



Bryan Bishop
and partners

West Riding
Tewin, AL6 0PD



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An Exceptional Family Home in a Tranquil and Private Setting in one of the areas most prestigious private roads well placed for the commuter and easy access to Heath Mount preparatory school.

The house is approached via a gravelled carriage driveway with excellent parking and double garage. An attractive tiled porch leads into a spectacular double height reception hall with galleried landing, double doors open into a stunning living room with access onto rear garden, this in turn leads to a comfortable family room and a gym room. The dining room also has double doors and is approached from the main hall, as is the study which has been fitted out by Neville Johnson. The main focal point of the ground floor is the superb kitchen/ breakfast/ garden room, this is one large room ideal for the family to congregate in. The kitchen has a high quality range of fitted units, granite tops, range cooker, American style fridge freezer and dishwasher and a separate utility room, the seating area immediately adjoins the sun terrace which stretches along the back of the house.

A square landing provides access to the master bedroom suite, comprising a double bedroom, large fully fitted dressing room and a luxurious en suite bathroom with twin sinks, double ended bath, separate shower stall, WC and complimentary tiling. There are 3 further double bedrooms, each has a dressing room and en suite shower.

The gardens are beautifully kept, face south to the rear and extend to approximately 1 acre. A superb raised sun terrace runs along the back of the house and provides a great space for entertaining. Steps lead down to a large neat lawn which merges into mature woodland attracting all kinds of wildlife and ideal as a play area for children. The front garden is well screened by mature shrubs and trees, has plenty of parking space and a double garage, which can also be accessed from inside the house.

A truly remarkable home in a quiet and safe environment.







GROUND FLOOR

Vestibule

Entrance Hall

Study

W/C

Dining Room

Drawing Room

Kitchen/Breakfast Room

Conservatory

Utility

Sitting Room

Gym

Double Garage

FIRST FLOOR

Landing

Master Bedroom

Dressing Room

En Suite

Bedroom Two

En Suite

Bedroom Three

En Suite

Dressing Area

Bedroom Four

En Suite

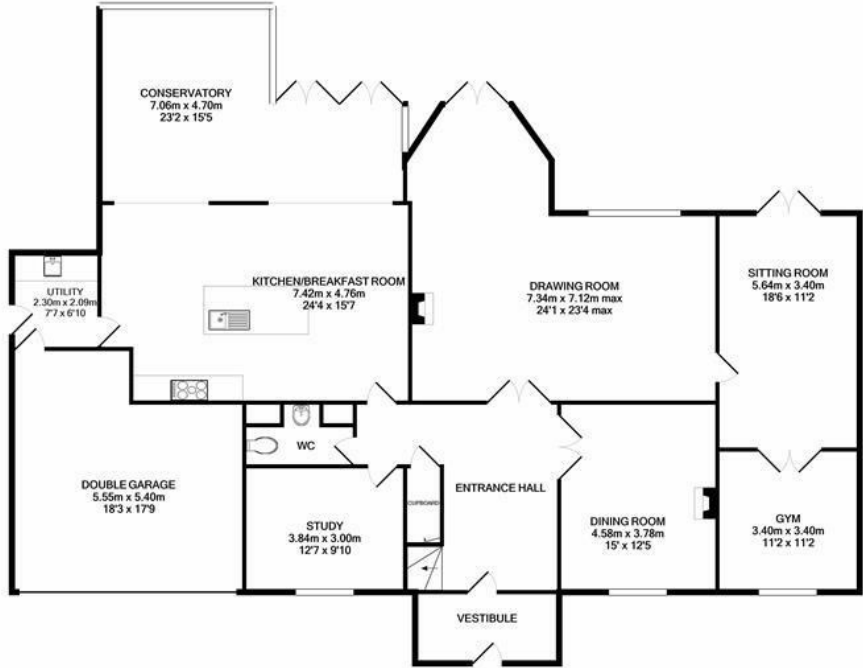
Dressing Area

COUNCIL BAND G

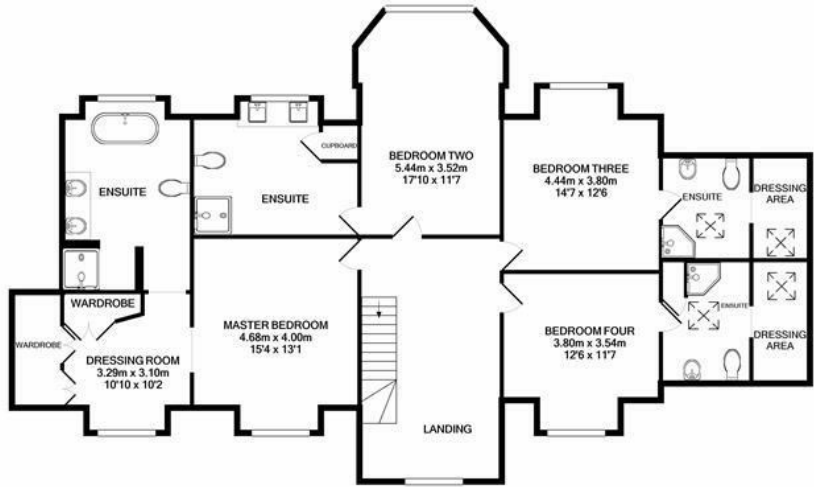








GROUND FLOOR
APPROX. FLOOR
AREA 223.5 SQ.M.
(2406 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 142.3 SQ.M.
(1532 SQ.FT.)

TOTAL APPROX. FLOOR AREA 365.8 SQ.M. (3938 SQ.FT.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		







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