

THE MODERN HOUSE



*Hertfordshire
Sold*

Welwyn

This remarkable example of a late 1960s single-storey house was originally designed by the architect Ralph Baldwin for his own occupation. It was bought from Baldwin by the current owner, also a highly-regarded architect, who has made a number of sympathetic updates to create what is now a five-bedroom house with a separate annexe and a large garage / workshop.

The house can be found on a quiet plot (estimated at ½ acre by the current owners) overlooking green belt land on a private road in Welwyn, an attractive and historic Hertfordshire village.

The approach is via a private drive that runs alongside an expansive lawned front garden. The front door leads to an entrance hall that opens onto a family / dining area that floods with light and overlooks both front and back gardens through floor-to-ceiling glazing. Also featuring full-height windows is the main reception room, a wonderful south-facing space with views out over the long front lawn and trees beyond.

+44 (0)20 3795 5920
themodernhouse.com
info@themodernhouse.com

THE MODERN HOUSE



Welwyn

The master bedroom incorporates a shower room and inbuilt wardrobes. Another bedroom, reached via an internal courtyard also has a small shower room. There are two further bedrooms in this wing of the house as well as a family bathroom.

On the other side of the property is the kitchen as well as a fifth bedroom / study, shower room and large utility room. To the rear is a terrace that runs across the back of the house with steps leading up to another attractive area of lawn.

The garage is unusually large, with high ceilings, due to the fact that it was where Baldwin used to keep his collection of classic cars. It is partly used by the current owner as a workshop.

The rear section of the garage has been converted into a studio annexe, with a kitchen area, shower, WC, sleeping and dining area.

The house can be found on Reynards Road, a private road on the outskirts of Welwyn. It is an approximately fifteen minute walk into the centre of this thriving village (just over a mile in distance), sometimes referred to as Old Welwyn. In the centre can be found a good selection of shops, pubs and places to eat out as well as doctors, dentists and other amenities. There are three notable schools in the village, as well as a number of other in close proximity.

Welwyn Garden City is approximately 5 miles south & has a broader range of facilities, including shopping centre with a John Lewis department store and Waitrose supermarket.

Welwyn North train station is approximately three miles away, and runs services to London King's Cross in 30 minutes in one direction and Cambridge in 55 minutes in the other.

*South-East England
Sold*

THE MODERN HOUSE



About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.