



**Woodlands** Bulls Green, Near Datchworth, Hertfordshire

**STRUTT & PARKER**

## Woodlands

Bulls Green, Near Datchworth,  
Hertfordshire, SG3 6SA

A beautifully presented  
substantial family home set in  
approximately 1.1 acres with  
excellent leisure facilities

Welwyn north station 2 miles (19 mins to Kings Cross),  
Central London 27 miles, Welwyn Garden City  
4.5 miles, A1 (M) (Jct 6) 3 miles, M1 & M25  
within 23 miles, Stansted Airport 24 miles,  
London Luton International Airport 15 miles

Entrance hall | Drawing room | Dining room |  
Kitchen/breakfast/family room | Snug |  
Sitting room | Study | Utility room | Cloakroom

Master bedroom with en suite bathroom,  
dressing room and balcony | Guest bedroom  
with en suite bathroom and balcony |  
4 further bedrooms | Family bathroom |  
Detached health suite with gym, Jacuzzi,  
sauna, steam room, games room and  
cinema room | Outdoor swimming pool

Detached triple garage complex with  
room currently used as a golf studio  
Extensive lawned gardens | Breeze House

**In all approximately 1.1 acres of gardens,  
with 4 acres of light woodland available by  
separate negotiation**





### The property

This perfectly located property in the much sought after village community of Bulls Green, extends to in excess of 6,000 sq ft including all outbuildings. Beautifully presented and refurbished in recent years, the property provides modern, stylish, practical and comfortable family living all set within a tranquil setting adjoining open countryside. Features include surround sound throughout and underfloor heating to all bathrooms, kitchen and utility area.

The elegant drawing room to the front is double aspect with marble surround fireplace and double doors leading into the dining room, which in turn leads into the kitchen making for excellent entertaining spaces. The study to the front has bespoke oak fitted storage.

A particular feature of the property is the recently refitted kitchen/breakfast/family room with walk in larder, American oak wall and base units with granite work tops and extensive miele integral appliances. Full height windows and doors provide wonderful views over the garden.

On the first floor the master bedroom suite has a dressing room with built in wardrobes, en suite bathroom and French doors opening out on the balcony that spans across the width of the property providing stunning views over the gardens. The guest bedroom has an en suite bathroom and access to the balcony.

There are four further double bedrooms and a family bathroom. Planning permission has

been granted for a 3rd floor to create a superb spacious master suite of dressing room, bathroom and master bedroom, providing the new owner with an opportunity to add real value to a substantial property in one of the region's most sought after villages.

### Location

Bulls Green is a highly regarded residential area with an attractive village green set amongst woodland and countryside. There is a local shop, pub/restaurant, JMI school, post office sports club and coffee shop in Datchworth.

The attractive villages and towns of Knebworth, Welwyn village and Hertford are within a short drive away.

More extensive amenities are to be found in Welwyn Garden City, which lies about 4 miles to the south.

For those wishing to commute, Welwyn North station, which is approximately 1.5 miles from the property, offers a fast and frequent service into King's Cross, taking approximately 19 minutes. Junction 6 of the A1 (M) is about 3 miles.

A wide selection of renowned schools are located in the Hertfordshire area.

Sports facilities, golf clubs, playing fields, public houses and restaurants are located nearby.





## Garden

The property is approached by a long tree lined driveway leading to a five bar gate and ample parking area, garages and health suite. Attractive trellis fencing and gateway leads through to the rear to the extensive lawned garden, fully enclosed and bordered by mature trees, beds and borders.

A patio provides a unique comfortable seating area with removable canvas covers, heating, lighting and phone points. A patio spans the width of the property providing ample seating and an excellent entertaining area, incorporating an attractive heated outdoor swimming pool with Rolldeck cover. Sensor based external lighting is situated throughout the grounds. In all the gardens total 1.1 acres.

A further separate 4 acres of woodland currently set out as quad/motorbike track could easily be used as a paddock if desired and is available for purchase by separate negotiaton.

## Health suite

Detached from the property, this wonderful and flexible space currently provides a cinema room with a double sink and fridge and ample storage behind maple built in cupboards, games room, gymnasium, Jacuzzi, sauna and steam room.

