



WRIGHTS



4 Meldrum Court, Wilshere Park, WELWYN, Hertfordshire AL6 9FZ

£625,000 - Freehold

### Property Summary

Constructed by Linden Homes in 2017 within the esteemed and historical Wilshere Park, this home exudes a cozy charm within a serene and picturesque community. Offering three spacious bedrooms and two well-appointed bathrooms, this property features a generously sized lounge area with French doors opening up to the rear garden. The impressive dine-in kitchen, finished to a high standard, is ideal for hosting family gatherings and social events. The enclosed tiered garden provides open views to the rear, overlooking a peaceful woodland reserve. Situated among only six residences within a secluded community accessed via a private driveway, this home is ideal for families seeking a tranquil environment. Additionally, a new bus stop within Wilshere Park enhances community connectivity. With an energy rating of B and a 10-year NHBC warranty starting from 2017, this residence also benefits from excellent road and rail links. The convenient access to the A1(M) facilitates travel between London and Edinburgh, while commuters can easily reach Hertford, Essex (via the A414), and Cambridgeshire via the nearby Hertford Road. To truly grasp the exceptional features and lifestyle offered by Wilshere Park, a viewing of this property is highly recommended.

### Features

- HIGH SPECIFICATION
- NHBC WARRANTY REMAINING
- PRIVATE PARKING
- BEAUTIFUL GROUNDS AND WOODLAND RESERVE TO ENJOY
- HIGH SPECIFICATION INTEGRATED KITCHEN
- EN-SUITE TO THE PRINCIPAL BEDROOM
- THREE DOUBLE BEDROOMS
- CUL-DE-SAC OF JUST SIX RESIDENCES
- CHOSEN OFF PLAN BY THE CURRENT OWNERS
- CUL-DE-SAC AT THE HEART OF THE EXCLUSIVE WILSHERE PARK ESTATE

## Room Descriptions

### ABOUT WILSHERE PARK

#### THE HISTORY

Located by the beautiful and picturesque village of Welwyn, Wilshere Park is surrounded by greenbelt land and woodland. Wilshere Park has been built on an area of rich history it is named after the Wilshere family, who owned The Frythe estate and the surrounding land since 1523. The family had a large influence on Welwyn and the local area with positive historical connotations. The Frythe name has derived from the Old English word meaning wooded country. The records of The Frythe date back to 1260, used as a home for the Wilshere family and a hotel until it became a War Office in World War II. The development itself is home to many rare and exotic trees, including the Redwood and the Cypress, collected and planted by the estate owners over many years of travelling the world. Living at Wilshere Park, you can be assured that your home is part of a great and interesting heritage, adding to the value of the site and the surrounding area.

#### ENTER THE CUL-DE-SAC

Experience the serene charm of Wilshere Park as you leisurely navigate along the private road leading up to Meldrum Court, a quaint and exclusive close comprising only six residences. Each home boasts dedicated parking as well as convenient visitors' parking amenities. Nestled towards the tranquil end of the close is No. 4, a residence that greets you with a spacious hallway adorned with elegant porcelain tiles, thoughtful storage spaces for coats and shoes, and a convenient w/c. The staircase gracefully ascends from the hall. The expansive kitchen/dining area boasts a picturesque view of the frontage through its bay window. Featuring a high-end fully integrated kitchen complete with sleek quartz countertops and an impressive range of wall and base units, the room maintains continuity with the luxurious porcelain tiling. The neighboring living room exudes a sense of tranquility and space, offering a peaceful vantage point overlooking the garden and surrounding grounds.

#### HEAD ON UP

Ascend the staircase to discover a landing that presents an exceptionally spacious walk-in cupboard and a secondary storage area for added convenience. Access to the loft is also conveniently located off the landing. The primary suite, offering a peaceful view of the front facade, has been upgraded with fitted wardrobes. An additional alcove provides ample space for potential wardrobe storage, complemented by a luxurious en-suite featuring a walk-in shower. Bedrooms two and three, both generously sized doubles, boast views of the rear's serene south-easterly exposure. The family bathroom, of generous proportions, houses a relaxing bath facility for your comfort.

