



# LARCHWOOD LODGE

Digswell, Welwyn

## A SECLUDED ESCAPE IN A LEAFY COUNTRYSIDE VILLAGE

Introducing Larchwood Lodge, an exclusive and architecturally distinctive collection of just nine luxury apartments set within the highly desirable Digswell area of Welwyn. Surrounded by mature trees and positioned within a peaceful woodland setting, this gated development offers an exceptional blend of natural tranquillity and effortless access to London's vibrant energy, creating a lifestyle defined by elegance, comfort and convenience.

Every aspect of Larchwood Lodge reflects a dedication to superior craftsmanship and refined living. The building itself showcases a unique design aesthetic, while each apartment is finished to an outstanding luxury specification, featuring bespoke elements and meticulously chosen materials throughout.



## EXPERIENCE THE FINER THINGS IN LIFE

Choose from eight beautifully appointed two bedroom apartments, each designed to elevate contemporary living with style and sophistication. Or experience the pinnacle of exclusivity in the one-of-a-kind three bedroom garden apartment, offering expansive living spaces and an intimate connection to its serene woodland surroundings.

There is a local shop, tennis club and gastro pub for fine dining, and easy access to historic Welwyn village High Street and Welwyn Garden City, with its range of amenities including a large John Lewis department store and choice of health, spa and golf clubs.

Perfectly positioned for commuters, Larchwood Lodge enjoys exceptional transport links. Welwyn North Station is just a few minutes' walk away, offering fast and frequent services straight into London King's Cross in just 30 minutes. By road, the location is equally impressive, with swift access to the A1(M) connecting you effortlessly to the M25 and major airports. Whether you're travelling for work or leisure, this highly accessible setting makes everyday journeys refreshingly simple.

Larchwood Lodge is a truly exceptional place to call home, where distinctive design, premium finishes and an idyllic setting come together in perfect harmony.



# FLAT 1

3 bedroom apartment / 157.6sqm / 1,692sqft



## FLAT 1 - LOWER GROUND FLOOR

Living / Kitchen (not including pantry)	8.84m x 6.01m	29ft x 18.72ft
Bedroom 1	7.79m x 4.67m	25.56ft x 15.32ft
Bedroom 2	6.44m x 3.85m	21.13ft x 12.63ft
Bedroom 3	4.13m x 3.19m	13.55ft x 10.47ft
Terrace (South West Facing)	19m x 4.4m (narrowing to 2.7m)	62.33ft x 14.44ft (narrowing to 8.88ft)

