

# School Lane

Welcome to School Lane, an intimate collection of three exclusive new build homes in the heart of Welwyn Village, Hertfordshire.



On the ground floor, a dedicated family room enhances the living experience, providing versatile space for various lifestyle needs. Throughout these homes, a commitment to high specification is evident, ensuring a luxurious and contemporary environment at every turn. Indulge in culinary delights in the luxury fitted kitchen, equipped with top-of-the-line appliances. The kitchen boasts quartz worktops and a comprehensive suite of appliances, including a combi oven, single oven, tall fridge and freezer, wine cooler, hob, Quooker hot water tap, and dishwasher—ideal for both aspiring and seasoned chefs.



Each residence features three bedrooms and two bathrooms, creating a harmonious blend of space and comfort for contemporary family living. The thoughtful design includes a distinctive first-floor sitting room, a captivating space that seamlessly opens onto a southerly-facing landscaped garden with a patio—a perfect setting for relaxation and entertaining.

The commitment to quality extends to the bathrooms and ensuites, adorned with Porcelanosa sanitary ware and tiles, complemented by an aqualisa-controlled shower.

Completing the picture of modern efficiency, these residences feature a highly efficient air source heat pump system with underfloor heating, contributing to both environmental sustainability and energy cost savings. For added security, each home is equipped with a Nacoss approved alarm system, providing peace of mind for you and your family.



The convenience of two parking spaces per residence, including an electric vehicle charging point, reflects the forward-thinking design of School Lane, catering to the evolving needs of modern homeowners.

School Lane Residences invites you to experience a lifestyle of sophistication, comfort, and connectivity in the heart of Welwyn Village.



