



Foxwood

Tylers Causeway, Newgate Street SG13 8QN



# Foxwood

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THIS UNIQUE AND BEAUTIFULLY CONSTRUCTED 5 BEDROOM HOUSE BUILT IN 2001, OFFERS VERSATILE AND SPACIOUS ACCOMMODATION THROUGHOUT.



## POSITION

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Foxwood is set behind electric security gates on wonderful grounds extending to circa 4.5 acres with a large pond and spectacular panoramic southerly facing views. With an impressive entrance and drive leading you to the property, there is a courtyard setting driveway with a detached double garage with plenty of parking.

This amazing home boasts an abundance of character and charm and offers an exceptionally high specification.



## ACCOMMODATION SUMMARY

- \*Arrival Hall \* Lounge \* Dining Room \* Family Room \*Kitchen / Breakfast Room \* Utility Room \* Guest Cloakroom \* 5 Bedrooms \* 2 En Suites \* Family Bathroom \*
- Double Garage \* Workshop Area









PROCLAMATION  
EDUCATIONAL DEGREE  
No. 88  
ANY LITERATURE OF  
NON WIZARDS OR  
HALF BLOODS  
IN BANNER  
FOURTH

et la Carte des Vins



















Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	44	52
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Approximate Gross Internal Area 3138 sq ft – 291 sq m  
 Ground Floor Area 1402 sq ft – 130 sq m  
 First Floor Area 1270 sq ft – 118 sq m  
 Garage Area 466 sq ft – 43 sq m



Local Authority:  
 Welwyn & Hatfield  
 Council Tax - G  
 FREEHOLD

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.





