



Willow End
Dixons Hill Close, Brookmans Park AL9

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A Secluded, Impressive 5-Bedroom Family Residence on a Generous 0.8-Acre Plot

Tucked away at the end of a peaceful and leafy cul-de-sac, Willow End is a beautifully presented five-bedroom detached home set on a secluded plot of approximately 0.8 acres. Finished to the highest standards throughout, this substantial residence offers nearly 3,500 sq ft of stylish living space, complemented by an additional 1,500 sq ft of garaging, as well as a separate gym or summer house.

From the moment you arrive, this home makes a lasting impression. Electric gates open onto a sweeping driveway, revealing the property's private and tranquil setting. Inside, a spacious entrance hall welcomes you with a cloakroom and staircase to the first floor. Flanking the hall are two versatile reception rooms—currently arranged as a home office and formal dining room—offering flexibility for family living or entertaining.

The elegant, south-facing living room enjoys an abundance of natural light and features bi-fold doors that open directly onto the beautifully landscaped gardens. An integrated air conditioning unit ensures year-round comfort.

At the heart of the home lies the exquisite kitchen/breakfast room. Fitted with bespoke cabinetry, a central island, and luxurious stone worktops, it's designed for both cooking and entertaining. The kitchen accommodates a Rangemaster oven, a triple bank housing fridge, freezer, and wine chiller, and a Quooker tap providing boiling, filtered, and sparkling water. There's ample space for relaxed dining or lounge seating, with bi-fold doors opening onto the garden. A large utility/boot room offers practical space for busy family life.

Upstairs, the generous landing leads to five bedrooms and a beautifully appointed family bathroom featuring marble floors and walls, and Villeroy & Boch sanitaryware. The luxurious principal suite includes a spacious bedroom, walk-in dressing room, and elegant en-suite. Bedroom two is particularly impressive—over 25 feet in length—offering a lounge area, walk-in wardrobe, and its own en-suite. Three further bedrooms complete the upper floor.

The outdoor space is just as impressive, with expansive lawns and multiple paved terraces perfect for al-fresco dining and large-scale entertaining. The setting is completely private and not overlooked, offering a true sense of retreat.

LOW
END





High Specification Throughout.

Willow End has been thoughtfully upgraded with a wealth of modern features, including:

- Underfloor heating
 - Air conditioning units
 - Whole-home air filtration system
 - Hive-controlled heating
 - Water softener
 - Outdoor irrigation system
 - Acoustic performance windows
 - CCTV security system
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- **The extensive garage block** comprises three sets of double-width, double-depth garages, ideal for car enthusiasts, or those seeking flexible space for a games room, studio, or workshop
 - **Location** Set within the popular and well-connected village of Welham Green, this home offers the best of both worlds - tranquil countryside living with excellent transport links. The village provides a selection of local shops and amenities, and the nearby train station offers direct services to London Finsbury Park and Moorgate. Road connections are excellent, with the M25 and A1(M) close by.











































Local Authority:
Welwyn & Hatfield
Council Tax Band: G
FREEHOLD

Approximate Gross Internal Area 3578 sq ft - 332 sq m (Excluding Garage & Outbuilding)

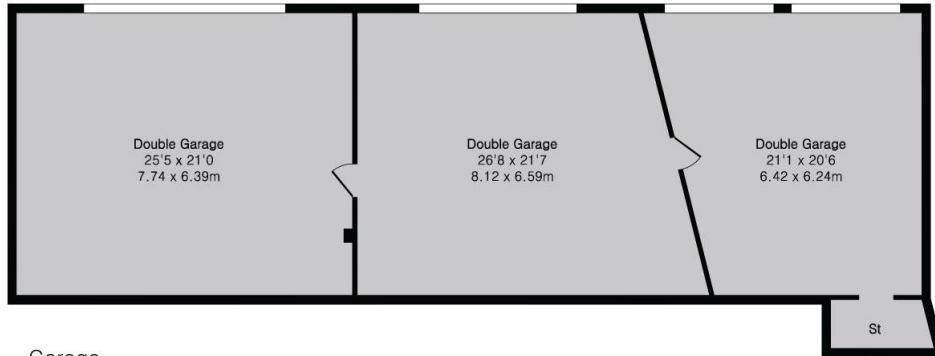
Ground Floor Area 1897 sq ft – 176 sq m

First Floor Area 1681 sq ft – 156 sq m

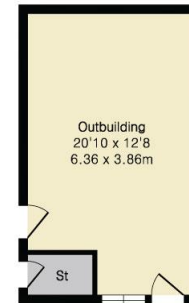
Garage Area 1462 sq ft – 136 sq m

Outbuilding Area 264 sq ft – 25 sq m

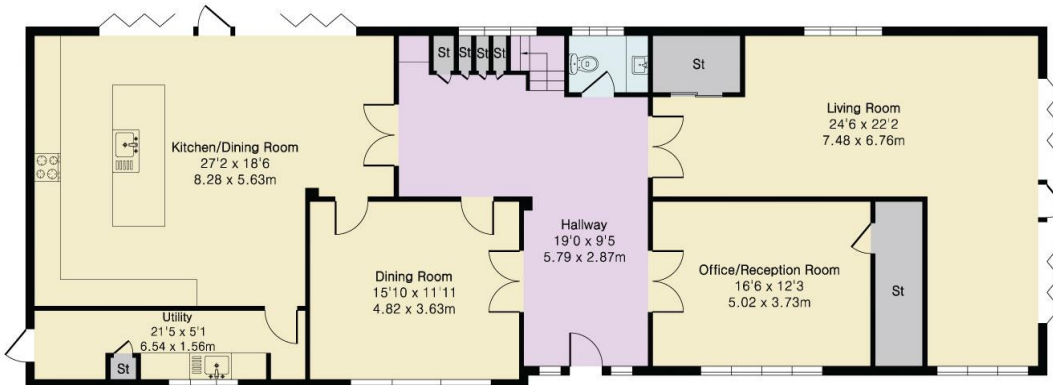
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



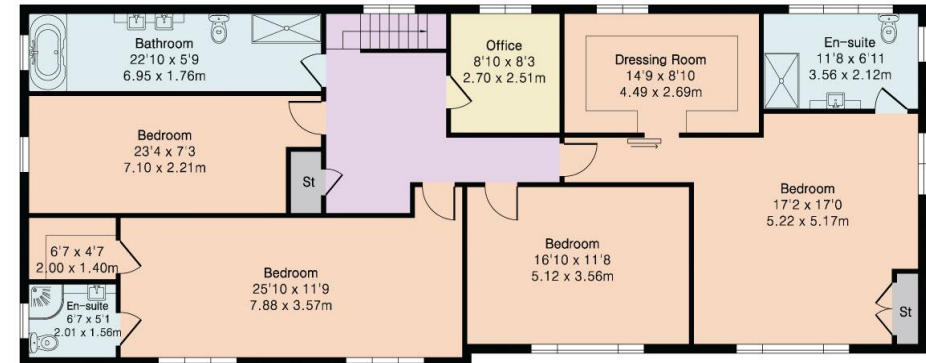
Garage



Outbuilding



Ground Floor



First Floor

DISCLAIMER: In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate. All dimensions include wardrobe spaces where applicable.



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