



**Bryan Bishop**  
*and partners*

**Tewin Water**  
**Welwyn, AL6 0BZ**



# Tewin Water

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## Summary:

Bryan Bishop and Partners are delighted to bring to the market this delightful five bedroom home in immaculate decorative order throughout. Set in the idyllic countryside of Tewin Water, within this high grade development by Charles Church, this deceptively spacious home enjoys a completely rural position, yet is just a few minutes from Digswell, Tewin and other lovely Hertfordshire villages. Arranged over 3 floors, the layout of this attractive property is thoughtfully planned so that you can flex the room use to meet your individual needs.

## Accommodation:

The half glazed front door welcomes you into a pretty hallway with doors off to the kitchen/dining room, the living room and a conveniently placed ground floor cloakroom. The kitchen/dining room is well equipped with floor and wall mounted storage cupboards and a comprehensive range of integrated appliances, leaving plenty of space for a dining table. The living room is of a really good size, being twenty four feet in width and flooded with light from the two sets of glass double doors leading out into the back garden. With its feature fireplace and good size and shape, this room has ample space to incorporate seating as well as more formal dining furniture if required. The first floor comprises three bedrooms, two of which boast fitted wardrobes. One of these also has a lovely en-suite shower room. There is also a family bathroom with bath and shower fitting over plus screen. The stairs then continue up to the superb top floor bedroom suite. This features a large bedroom with dormer window to the front and skylight to the rear, and an en-suite bathroom with its own skylight. Additionally the top floor also has a further bedroom and a small storage room. The top floor of this terrific, adaptable property would lend itself extremely well to being a semi self-contained living space for a teenager/twenty something, fully integrated into the household but with their own private hang out space.

## Exterior:

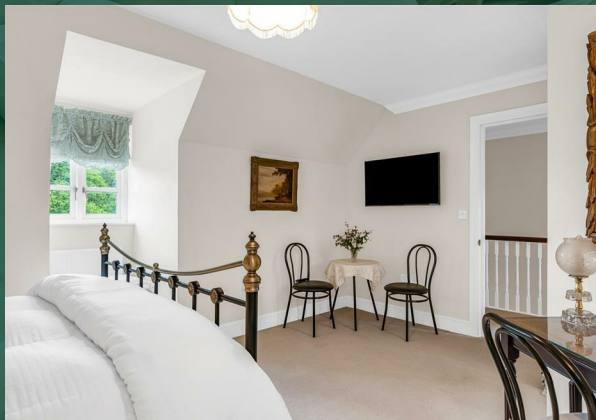
To the front there is plenty of parking within the entrance courtyard. The rear garden is simply laid out with a nice patio area and a central lawn with shrubs and bushes either side. There is a lovely open aspect to the rear, where a gated arch leads out into the huge communal parkland beyond. The parkland is freely available for residents to use and is an absolute delight, running right down to the River Mimram.

## Location:

The Walled Garden enjoys a unique position, being encircled by stunning natural countryside yet also particularly well positioned for the commuter. Welwyn North railway station is less than a mile away and gets you to London Kings Cross in 20 minutes. Junction 6 of the A1(M) is just a five minute drive, as is Welwyn Garden City, with its excellent shopping and recreational facilities. St. Johns junior school is less than 1 mile away and the county town of Hertford is 5 miles.







## GROUND FLOOR

Entrance Hall

Living Room

24'0" x 13'10"

Kitchen Dining Room

9'9" x 16'5"

Guest Cloak Room

## FIRST FLOOR

Bedroom One

11'11" x 16'5"

Ensuite Shower Room

Bedroom Two

8'9" x 16'6"

Bedroom Three

8'4" x 9'0"

Family Bathroom

## SECOND FLOOR

Bedroom Four

15'3" x 16'5"

Ensuite Bathroom

Bedroom Five

7'6" x 7'1"

