



**Bryan Bishop**  
*and partners*

**Burnham Green Road**  
**Tewin**







# Burnham Green Road

## Tewin

The living room is glorious, again with large windows bringing the outside in and the high vaulted ceiling accentuating the exceptional light and space. Its position and easy access from the kitchen/dining area really bring these three rooms together to provide a stunning, spacious and flexible entertaining area.

To the rear of the house, accessed from the inner lobby leading from the main hallway, are found a number of rooms that could easily provide self contained living space for a family member with impeded mobility. There is a bathroom with walk-in shower, a large bedroom with a feature fireplace and glass doors onto the garden, a further bedroom/studio with glass doors onto the garden, and an office with a door to the outside. These rooms provide multiple options to flex the house to suit your lifestyle, be it working from home, living space for a relative, or other requirements such as a home gym or hobby space.

The upstairs is accessed via an attractive staircase turning up from the inner lobby, bathed in light from the multiple windows set in this dramatic, full height stairwell. The first floor has 4 further bedrooms, each of a good size, and two of double aspect, maximising the splendid rural views onto the countryside, the gardens, and the woodlands to the front. There is also a family bathroom, with a stylish free standing claw-foot bath and a separate walk in shower.

### Exterior:

The house is set on a 1 acre plot in a delightful wooded area bordering open farmland and approached via a driveway surrounded by mature trees. There is extensive parking to the front of the property which is set centrally in the grounds. The secluded gardens wrap completely around the house, with flowerbeds set attractively to the front, and with the rear and sides laid mainly to lawn. Throughout the gardens are mature trees enhancing the natural feel to the whole property. There are multiple patio areas providing ample space for entertaining and a particularly charming courtyard patio area. A terrific, protected sun trap easily accessed by multiple double doors from the kitchen - a perfect place for a chilled glass of something at the end of a hard day while you sit back and relax overlooking the open fields stretching out before you.

### Location:

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 northern side 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 20 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 are within easy reach.













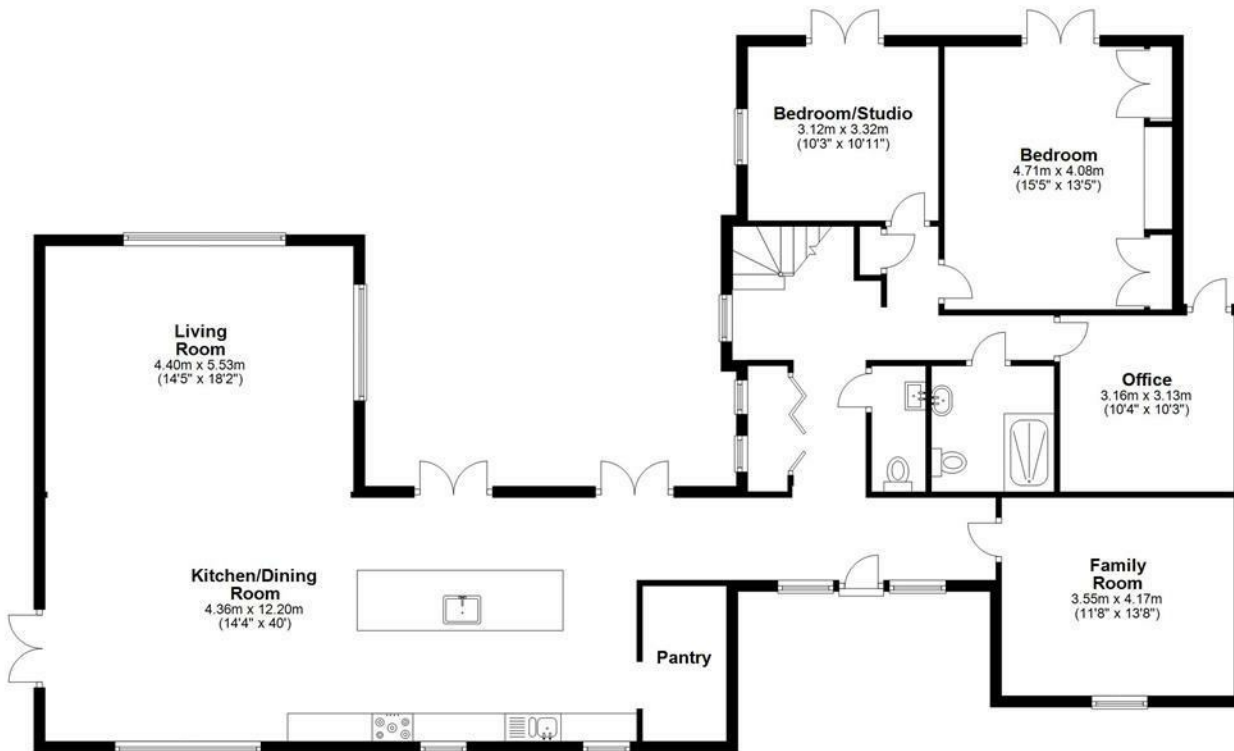




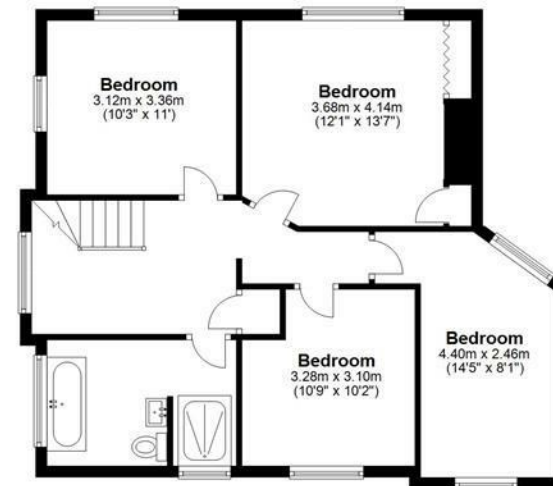




**Ground Floor**  
Approx. 164.9 sq. metres (1774.8 sq. feet)



**First Floor**  
Approx. 67.6 sq. metres (728.0 sq. feet)



Total area: approx. 232.5 sq. metres (2502.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	77
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

















**Bryan Bishop**  
*and partners*

6a High Street | Welwyn | AL6 9EG | 01438 718877 | [info@bryanbishop.co.uk](mailto:info@bryanbishop.co.uk) | [www.bryanbishop.co.uk](http://www.bryanbishop.co.uk) Find us on

