


Hornbeams

Hornbeams, Briary Wood End, Oaklands, Welwyn, AL6 0TD | Freehold

 6 Bedrooms  4 Bath/Shower Rooms  3 Reception Rooms  Detached Double Garage & Private Gated Driveway  Wrap Around Garden

 EPC Band B  Council Band: G – £3,952.12 (2025-2026)  Welwyn Hatfield Borough Council

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Briary Wood End, Welwyn, AL6 0TD

A rare opportunity to own a substantial high specification, energy-efficient home situated in a private and tranquil cul-de-sac location.

- High Specification Family Home
- Six Bedrooms
- Four Bathrooms
- Fabulous Kitchen/Dining Room
- Three Versatile Reception Rooms
- ECO Features
- Level West-Facing Wrap Around Gardens

Description

This exceptional detached family home, built in 2020 to an impressive high specification, offers spacious, versatile living in a peaceful and private cul-de-sac setting.

Set behind secure gates, the property features multiple reception rooms, including two generous living rooms - one with a striking feature fireplace and a separate study, ideal for working from home. At the heart of the home lies a stunning open-plan kitchen/dining room, complete with a central island, granite worktops, and a full range of integrated appliances. Full length sliding doors open seamlessly onto a west-facing patio, creating a perfect space for al-fresco dining and entertaining. A well-appointed utility room adds everyday convenience.

Upstairs, a light-filled galleried landing leads to five double bedrooms, two with stylish fully tiled en-suite shower rooms, in addition to a luxurious family bathroom.

The beautifully landscaped gardens wrap around the property, offering a high degree of privacy, level lawns, and multiple seating areas. Ample parking is available on the private driveway.

The detached double garage, which was built as liveable space, benefits from its own central heating system, three-phase electricity supply for EV charging, two three metre large electric doors, a toilet and shower room on the ground floor, and a spacious first-floor room ideal as a guest suite, gym, games room, or additional home office.

Designed with modern living and energy efficiency in mind, the home features triple-glazed Ecohaus windows, a mechanical ventilation heat recovery (MVHR) system, Underfloor heating to the ground floor and radiators upstairs, 150mm insulated wall cavities, and smart home technology including CAT cabling, smart heating controls, electric blinds, a CO₂ sensor, security video system, and fingerprint entry.

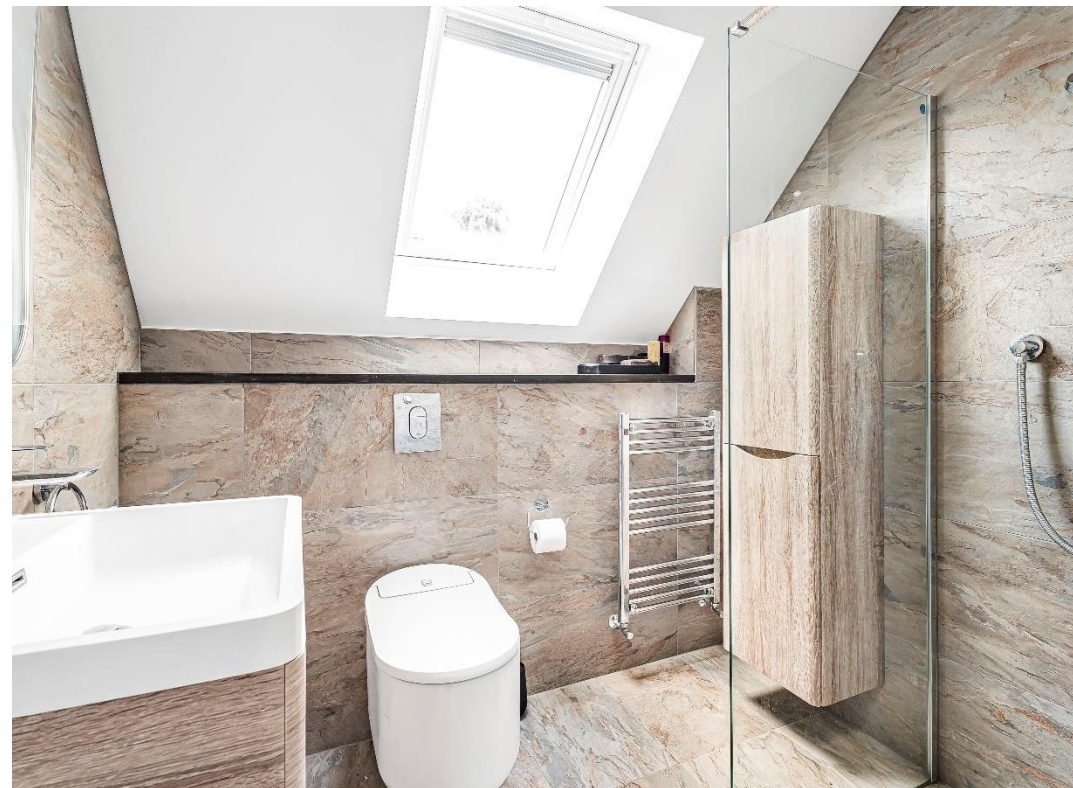
A truly unique opportunity to own a thoughtfully designed, high-performance family home in a tranquil and private setting.



