

BELVOIR!

Welwyn
9 High Street, Welwyn, Hertfordshire, AL6 9EE

Bragbury House, Stevenage, Herts SG2 8SB



Asking Price £395,000 Leasehold

Call: 01438 717701

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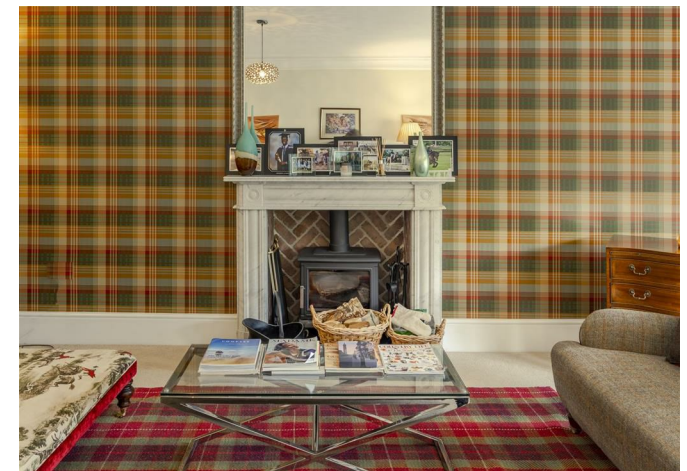
EXQUISITE GEORGIAN MANOR HOUSE, SET IN THE PEACEFUL LOCATION OF BRAGBURY END!

Bragbury Manor is a stunning conversion of a Grade II listed Manor House and consists of just eight luxury apartments, all unique in design whilst retaining many original features such as coving, cornices, fireplaces, doors and brassware. The building has been sympathetically refurbished over ten years ago, with a very high quality specification and finish. This apartment has a very individual appeal, combining traditional elegance and character with modern day convenience of luxury fully fitted kitchen and two bathrooms. It benefits from gas central heating to traditional "old style" radiators, excellent storage in the apartment plus secure cellar storage facilities, two allocated parking spaces and landscaped communal gardens. Perfect for the downsizer or busy professional. Restored to an outstanding specification and in immaculate condition.

Location:

This stylish Manor House conversion is situated on the outskirts of Stevenage, in the hamlet of Bragbury End. The location benefits from its close proximity to open, rolling Hertfordshire countryside and a neighbouring golf course and two village pubs, whilst offering easy access to Stevenage Town Centre with its shops, market and restaurants, the nearby leisure park, theatre and mainline railway station. There is a local convenience store within a 5 minute walk on Hertford Road. The nearby historic county town of Hertford is just a few miles away, with its excellent choice of restaurants, bars and boutique shops.

Junction 7 of the A1(M) is approximately 2 miles, with good links to the M25 and M1, whilst the A602 joins the A10 to Hertford, London and Cambridge. Stevenage itself provides excellent fast, frequent rail links to London - with a journey time to Kings Cross of only 23 minutes. Knebworth Station is also a short drive (just over a mile) through the lanes, with a journey time of 30 mins into Kings Cross.



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Communal Entrance

Access to the Master's Apartment is through the main landscaped courtyard area. Telephone entry system, with door opening to the grand communal entrance hall, fully carpeted and with chandelier lighting, and original restored staircase, banister and ballustrade. This apartment is located on the first floor.

Entrance Hall

5'9" x 10'0" (1.77 x 3.06)

Front door opening through to entrance hall. Traditional style radiator and secure entry phone system.

Master Bedroom

15'11" x 15'7" (4.85m x 4.75m)

To the left, down a couple of steps, is the master bedroom with fitted wardrobes and two windows to the side, radiator.

En-suite

8'7" x 10'1" (2.63 x 3.09)

Door leading to a generous sized split level ensuite - with extra wide bath, wash hand basin, low flush WC and double-width fully tiled shower cubicle. One large window and one sash-style window to the side.

Living Room

21'2" x 15'6" into bay (6.45m x 4.72m into bay)

To the right of the entrance hall is the spacious lounge with feature floor to ceiling bay windows overlooking the communal garden and countryside beyond. Original fireplace, wide coving, cornice and deep skirtings; two radiators.

Inner hall

23'0" x 5'11" (7.02 x 1.81)



Inner hall with large storage cupboard, leading down two steps to study area with feature lantern light window. Radiator.

Second Bedroom

16' x 10'5" (4.88m x 3.18m)

Door from hallway to bedroom two - a further spacious, double room with views to the rear communal garden. Radiator.

Family Bathroom

6'5" x 11'11" (1.97 x 3.64)

Main bathroom with white Victorian style fittings, comprising bath with shower over and glass shower screen, wash hand basin and low flush WC; two large eaves storage cupboards. Opening Velux window, radiator.

Kitchen/Diner

19'8" x 13'6" (5.99m x 4.11m)



Large kitchen/breakfast room, with oak flooring and a generous range of bespoke maple kitchen units and black granite work surface and upstand, including the following integrated appliances:
Stainless steel electric double oven, and halogen hob, with extractor above
Bosch dishwasher
Washer/dryer
Fridge
Freezer
Built -in coffee machine

Further additional eaves storage cupboards along one wall. Space for dining table and chairs. 4 velux windows, radiator.

