



Reynards Road
Welwyn AL6

30 Reynards Road, Welwyn AL6 9TP

NO ONWARD CHAIN.

CHAIN FREE – EXCEPTIONAL COUNTRY ESTATE WITH MULTIPLE DWELLINGS AND OUTSTANDING DEVELOPMENT POTENTIAL (STPP)

An exceptionally rare opportunity to acquire a private, gated country estate extending to approximately 4.6 acres, offering significant development potential, subject to the necessary planning consents. Comprising a substantial main residence, a detached annexe, dedicated office accommodation and extensive garaging, the estate provides over 5,800 sq ft of versatile accommodation set within beautifully maintained grounds.

Approached via a sweeping driveway, the main residence enjoys a secluded setting with extensive parking and an impressive arrival experience. The accommodation is both spacious and elegant, featuring three/four well-proportioned reception rooms, including a formal living room, family room, bedroom/breakfast room and a dining room. A fitted kitchen, utility room and guest cloakroom complete the ground floor.

The first floor offers three bedrooms, including a generous principal suite with en-suite shower room, complemented by a family bathroom.

Further enhancing the estate is a detached annexe providing excellent secondary accommodation. The ground floor comprises a spacious living room and kitchen/breakfast room, while the first floor features two bedrooms, including a principal bedroom with en-suite shower room, together with a family bathroom.

Ideal for those requiring dedicated workspace, the property also benefits from a substantial office building incorporating staff facilities and a secondary office/kitchen area. A six-car garage with electric up-and-over doors provides extensive secure parking and storage.

The 4.5 acre grounds are a particular feature of the property at the rear. The overall plot offers exceptional outdoor space with mature lawns, paddock potential and far-reaching countryside views, with previous use including equestrian facilities and a private helipad area. The grounds have in more recent times been used as a football pitch, golf range and tennis grounds. The property also presents excellent scope for further development or reconfiguration, subject to the necessary permissions. Combining privacy, scale, flexibility and considerable future potential, this is a truly outstanding property offering a wealth of possibilities for owner-occupiers, investors and developers alike.