# FLAT 2

2 bedroom apartment / 114.9sqm / 1,230sqft

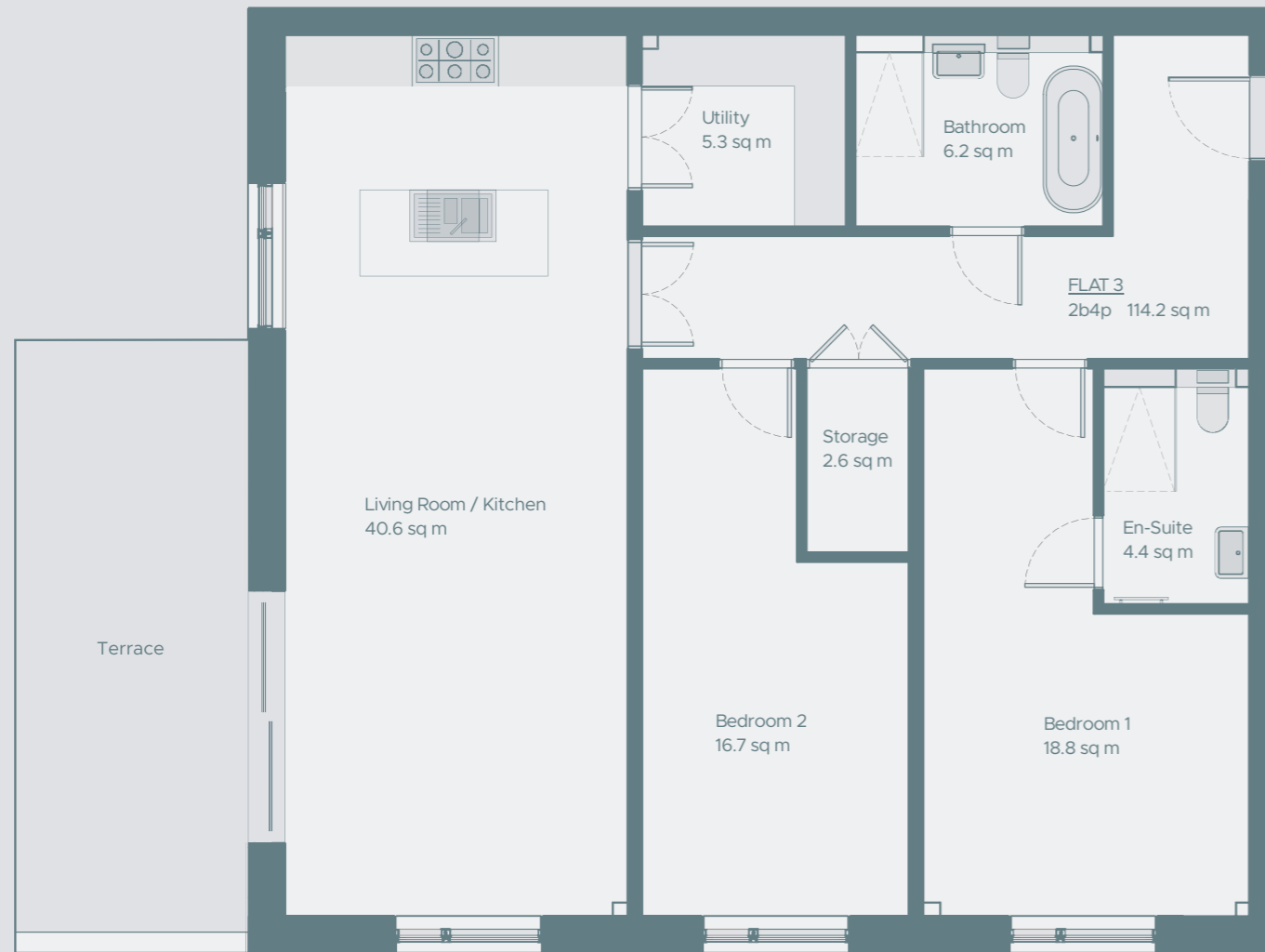


## FLAT 2 - GROUND FLOOR

Living / Kitchen	10.3m x 4.08m	33.79ft x 13.39ft
Bedroom 1	6.46m x 3.85m	21.19ft x 12.63ft
Bedroom 2	6.46m x 3.19m	21.19ft x 10.47ft
Balcony	4.5m x 1.8m	14.76ft x 5.91ft

# FLAT 3

2 bedroom apartment / 114.2sqm / 1,230sqft



## FLAT 3 - GROUND FLOOR

Living / Kitchen	10.27m x 4.03m	33.69ft x 13.22ft
Bedroom 1	6.39m x 3.85m	20.96ft x 12.63ft
Bedroom 2	6.39m x 3.16m	20.96ft x 10.37ft
Terrace	7m x 2.7m	22.97ft x 8.86ft

# FLAT 4

2 bedroom apartment / 100.5sqm / 1,091sqft



## FLAT 4 - GROUND FLOOR

Living / Kitchen	6.76m x 6.08m	22.18ft x 19.95ft
Bedroom 1	6.08m x 3.52m	19.95ft x 11.55ft
Bedroom 2	4.62m x 3.65m	15.16ft x 11.98ft
Terrace	7m x 2.7m	22.97ft x 8.86ft

# FLAT 5

2 bedroom apartment / 116sqm / 1,257sqft



# FLAT 6

2 bedroom apartment / 114.9sqm / 1,227sqft



## FLAT 5 - GROUND FLOOR

Living / Kitchen	10.38m x 4.1m	34.06ft x 13.45ft
Bedroom 1	6.51m x 3.82m	21.36ft x 12.53ft
Bedroom 2	6.51m x 3.19m	21.36ft x 10.47ft
Terrace	7m x 2.7m	22.97ft x 8.86ft