Excellent Storage

## EXTERIOR

Private Rear Garden

Extensive Communal Gardens

Single Garage

Allocated Parking

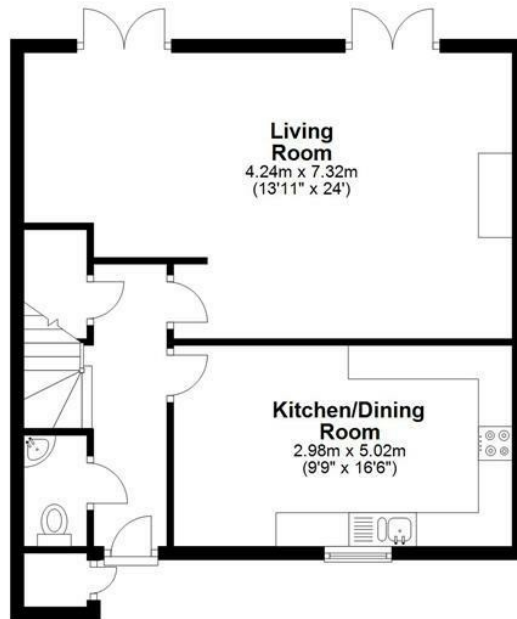






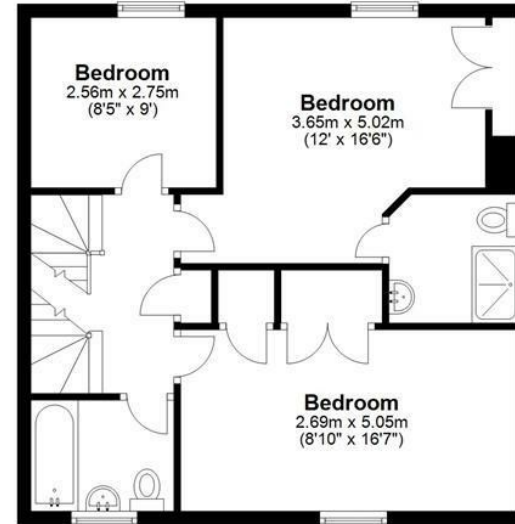
### Ground Floor

Approx. 53.9 sq. metres (580.6 sq. feet)



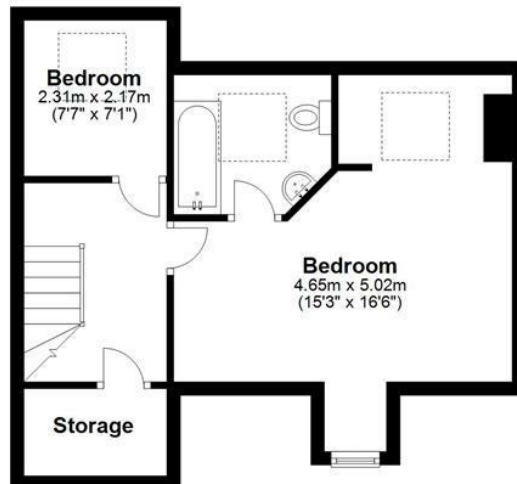
### First Floor

Approx. 53.2 sq. metres (572.9 sq. feet)



### Second Floor

Approx. 38.5 sq. metres (414.6 sq. feet)



### Outbuilding

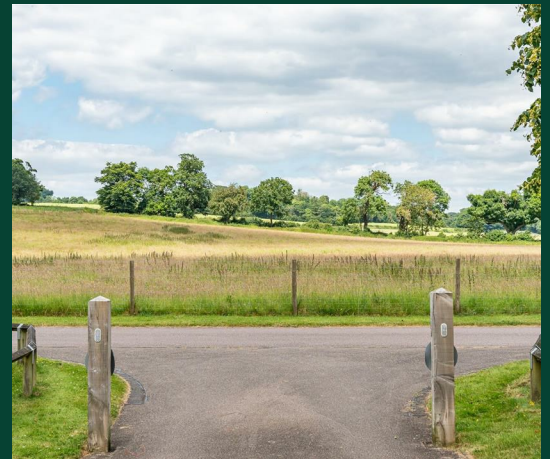
Approx. 14.1 sq. metres (151.4 sq. feet)



Total area: approx. 159.7 sq. metres (1719.4 sq. feet)











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