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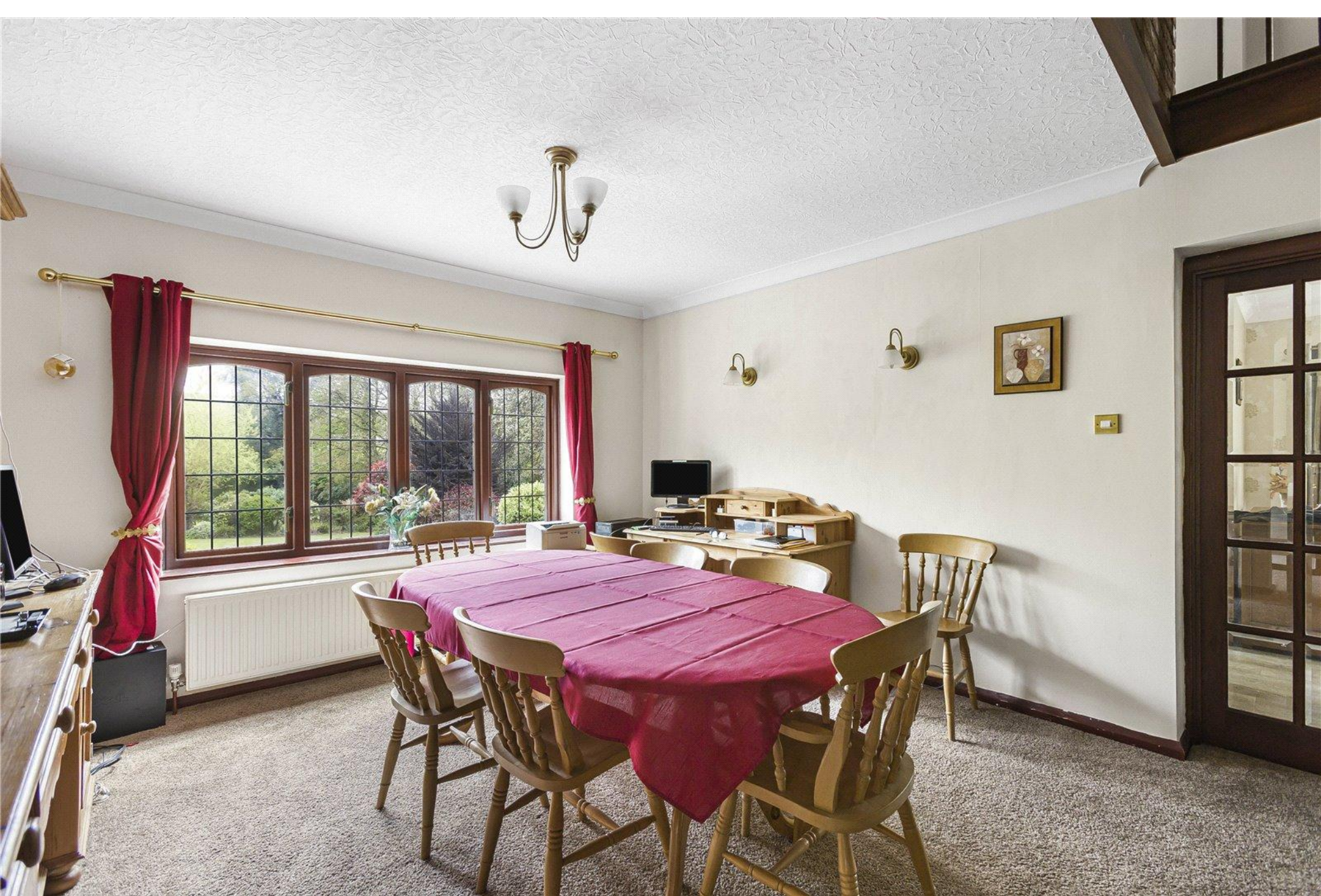
























Location: Reynards Road enjoys a desirable semi-rural setting, bordered by a former nine-hole golf course and situated approximately half a mile from the sought-after village of Welwyn. The village offers an excellent range of everyday amenities, including boutique shops, traditional pubs, restaurants, a Tesco Express, doctor's surgery and hairdressers. The neighbouring village of Codicote provides additional local services including a butcher, chemist, post office, newsagent and village store, together with a Church of England primary school and a variety of sports and recreational facilities. Welwyn Garden City, approximately four miles away, offers an extensive selection of shopping, dining and leisure amenities, including the renowned John Lewis department store. The area is exceptionally well connected, with convenient access to major road networks and regular rail services from Welwyn North and Knebworth stations, providing direct links to London and beyond.













