



Bryan Bishop
and partners

Hertford Road
Tewin, AL6 0JZ



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An exceptional and rarely available 3000 square foot detached Village property set back off a long driveway on a quiet plot with stunning views over rolling countryside.

Enter the property via the square entrance hallway which leads to all six rooms on the ground floor, including a contemporary triple aspect kitchen/dining room which has a range of base and eye level units, integrated and free standing appliances, complete with island and breakfast bar. The kitchen is served by a separate utility which also connects the double garage with electric roller door.

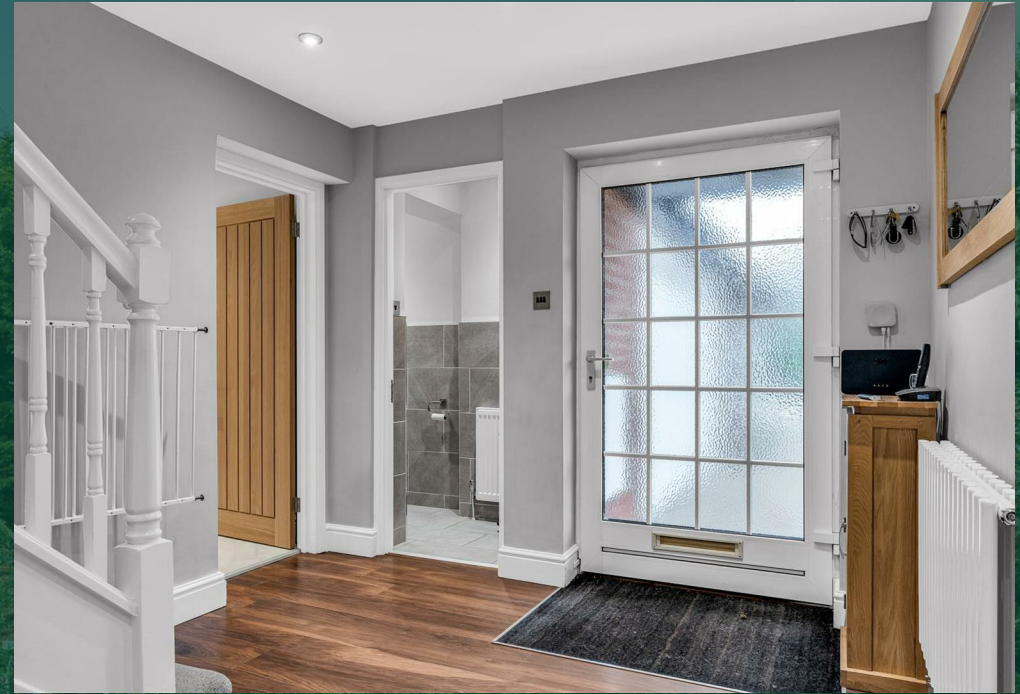
A large lounge sits at the back of the property, it over looks the garden and views beyond and also benefits from a door leading to the patio. To the front of the house is a family room and cloakroom.

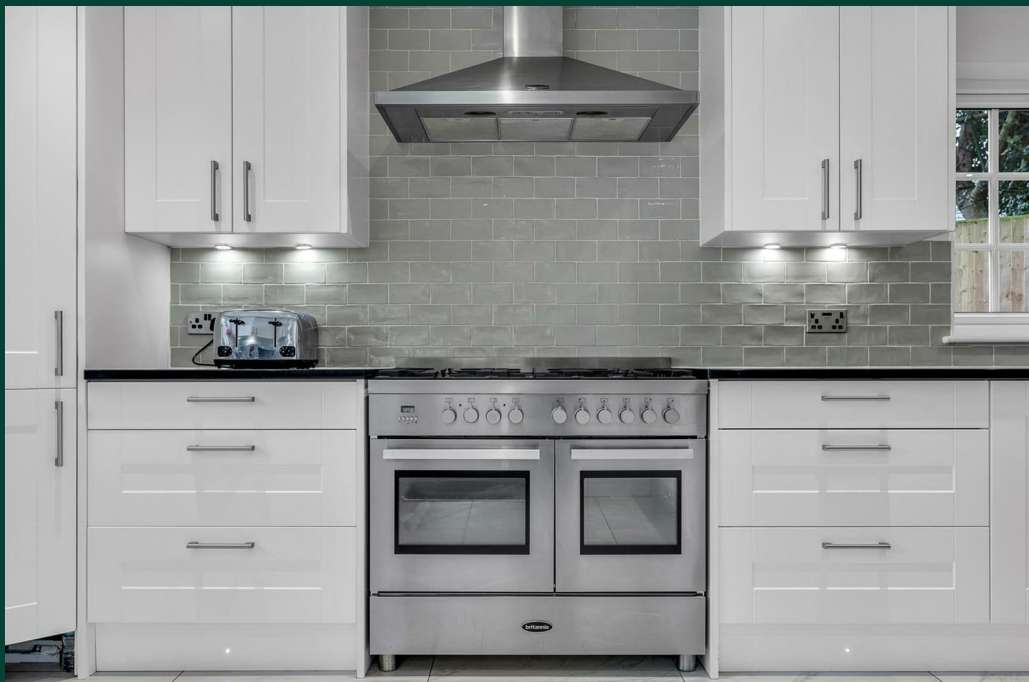
On the first floor there are five bedrooms, four of which are doubles, two with en-suite facilities. The other three are served by a family bathroom. The main bedroom has idyllic views over Hertfordshire countryside, good space for wardrobes and a large luxuriously fitted en-suite bathroom with twin sinks, bath and separate walk in shower.

