

-  6 Bedrooms
-  4 Bathrooms
-  5 Receptions
-  Private Garden
-  Garage & Driveway
-  EPC Band C



Freehold

Council Tax Band:
H £4,742.54 (2025-2026)

Local Authority:
Welwyn & Hatfield Council

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for life's great moves

Oaklea Wood, Welwyn, Hertfordshire, AL6 0PJ
Guide price of £1,400,000

Architect-designed gated home in peaceful cul-de-sac. 3 floors, 6 beds, cinema/games room, landscaped gardens & woodland views.

Description

Set within an exclusive gated development of just two properties in a peaceful cul-de-sac, this outstanding detached family home boasts spacious accommodation over three floors. An inviting reception hall with a bespoke timber staircase leads to a galleried landing. At the front is a study for home working, and at the rear, a dining area with a curved window offers views over the gardens. The sitting room features an inglenook fireplace and doors to both the rear garden and a private walled courtyard with a water fountain. The kitchen/breakfast room has high-quality shaker units by Smallbone of Devizes. The first floor has six bedrooms, including a luxurious principal suite and a guest bedroom, both with en-suites, plus a family bathroom. The lower ground floor includes a cinema room, games room, gym, bathroom, and can be a self-contained annexe. Outside, secure gates lead to a driveway and double garage. The landscaped gardens have ornamental ponds, a waterfall, and mature planting. The rear garden adjoins private woodland and includes a patio area and expansive lawn.

Location

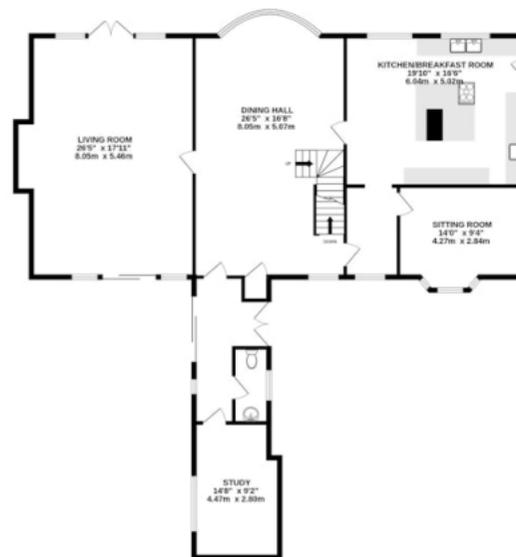
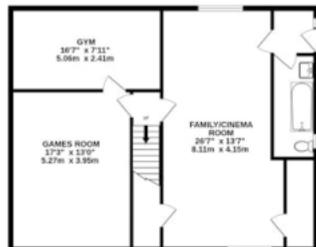
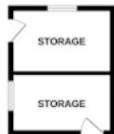
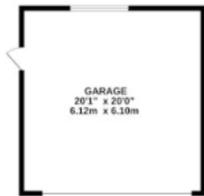
The property is located in the highly regarded Oaklands area of Welwyn. Oaklands itself benefits from a popular local primary school, a parade of shops for day to day needs and a regular bus service to both Stevenage and Welwyn Garden City.



Buyers Information: - In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person) including VAT for this service. For more information, please refer to the terms and conditions section of our website.







OUTBUILDING
558 sq.ft. (51.8 sq.m.) approx.

LOWER GROUND FLOOR
887 sq.ft. (82.4 sq.m.) approx.

GROUND FLOOR
1727 sq.ft. (160.4 sq.m.) approx.

1ST FLOOR
1455 sq.ft. (135.2 sq.m.) approx.

TOTAL FLOOR AREA : 4693sq.ft. (436.0 sq.m.) approx.

This floorplan is for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such.

Important Information These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2024 equated to £29.76 per referral.