



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 Apr 25/Mar 26

Local Authority

East Hertfordshire



**Tewin Hill, Tewin, Welwyn, AL6 0LJ**  
**Guide Price £570,000.00 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).

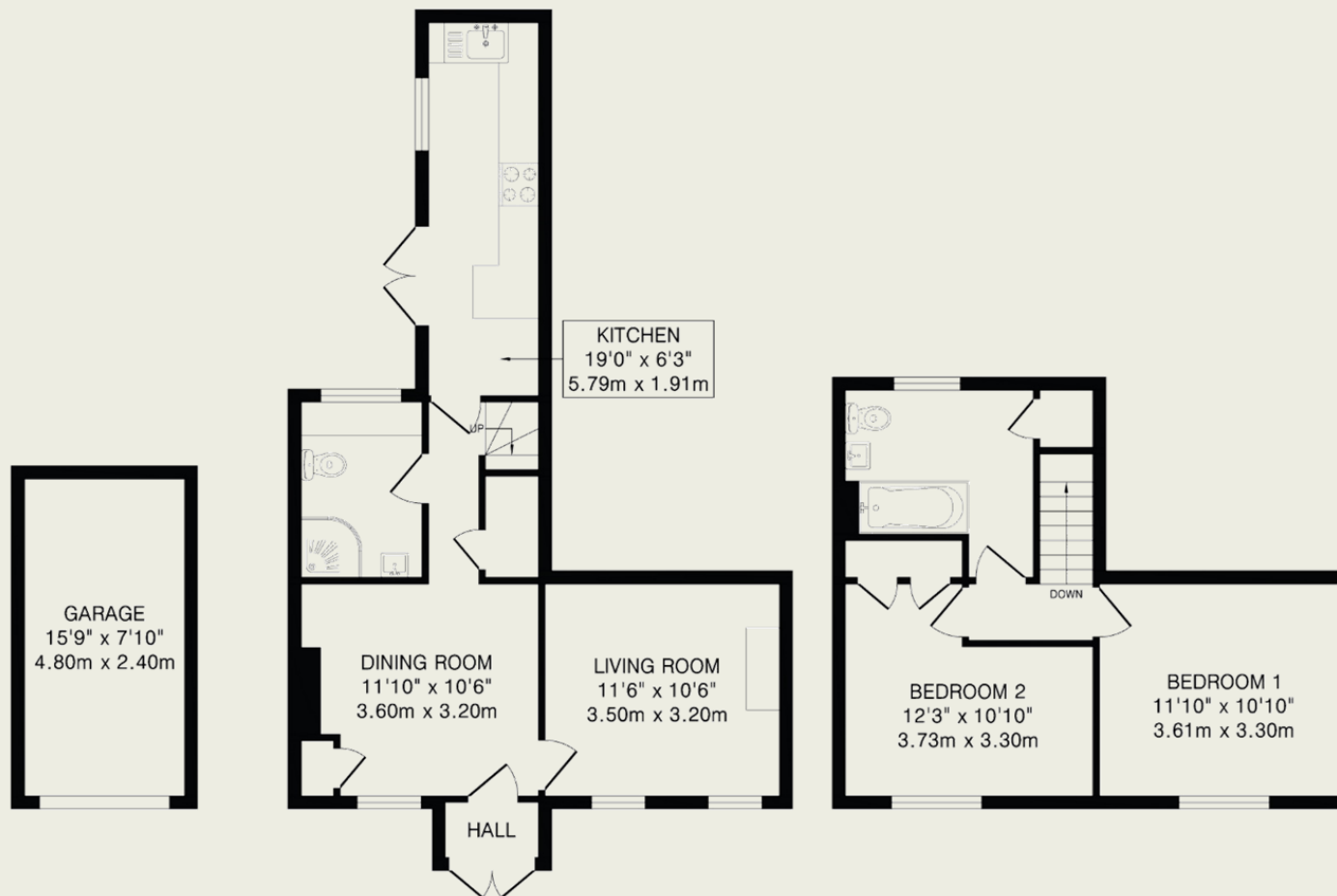






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Garage  
124 sq.ft.(11.5 sq.m)approx.

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.

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