



4 DIGSWELL HOUSE

Monks Rise, Welwyn Garden City, Hertfordshire AL8 7NX



Digswell House south side.
The property has a private garden and 4.5 acres of communal gardens, part of which are shown here.

An elegant portion of a splendid Grade II Listed house with its own garden

Welwyn North Station 0.9 miles (with trains to Kings Cross from 17 minutes), Welwyn Garden City 1.3 miles (trains to Kings Cross from 26 minutes and to Moorgate from 38 minutes), A1M (J6) 1 mile, Hertford 6.1 miles, Harpenden 9.3 miles, St Albans 11.2 miles

Reception hall | Drawing room | Study | Cloakroom
Kitchen/breakfast room | Family/dining room | Walk-in larder
Master bedroom with en suite bathroom | 3 Further bedrooms
Family bathroom | Garage with mezzanine level | Private and communal gardens | Tenure: Freehold

DESCRIPTION

Digswell House is an impressive property in an excellent location. It comprises 13 freehold houses, each with its own garage and parking. All the houses share the stunning 4.5 acres of parkland grounds. No. 4 Digswell House not only enjoys the use of the communal grounds, but also has its own private garden, which is set on the western side of the grounds. To the west of Digswell House lies the WGC Cricket Club grounds, which stand in an area designated as areas of Urban Open Land. It extends to the south side of the property.

No. 4 is a most elegant family home. The entrance hall is welcoming and a very recently fitted cloakroom, with new flooring, is set to one side.

A lovely circular staircase runs through the centre of the house, from the lower ground floor up to the first floor. The drawing room is a rather special room as it enjoys many classic features indicative of the Georgian era. The high ceiling levels, coupled with the three large sash windows, really make for a most impressive room.

4 DIGSWELL HOUSE, MONKS RISE, WELWYN GARDEN CITY, HERTFORDSHIRE AL8 7NX



The windows mean the room is bathed in natural light throughout the day, whilst through the east window there is a lovely view of the Georgian facade.

On the other side of the hallway is a large study that also benefits from classic Georgian features.

Fitted shelving runs across the full length of one wall, whilst there is ample space for two desks, one either end of the room.

The kitchen/breakfast room and the family/dining room are on the lower ground floor.



PRIVATE GARDEN

The Kitchen is fitted with an extensive range of Shaker style wall and base units and there is ample space for a large table. There are windows on three sides, which afford light into this whole area. The dining/family room is beyond and, whilst a lovely room to formally entertain family and friends, would make for a great family/TV room for children.

The master bedroom features a dual aspect, with built-in cupboards and a recently refitted en suite with bath and walk in shower. There are three further bedrooms, two of which are large double bedrooms with deep floor to ceiling cupboards, and a recently refitted family bath and shower room.

OUTSIDE

PRIVATE GARDEN

Situated on the western side of the communal grounds is the private garden of No. 4. This lovely and mature garden is just a wonderful asset to the property. Laid mainly to lawn and flanked by shrubs, hedges and trees, and featuring a summer house, this really is a little piece of heaven where one can enjoy those summer months in private.

COMMUNAL GARDENS

Extensive communal lawned gardens sweep away from the main house. Residents all share the grounds, which are bounded by Monks Walk on the west side, Monks Rise on the north side, St John's Church and their land on the east side and parkland/the dell on the south side.

In a separate building is a garage, which has space for one car and storage on its mezzanine level.

LOCATION

The location of this home really does benefit from the best of both worlds—beautiful countryside and woodland on its doorstep, together with excellent commuter links via road and rail. Welwyn Garden City station runs frequent trains to London Kings Cross, Moorgate, Cambridge and Peterborough. Welwyn North railway station offers a fast and frequent service to Kings Cross, and the adjacent international terminal at St Pancras International. Junction 6 of the A1(M) is just under a mile away. Stansted is 27 miles away.

Welwyn Village, which is approximately 1.6 miles away, is highly renowned for its pretty High Street and excellent selection of cafés, bars, restaurants and an excellent choice of shops for day to day needs.

A wider range of facilities can be found at nearby Welwyn Garden City, with its Howard Centre and large John Lewis department store, Gosling Sports Centre and Stanborough Park and sailing lakes.

Other nearby towns, with a wide range of shops, include Hatfield, Hertford, Stevenage, St Albans, Harpenden and north London.

There is a frequent local bus service nearby with buses into WGC and these nearby towns.

Schools within the immediate area include St Marys C of E School in Welwyn Village St Johns Primary School, Monks Walk Secondary School and private schooling at Sherrardswood.

SERVICES

Mains water, gas, electricity and drainage.

LOCAL AUTHORITY

Welwyn & Hatfield District Council.

DIGSWELL HOUSE RESIDENTS ASSOCIATION

A current monthly payment of £120 is payable (to DHRA) for grounds insurance and maintenance of the grounds.

A BRIEF HISTORY OF DIGSWELL HOUSE

Digswell House is a Grade II listed Mansion built as a commodious country gentleman's home in an architectural style that can best be described as neoclassical.

After the war, the house was purchased by Sir Ebenezer Howard in 1919. From 1928 to 1939 it functioned as a conference centre with good connections to London through local railway transport. Notable guests have included Mahatma Gandhi, George Bernard Shaw, Paul Robeson, Lord Beaverbrook, Hugh Gaitskell and other leading intellectuals and politicians of the time.

In 1986 the house was sold to developers. Two wings were added to the Regency house, to the east and west side of the house. No. 4 is within the west wing.

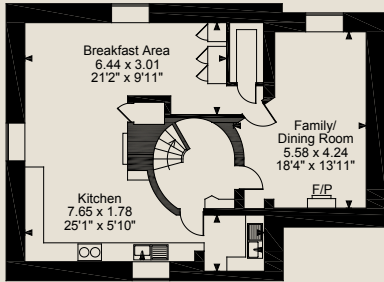


FLOORPLANS

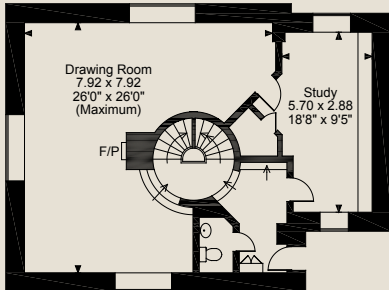
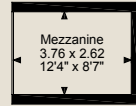
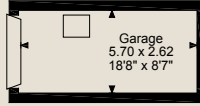
Main House gross internal area = 2,573 sq ft / 240 sq m

Garage gross internal area = 267 sq ft / 25 sq m

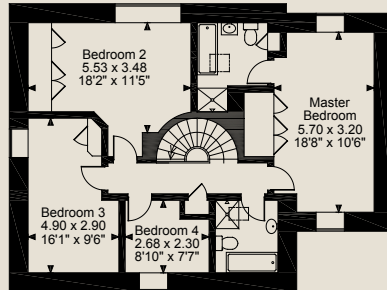
Total gross internal area = 2,840 sq ft / 265 sq m



Lower Ground Floor



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8260898/MMC

IMPORTANT NOTICE: Savills, their clients and any joint agents give notice that: 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 160714NI.



SAVILLS HARPENDEN

harpenden@savills.com

01582 465000

savills.co.uk