NB - Photos of previous a Tilsworth Development property

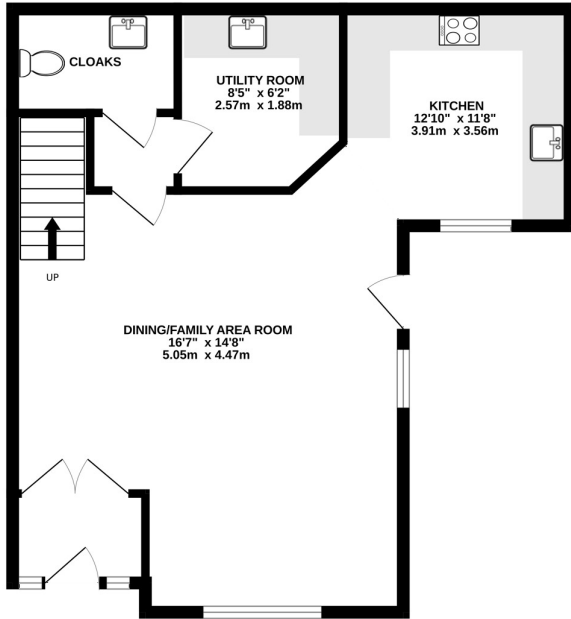
Plot 1



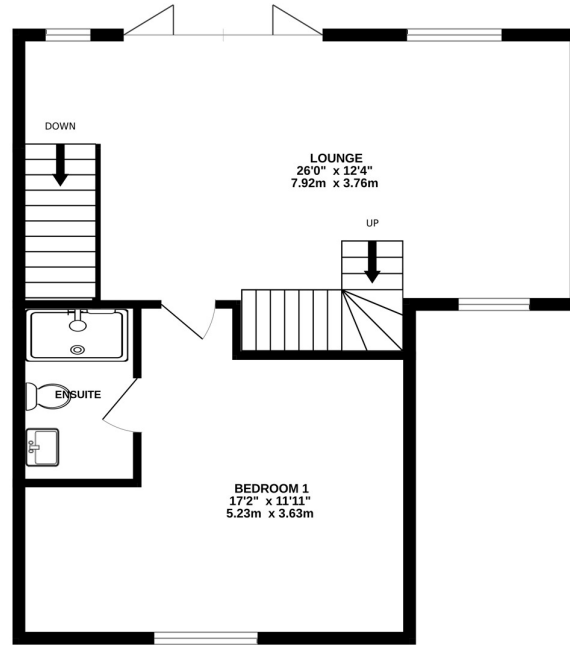
*Plot 2*



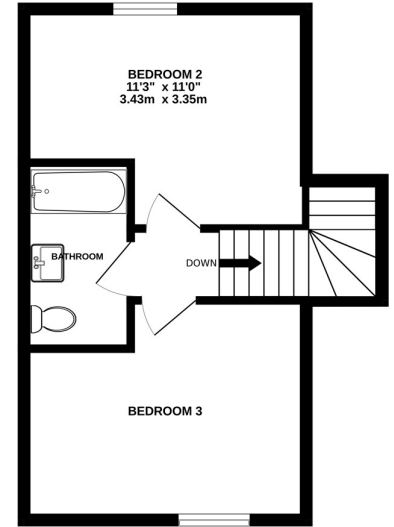
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 1502sq.ft. (139.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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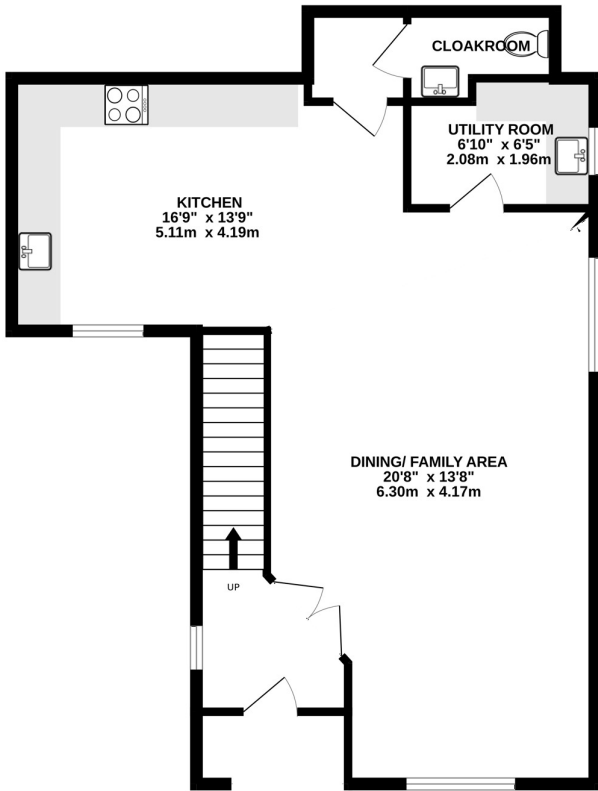


*Plot 7 is handed*

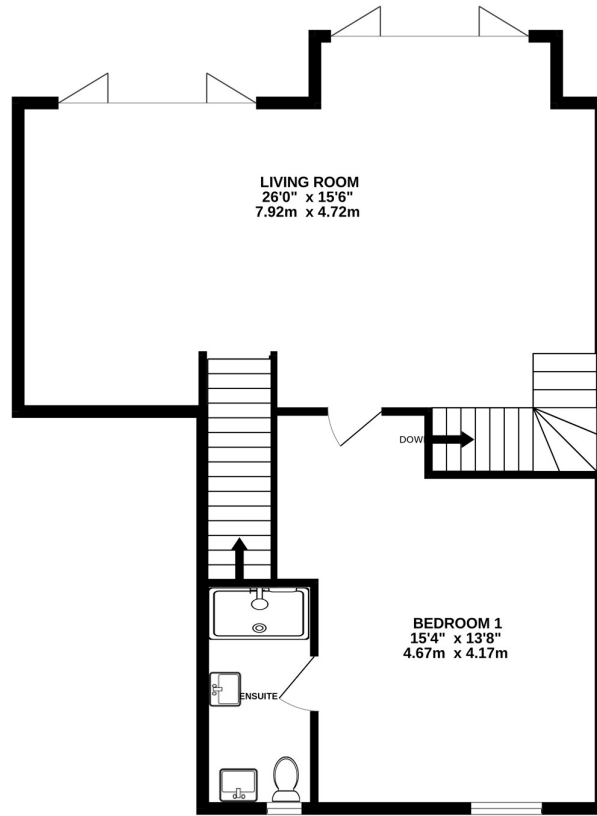
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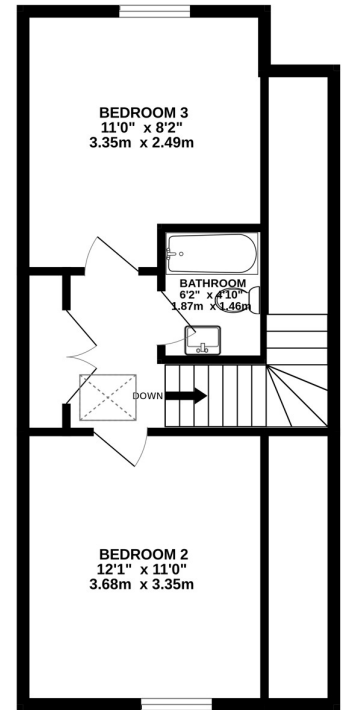
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 1587sq.ft. (147.4 sq.m.) approx.

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# Welwyn Village

Nestled in the picturesque Hertfordshire countryside, Welwyn Village is a captivating blend of historic charm and modern convenience. Here, residents experience the best of both worlds, with a tranquil setting and easy access to essential amenities.

Welwyn Village is situated just 20 miles north of London and enjoys excellent transport connectivity. The A1(M) motorway is conveniently close, providing swift access to London and the wider motorway network. For those preferring public transport, Welwyn North railway station offers direct services to London Kings Cross, making commuting a breeze.

Welwyn Village boasts a charming village centre with a range of amenities catering to daily needs. Quaint shops, cafes, and local markets add to the village's character, fostering a strong sense of community. The village is also home to reputable schools, making it an ideal location for families.

History enthusiasts will appreciate the village's rich heritage, with landmarks such as St. Mary's Church and the Welwyn Roman Baths providing a glimpse into the past. Welwyn Village exudes a timeless appeal, with its well-preserved architecture and charming streets.