



WRIGHTS

9 Bell Mews, Codicote, SG4 8EW

- Stunning Detached Property
- Bespoke Carpentry Throughout
- Designer Kitchen
- Fitted Dressing Room
- Quite Cul-De-Sac Location
- Private Secluded Garden
- Ample Off Street Parking
- Zonal Underfloor Heating



PROPERTY DESCRIPTION

A newly built home offering in excess of 1800 sqft, and elevated far beyond the ordinary, this exceptional residence has been fully interior designed by Belle Maison to deliver a seamless blend of luxury, craftsmanship and intelligent design. From the moment you enter, the attention to detail is unmistakable. The entrance hall sets the tone with bespoke under-stairs storage solutions, while the principal lounge showcases handcrafted joinery, centred around a striking media wall with a premium inset electric fire — both functional and visually impressive. The ground floor also benefits from a beautifully appointed cloakroom, complete with bespoke cabinetry and ambient under-cabinet lighting. At the heart of the home lies a stunning kitchen, expertly designed by Leicht Kitchens. This contemporary space balances aesthetics with practicality, featuring high-spec Miele appliances, a gas range cooker, stone worktops and tailored cabinetry. Bi-fold doors extend the living space outdoors, opening onto the patio and creating an effortless indoor-outdoor flow. Upstairs, each bedroom has been thoughtfully designed with bespoke fitted wardrobes, maximising both space and usability. The standout feature is the exquisite dressing room, individually designed by Belle Maison Solutions, offering a boutique, hotel-inspired experience. The family bathroom and en-suite are finished to an impeccable standard, showcasing premium materials including custom vanity units, a smoked glass shower screen and elegant Italian porcelain tiling throughout. Externally, the private rear garden has been landscaped with relaxation in mind. A pergola-covered seating area provides the perfect setting for entertaining or unwinding, while the plot benefits from a high degree of privacy by not being overlooked. Additional features include a separate utility/laundry room positioned to the rear of the garage, along with generous parking provision — a driveway to the front and a further driveway accommodating up to four vehicles.



ROOM DESCRIPTIONS

Welcome To Bell Mews

Offering over 1800 sqft, is this stunningly presented family home that has been elevated by its current owners, the level of luxury cannot be understated. The welcoming entrance hall offers ample space and storage, leading to the main lounge with bespoke media wall and premium electric fireplace. An additional snug / office offers a convenient and quite space for working or relaxing. The heartbeat of the home - the kitchen certainly doesn't disappoint. Expertly designed and crafted by renowned Leicht Kitchens, this stylish modern hub offers bespoke carpentry throughout, with premium stone worktops, a gas range cooker, butler sink and Miele integrated appliances. The bi-fold doors lead out to the ground level patio. There is also the benefit of a fitted cloakroom. Zonal underfloor heating adds to the level of opulence that runs through this impressive home.

First Floor

Ascending the stairs, the spacious landing offers access to the master bedroom which boasts bespoke wardrobes with premium lighting and custom-made luxury blinds, shades and curtains. The en-suite continues the high end feel, being fully tiled, with a smoked glass walk in shower, basin, w/c and recess lighting. The family bathroom follows the same impressive level boasting Italian porcelain tiling throughout, a shower over the bath with contrasting brushed gold fittings, basin and w/c. There are a further two double bedrooms - again with bespoke fitted units. A real highlight is the boutique style dressing room, offer copious storage and vanity units.

External

The private and secluded rear garden offers a tranquil retreat to a quite and relaxing space. Mature plants lead to the patio and seating area. There is an outdoor storage cupboard with a water softener and heat pump - ensuring hot water on demand for the property. A connecting utility / laundry room sits at the back of the garage has been equipped with the same bespoke units that are in the main kitchen, again continuing the standard throughout the entire property. The front of the home offers a parking space adjacent to the front door, with additional parking for four vehicles. The carriage way is maintained by a residents scheme set up by the owners.

About Codicote

Architecturally, Codicote is noted for its timber-framed and chequered brick houses, with notable structures such as the 18th-century Pond House and the half-timbered Taverners Place, along with Codicote Lodge from the same era and Codicote Bury, dating back to the 17th century. The village proudly boasts over 70 listed buildings, many of which feature blue plaques detailing their rich histories. In addition to its historical significance, Codicote offers essential modern amenities. The vibrant High Street serves as the hub of the community, featuring a butcher, bakery, and convenience stores, making daily life convenient and enjoyable. Eateries and traditional pubs provide inviting atmospheres for socializing and community gatherings. Nature lovers will appreciate the picturesque countryside surrounding the village, which offers scenic walking and cycling trails for leisurely exploration.

Buyer Information

In accordance with the UK's Anti Money Laundering (AML) regulations, we must verify the identity of all potential buyers at the time an offer is accepted. To achieve this, we utilise a third-party Identity Verification System. There is a nominal fee of £35 (per person) inclusive of VAT for this service. Buyers must be made aware of this information prior to having their offer accepted as this will form part of the process of agreeing a sale in a timely manner.



FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		92
(81-91)	B	84	
(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	

Welwyn Garden City
 36, Stonehills, Welwyn Garden City, AL8 6PD
 01707 332211
 wgc@wrightsof.com