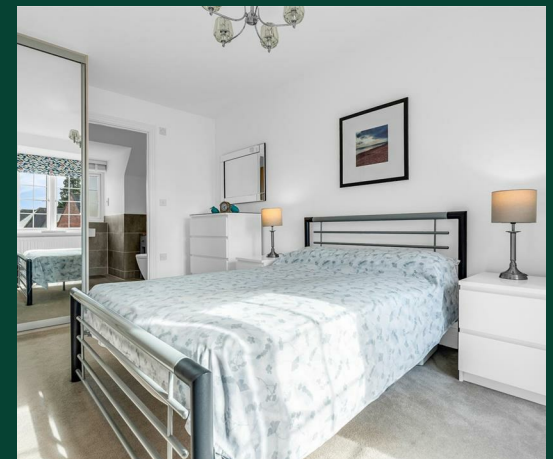
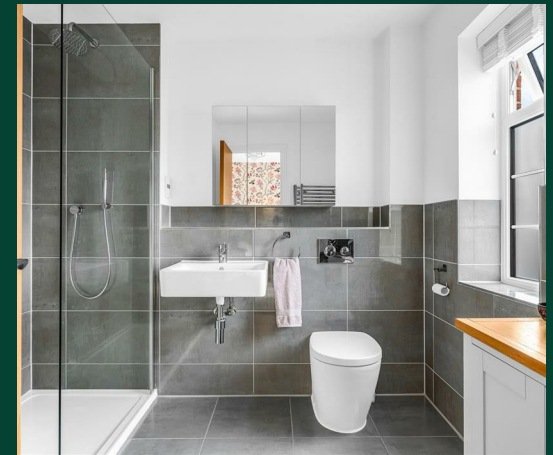




Total Area: 189.6 m² ... 2041 ft² (excluding balcony)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		









Bryan Bishop
and partners

6a High Street | Welwyn | AL6 9EG | 01438 718877 | info@bryanbishop.co.uk | www.bryanbishop.co.uk Find us on