As a bonus, there is a staircase that leads to a second floor loft room, perfect for games, activities or spare bedroom. There is an enormous loft accessed off this room, perfect for storage or conversion into living accommodation, if required.

To the exterior of the property is a fabulous garden with huge L-Shape patio area, mostly laid to lawn with privacy shrubs and hedging, mature trees and most importantly a terrific aspect backing onto fields. To the front is a large gravel driveway with planted roundabout.

The attractive village of Tewin, arranged around two village greens and nestled between Welwyn Garden City and Hertford, is a highly desirable and sought-after residential area. The property is located on the centre of the village, which provides excellent local amenities including a community-owned village store/cafe/post office, two pubs, an historic parish church and a thriving primary school. The latter has a swimming pool, which is open to families during the summer holidays. The Memorial Hall hosts many community and social activities and other events. Sports are catered for by popular cricket, tennis and bowls clubs. Nearby Tewinbury Farm boasts hotel accommodation, dining and entertainments. The nearest railway station is Welwyn North, less than 2 miles away, which provides fast regular services to London King's Cross in just 34 minutes. Access to the A1(M) J6 is only 3 miles away. The nearby towns of Welwyn Garden City Hertford, Stevenage, St Albans and Hatfield also ensure that a wide array of facilities is within easy reach.







GROUND FLOOR

Entrance Hallway

Family Room

12'4" x 10'11"

Living Room

13'6" x 20'1"

Kitchen/Dining Room

32'9" x 10'10"

Utility Room

Cloakroom

Integral Double Garage

15'8" x 16'10"

FIRST FLOOR

Landing

Main Bedroom

19'6" x 12'7"

En-suite

Bedroom Two

12'5" x 10'11"

En-suite

Bedroom Three

10'2" x 10'10"

Bedroom Four

10'4" x 10'11"

Bedroom Five

5'8" x 8'11"

Family Bathroom

SECOND FLOOR

Loft Room

16'0" x 10'10"

Loft Space

25'4" x 20'1"

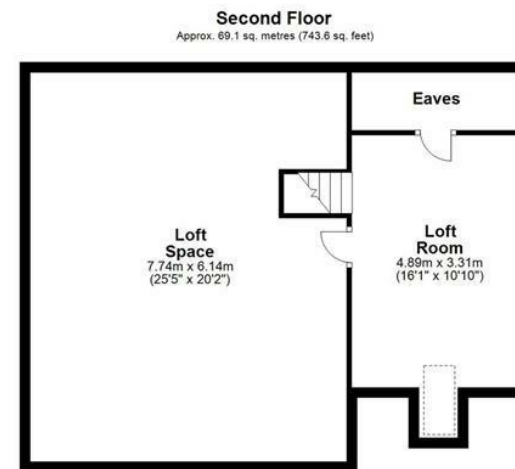
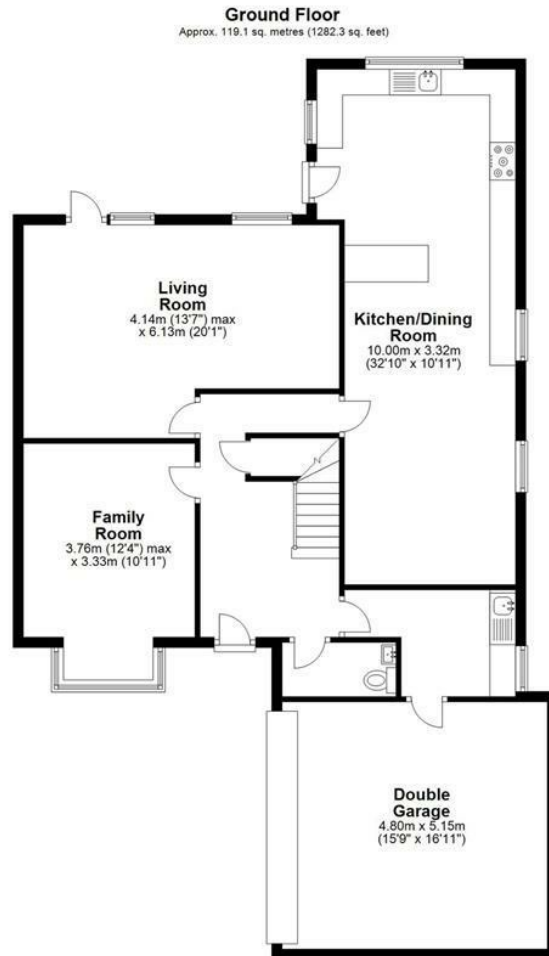
EXTERNAL

Garden

Driveway







Total area: approx. 276.6 sq. metres (2977.2 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.







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