Communal Gardens

The Manor House is surrounded by mature and well maintained communal grounds with deep lawns, bordering shrub beds and specimen trees. The property has full use of the communal gardens and a cellar with individual lock up storage area for bikes, golf clubs, etc. Bragbury Manor and neighbouring Sacombe Mews are approached via electronically operated wrought iron gates.

Parking

Two allocated parking spaces

Service Charges & Lease

Leasehold: Approx 115 years remaining.

Annual Management Charge: approx £1,362 (including building insurance, and cost and maintenance of communal areas, both internally and externally, gardening, etc)

Ground rent: £250 pa

History

Sacombe Mews in Bragbury End. Bragbury House is a Grade II listed house that we believe was built in 1760 for William Manfield. It had been used as a hospital during WW1 and again requisitioned by the government during WW2. The grounds have been owned by British Aerospace but more recently the house has been converted to apartments and some of the surrounding grounds given over to exclusive mews style properties.

Location

Proximity:

All times & distances are approximate and a guide only.

Stansted airport 24 miles - 45 mins
London Heathrow Airport 40 miles - 55 mins
Luton Airport 13 miles - 25/30 mins
Welwyn Garden City 6 miles
Hertford 7.5 miles
St Albans 15 miles

Agent Notes

The property is wired for and connected to BT internet, broadband and sky, etc.

Disclaimer

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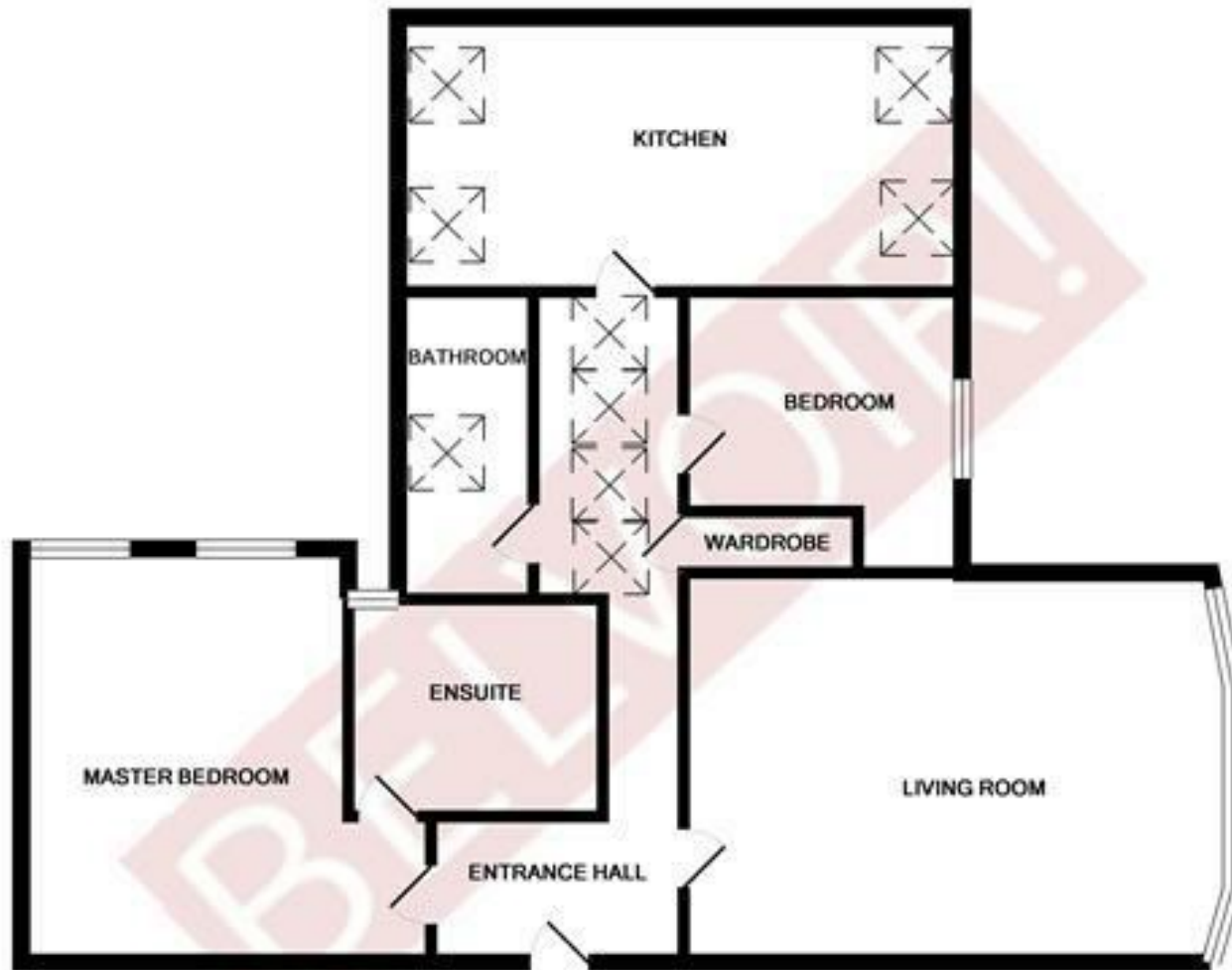
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TOTAL APPROX. FLOOR AREA 1246 SQ.FT. (115.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	75	77
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B	73	74
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC