



Little Acres

Foxes Lane, Welham Green AL9 7BA

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Little Acres is a substantial detached family residence of circa 7000 sq ft set behind electric gates in a beautiful rural plot of approx. 2 acres. This secluded home with 5 bedrooms and 4 bathrooms also benefits from a detached annex with double garaging and wonderful outdoor kitchen ideal for al fresco dining and entertaining.

Little acres offers spacious and versatile family living accommodation. The ground floor offers a circa 1,100sq ft open plan living space which incorporates lounge, dining and sitting area as well as a separate kitchen/breakfast room, utility room and two further reception rooms with a guest cloakroom. To the first floor there are 5 bedrooms with 3 ensuite's and a family bathroom. Externally Little Acres is approached via electric gates with a large frontage incorporating a central water feature and fish pond also located within the vast plot is a detached games room / gym a kitchen and shower room which would make a perfect annex, A double garaging block and a purpose-built outdoor kitchen with wood fired pizza oven.

Little Acres is located on Foxes Lane which is just off Bell Lane, a crescent off the Great North Road and is approximately 2 miles from Brookmans Park village and train station with a range of local shops, eateries. The trainline provides direct access into London's Kings Cross and Moorgate (approximately 39 minutes), whilst the M25 and A1(M) are a short drive away. The larger towns of Potters Bar, Welwyn Garden City and St Albans are within close proximity, offering an array of shopping and leisure facilities. There are several excellent schools in the local area including Stormont, Lochinver House, Queenswood and Dame Alice Owen's.

























FIRST AID





















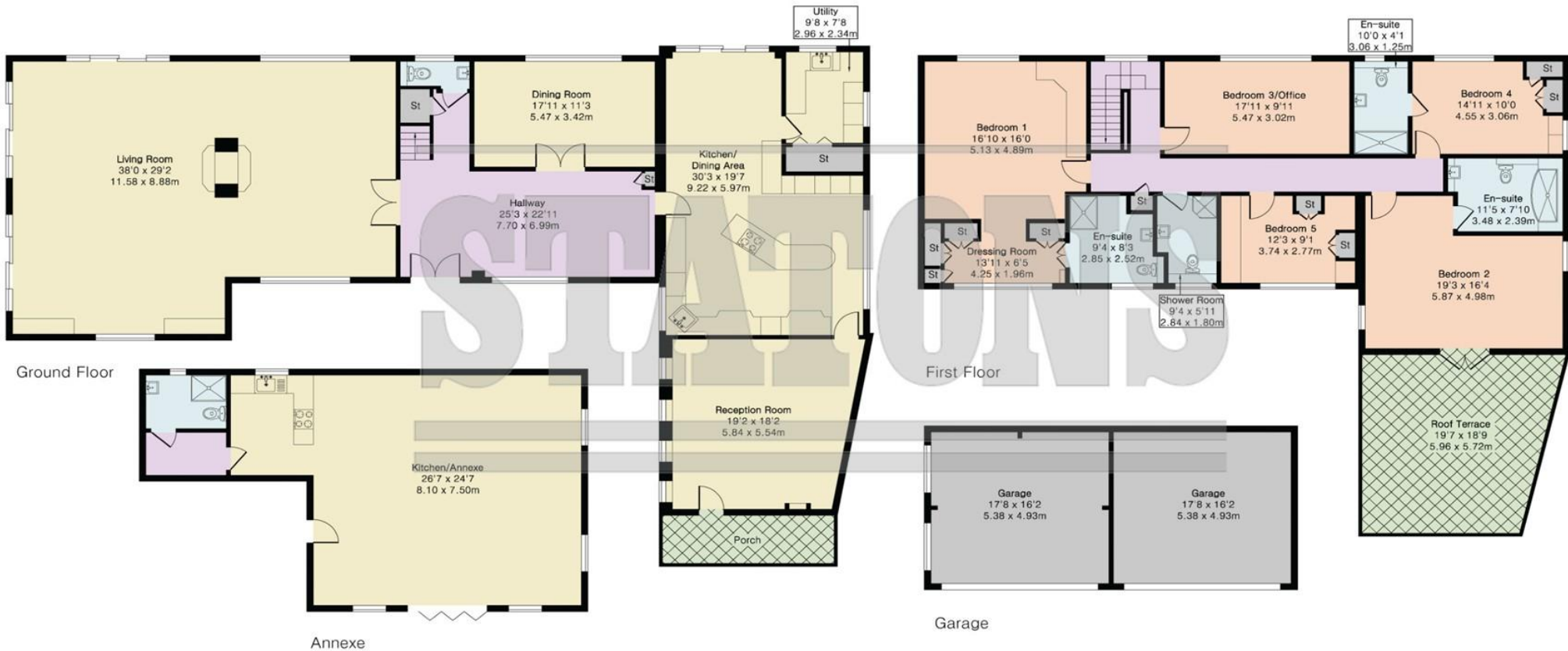


**Local Authority:**  
 Welwyn & Hatfield  
**Council Tax Band:** G  
 FREEHOLD

**Approximate Gross Internal Area 5018 sq ft - 466 sq m  
 (Excluding Garage)**

Ground Floor Area 2551 sq ft – 237 sq m  
 First Floor Area 1636 sq ft – 152 sq m  
 Annexe Area 831 sq ft – 77 sq m  
 Garage Area 578 sq ft – 54 sq m

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	68 D
39-54	E		
21-38	F		
1-20	G		



**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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