



2 Bedrooms



2 Bathrooms



2 Reception Rooms



Garage & Parking for 2-3
Vehicles



Cottage Style Front Garden
Rear Courtyard Garden



EPC Band D

Council Tax

Band E
- £2,794.75 2024-2025

Local Authority
East Hertfordshire



Tewin Hill, Tewin, Welwyn, AL6 0LJ
Asking Price £585,000.00 Freehold

Tewin Hill, Tewin, Welwyn, AL6 0LJ

An immaculately presented, characterful two bedroom home, located on the edge of the desirable village of Tewin, in an idyllic rural setting, offering miles of public footpaths and bridleways across beautiful open countryside.

Description

This utterly charming property exudes warmth and comfort throughout and provides a haven of peace and tranquillity.

A little gate provides the entrance to this special property's pretty, south-east facing cottage-style front garden, which is mainly laid to lawn with a delightful patio immediately in front to the house; the perfect sunny spot for outside eating and drinking.

A bright porch with a new roof and doors leads into the first of two reception rooms - the dining room - which has a deep cupboard for the storage of coats and shoes. The cosy lounge benefits from a wood burning stove and both charming reception rooms overlook the beautiful, enclosed front garden and rolling fields beyond. Solid oak flooring and internal doors have been recently installed, as have leaded, double-glazed windows and a stylish solid oak staircase, with a useful understairs storage cupboard.

A smart shower/utility room with WC is located off the hallway beyond the dining room. The country shaker-style kitchen at the rear of the house benefits from underfloor heating, a new range cooker, a butler sink and integrated dishwasher. French doors open out from the kitchen onto a charming, private, sunny courtyard garden. A rear gate leads to a private pathway, providing access to a carpark and garages, shared by this and three other adjoining properties only. The property comes with its own private garage and space to park 2-3 cars.

Upstairs, both bright, spacious double bedrooms at the front of the house, enjoy breath-taking, panoramic views of idyllic open countryside and the pretty cottage garden. Happily, the second bedroom benefits from deep, double fitted wardrobes. A large bathroom with underfloor heating, a heated towel rail and a traditional white suite serves both bedrooms.

Location

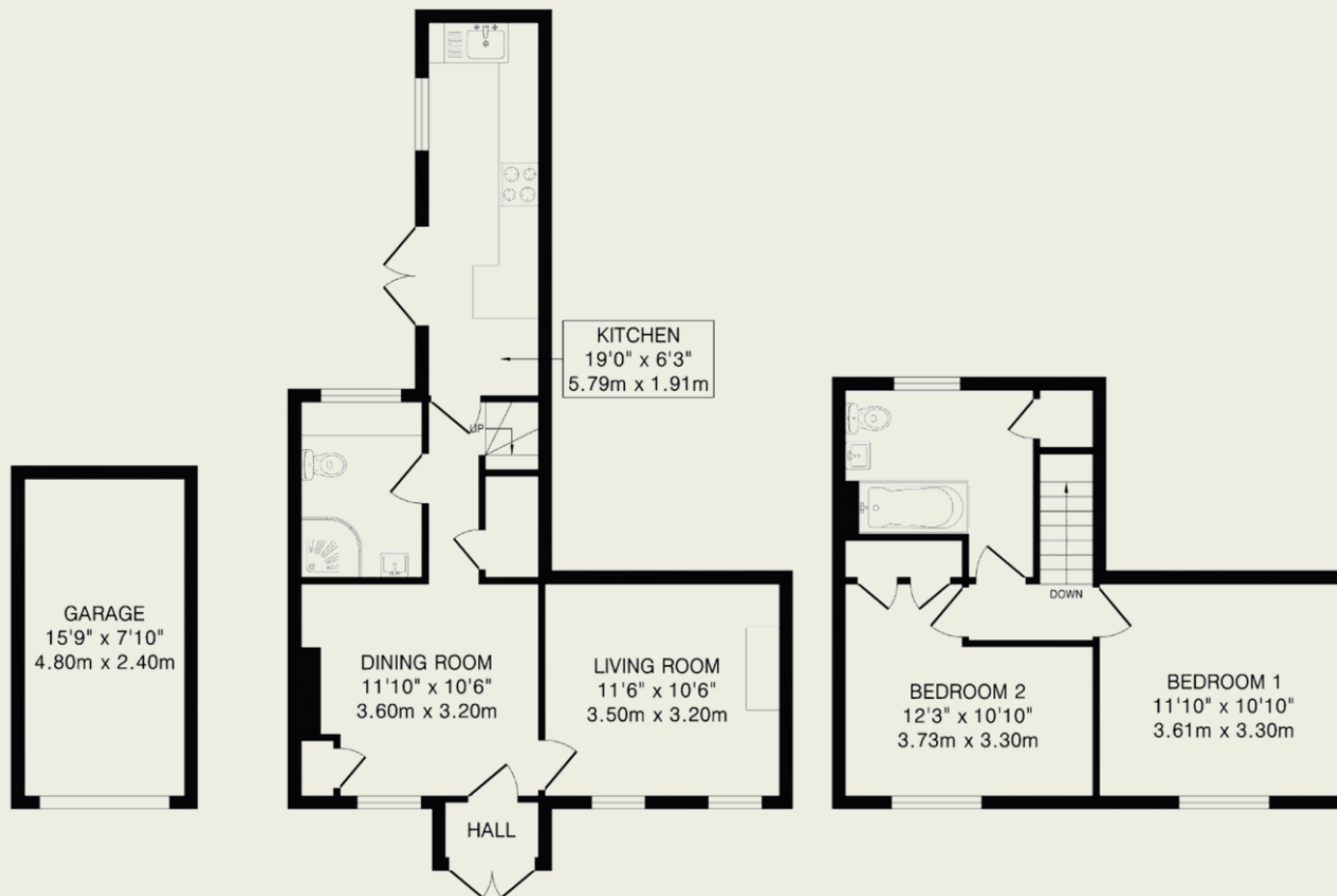
Tewin Hill is a peaceful spot, located on the edge of the desirable village of Tewin. The village itself offers two picturesque greens - one with a cricket club - two excellent public houses, a local shop and a primary school. More extensive shopping and leisure facilities can be found a short drive away in Welwyn Garden City and the area is also well served by most transportation links: A1(M) junction 6 close by, BR mainline train station at both Welwyn North and Welwyn Garden City (London Kings Cross 29 mins and 25 mins respectively).





Important Information

These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2021 equated to £48.36 per referral.



Garage
124 sq.ft.(11.5 sq.m)approx.

Ground Floor
471 sq.ft.(43.8 sq.m)approx.

First Floor
375 sq.ft.(34.8 sq.m)approx.

TOTAL FLOOR AREA: 970 sq.ft.(90.1 sq.m)approx.

This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.