Location

Briary Wood End is one of the most sought after addresses in the Oaklands and Mardley Heath area. It has the benefit of local shopping facilities and access to schools. More extensive shopping facilities can be found in Welwyn Garden City, including John Lewis, Waitrose and the Howard Shopping Centre. The motorway network is also within easy reach, via both the A1(M) and M25 and mainline rail stations are available at Stevenage, Knebworth, Welwyn Garden City and Welwyn North (Kings Cross 21 minutes).





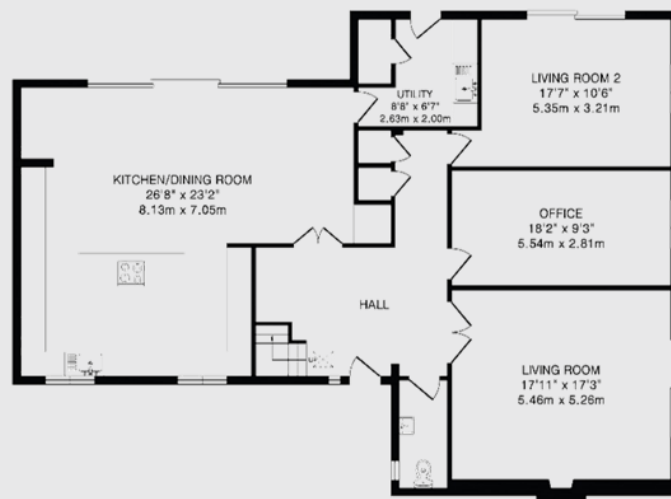




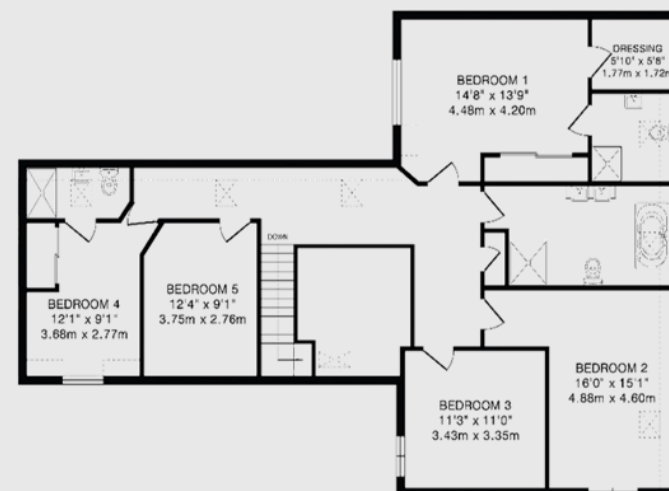
Garage First Floor
484 sq.ft.(44.9 sq.m)approx.



Garage Ground Floor
636 sq.ft.(59.0 sq.m)approx.



Ground Floor
1536 sq.ft.(142.7 sq.m)approx.



First Floor
1328 sq.ft.(123.3 sq.m)approx.

TOTAL FLOOR AREA: 3984 sq.ft.(369.9 sq.m)approx.

This floorplan is for illustration purposes only. The measurements and position of each element are 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.

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