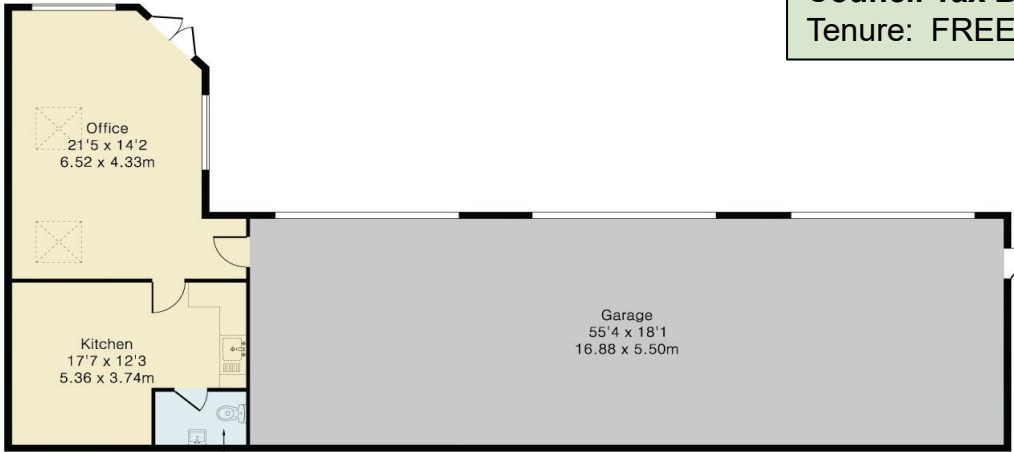








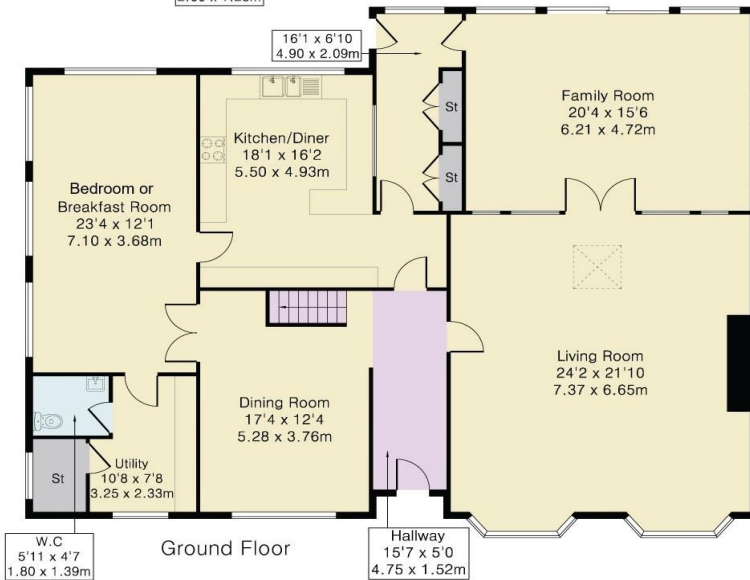
Local Authority:
Welwyn & Hatfield
Council Tax Band: H
Tenure: FREEHOLD



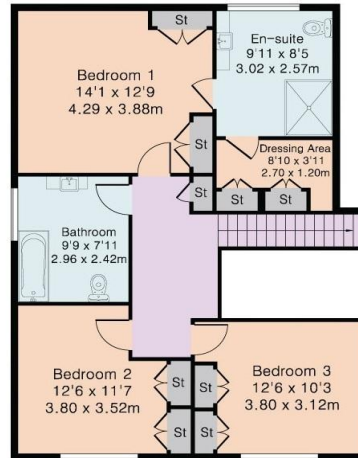
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

Garage/Outbuilding

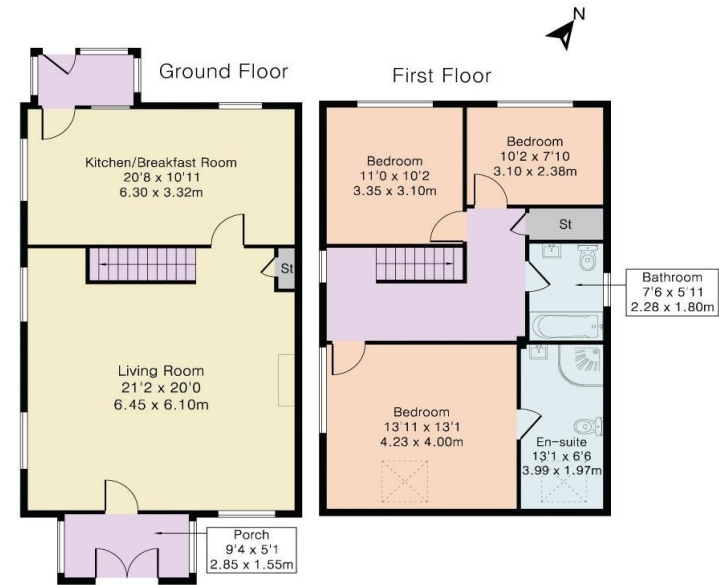
W.C
6'7 x 4'2
2.00 x 1.28m



MAIN HOUSE



First Floor



COTTAGE

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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