## FLAT 6 - FIRST FLOOR

Living / Kitchen	10.3m x 4.09m	33.8ft x 13.42ft
Bedroom 1	6.47m x 3.85m	21.23ft x 12.63ft
Bedroom 2	6.47m x 3.19m	21.23ft x 10.47ft
Balcony	4.5m x 1.8m	14.76ft x 5.91ft

# FLAT 7

2 bedroom apartment / 128.1sqm / 1,379sqft



FLAT 7 - FIRST FLOOR		
Living / Kitchen	10.19m x 4.03m	33.43ft x 13.22ft
Bedroom 1	6.39m x 3.85m	21ft x 12.63ft
Bedroom 2	6.39m x 3.16m	21ft x 10.37ft

# FLAT 8

2 bedroom apartment / 123.5sqm / 1,329sqft



FLAT 8 - FIRST FLOOR		
Living / Kitchen	7.46m x 6.08m	24.48ft x 19.9ft
Bedroom 1	6.08m x 4.63m	19.9ft x 15.2ft
Bedroom 2	4.6m x 3.65m	15.1ft x 12ft
Mezzanine (Bedroom 2)	3.65m x 1.6m	12ft x 5.25ft

# FLAT 9

2 bedroom apartment / 121.6sqm / 1,309sqft



FLAT 9 - FIRST FLOOR		
Living / Kitchen	10.38m x 4.1m	34.06ft x 13.45ft
Bedroom 1	6.51m x 3.82m	21.36ft x 12.53ft
Bedroom 2	6.51m x 3.19m	21.36ft x 10.47ft
Mezzanine (Bedroom 1)	3.82m x 1.9m	12.53ft x 6.23ft

# SPECIFICATION

## KITCHENS:

- Contemporary handleless matt doors & units
- Complimentary Caesarstone Quartz Worktop in Raw Concrete with lifetime guarantee
- 590mm under mounted stainless steel sink
- Lusso instant boiling and chilled water tap in brushed stainless steel
- Induction hob
- Extractor hood
- Integrated oven
- Integrated microwave
- Integrated fridge/freezer
- Integrated dishwasher
- Instant hot water tap
- Washing machine and tumble dryer

## INTERNAL FINISHES:

- Fitted wardrobes to bedroom 1
- Walls: Matt White
- Ceilings: Matt White
- Skirting, Architrave & Doors: Matt White
- Contemporary brushed steel ironmongery and handles
- Solid light oak, wide plank flooring throughout

## CONNECTIVITY:

- Open Reach high speed fibre optic connectivity

## HEATING & VENTILATION:

- Underfloor heating throughout
- dMEV airflow system

## ELECTRICAL:

- Brushed stainless steel sockets & switches
- Low-energy LED down lighters throughout bathrooms, utility rooms and pantries.
- Lighting in the kitchens, living areas, master bedrooms and hallways will be a modern track system.
- Ceiling mounted smoke and heat detectors
- USB plug sockets to master bedrooms and kitchens

## BATHROOM, EN-SUITES AND CLOAKROOMS:

- Contemporary matt white Lusso sanitaryware with brushed stainless steel brassware
- Sphere8 poured resin flooring in neutral taupe
- Sandstone colour tiles, in a plain & textured design
- Freestanding matt white Lusso stone bath
- Walk-in large showers
- Lusso matt white wash hand basin with vanity unit
- Lusso matt white wall hanging soft closing toilet seats
- Lusso Stainless steel heated towel rails to bathroom and en-suites
- Full size mirror

## EXTERNAL DETAILS:

- LED light on all patios and balconies.
- Slim profile aluminium triple glazed windows and balcony doors
- EV charging point per apartment
- Apartments 2,3,4,5,6,7,8 & 9 come with 1 allocated and parking space. Apartment 1 will have 2 allocated parking spaces plus there are 3 communal/visitor spaces.
- Balcony or terrace to each apartment with landscaped woodland communal gardens

## GENERAL:

- 10 Year New Home Warranty provided by ADVANTAGE





## **CONTACT LANES EXCLUSIVE HOMES**

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