A kitchen area has a fridge, ice maker, dishwasher, oven grill and electric hob. Doors open out onto the patio and swimming pool. This space could easily be utilised into secondary living accommodation if desired.

## Garages

A detached triple garage block, designed to fit the larger car, has electric up and over doors and fitted units with work bench. A professional golf studio complete with simulator including multiple video cameras, projector and monitors.

Previously a fourth garage, the studio could easily be converted back to garage use if desired.

## General

**Services:** Mains services are all connected.

**Council Tax:** The property is in Tax band F with an annual charge of £2,107.28.

**EPC rating:** C.

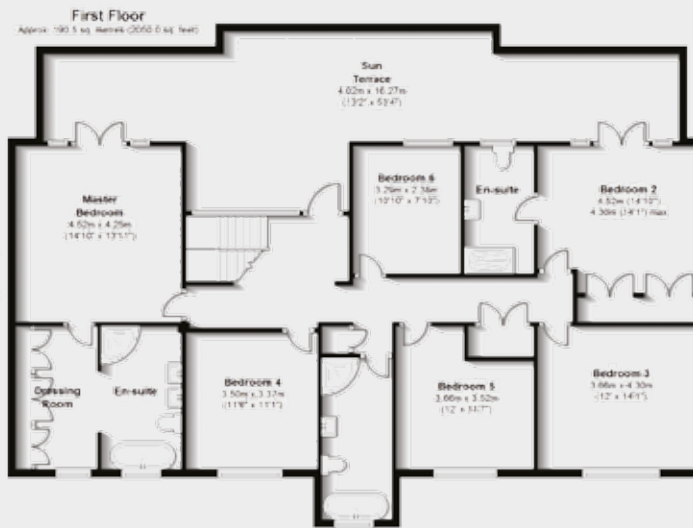
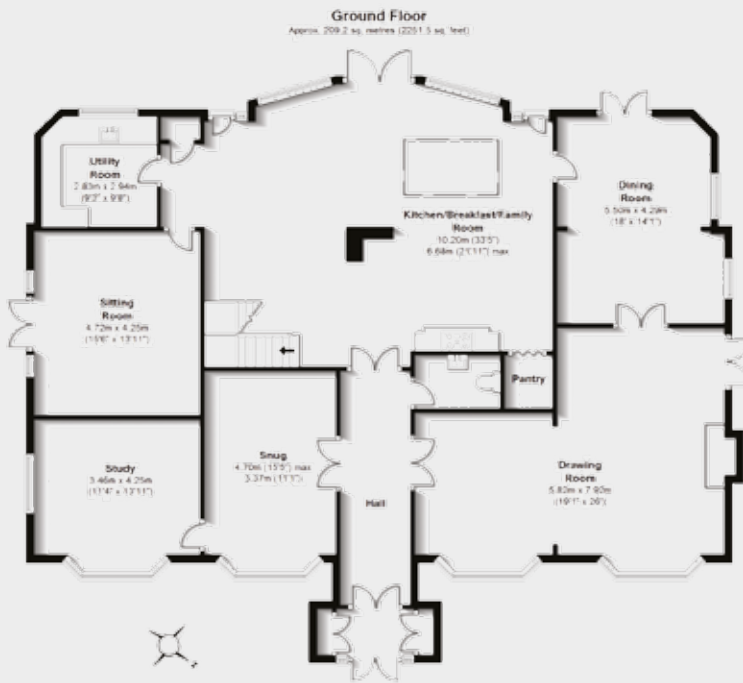
**Local authority:** East Herts District Council, Wallfields, Pegs Lane, Hertford, SG13 8EQ. Tel: 01279 655261.

## Directions

From Junction 6 of the A1(M) take the Hertford Road to Digswell. At the roundabout continue straight over onto the Hertford Road. After passing under the viaduct turn left into New Road and follow this road for approximately two miles, passing Harmer Green and into Burnham Green. Go straight over the crossroads. At the next T junction turn right. Woodlands can be found on the corner of Queen Hoo Lane and Bramfield Road.







House – 4,301.6 sq ft  
Health Suite & Cinema - 1,230.8 sq ft  
Garaging & Golf Studio – 1,004.3 sq ft  
Total – 6,536.70 sq ft

## Harpenden

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