#### TOUR THE GROUNDS

The rear garden presents itself on an elevated spot, featuring a spacious patio area perfect for basking in the abundant sun from the south-easterly direction. With tiered levels, descending the steps reveals a lush lawn area, while the rear gate conveniently opens up to the private parking facility capable of accommodating two cars. Additionally, an electrical charging point is available, and its inclusion can be discussed further based on negotiations. Beyond the parking area lies the serene woodland reserve, adding an extra touch of tranquility to the surroundings.

#### ADDITIONAL INFORMATION

Service charge: £326 half yearly.

Council Tax Band F: £3,273.00

#### ABOUT WELWYN VILLAGE

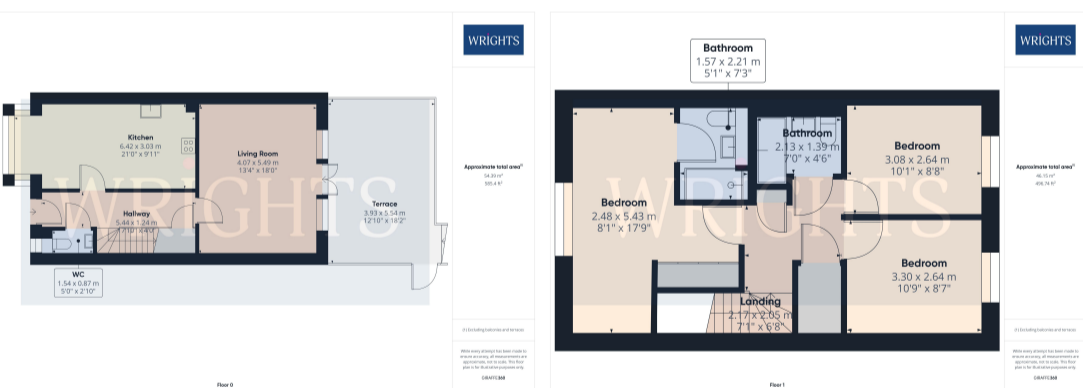
Welwyn is a quaint village with the river Mimram running through and willow trees lining the banks. Unique timberframed buildings present Welwyn as a traditional English village but the rich Roman archaeology gives it a clear sense of identity. Despite being located deep in the Hertfordshire countryside, there is plenty to do nearby. For everyday essentials, Tesco Express is only a 4minute drive away in Welwyn Village. There is also a local post office, butchers, florist, bakery and library, as well as a doctor's surgery and pharmacist. The village is full of traditional English amenities, from country pubs and restaurants to specialist and boutique shops and beautiful churches with plenty history, providing the best features of village life.

#### Continued

The Wellington Inn offers delicious and innovative food in a charming rustic setting, alternatively The White Hart - a grade II listed coaching inn - serves afternoon tea and a tapas menu. Also nearby is The Waggoners, a refurbished 17th century pub in Ayot Green that serves fine

French cuisine in a cosy homely atmosphere. Just outside the village, the Welwyn Roman Baths are a fascinating ancient site, with regular events held throughout the year for all ages to explore. There are many clubs, societies and youth groups to get involved in as well as large playing fields and sporting facilities. The annual Welwyn Festival is hosted for a week in June and fills the village with excitement as the entire community gets involved. There's a range of activities and events, from a street market to a costume parade and a family fun day, all of which aim to raise money for local projects and charities.

Thanks to Welwyn Garden City having its own rail station, train travel around the south east and into London is simple. Regular and direct services are available from here to London Kings Cross in under 30 minutes, Royston in 40 minutes and Cambridge in approximately an hour. If you're looking to book flights for business or pleasure, London Luton Airport is the closest, being around 14 miles away. From here, regular flights are available to a large number of UK and European destinations.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	