



SIMPLY HOMES

Bishops Road

Tewin AL6 0NR

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Summary:

Bryan Bishop and Partners are delighted to bring to the market this substantial country residence in a delightful woodland setting yet just a few minutes from the centre of the ever popular and pretty Hertfordshire village of Tewin. Boasting five bedrooms and three bathrooms, along with extensive yet perfectly proportioned ground floor living space, this substantial and elegant family home offers all of the modern amenities you would expect along with a wealth of character and charm surrounded by the stunning Hertfordshire countryside.

Accommodation:

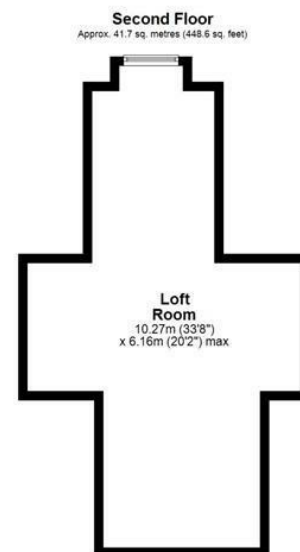
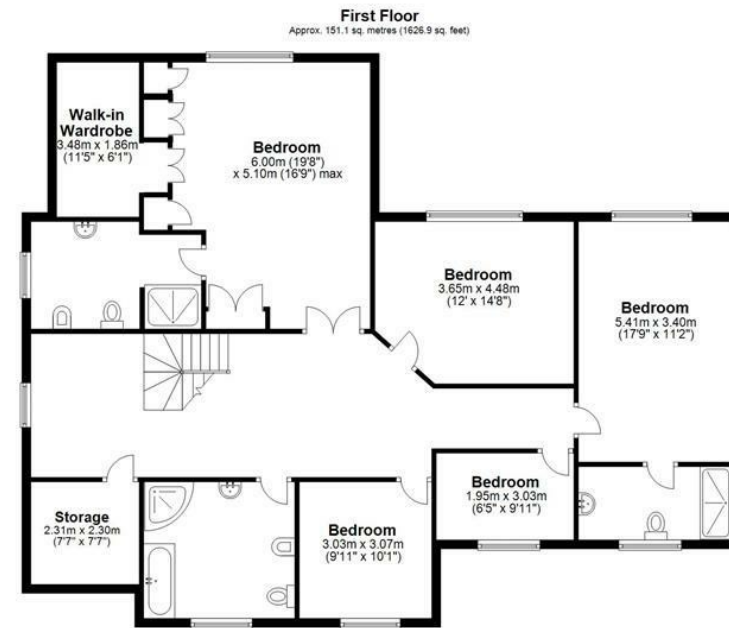
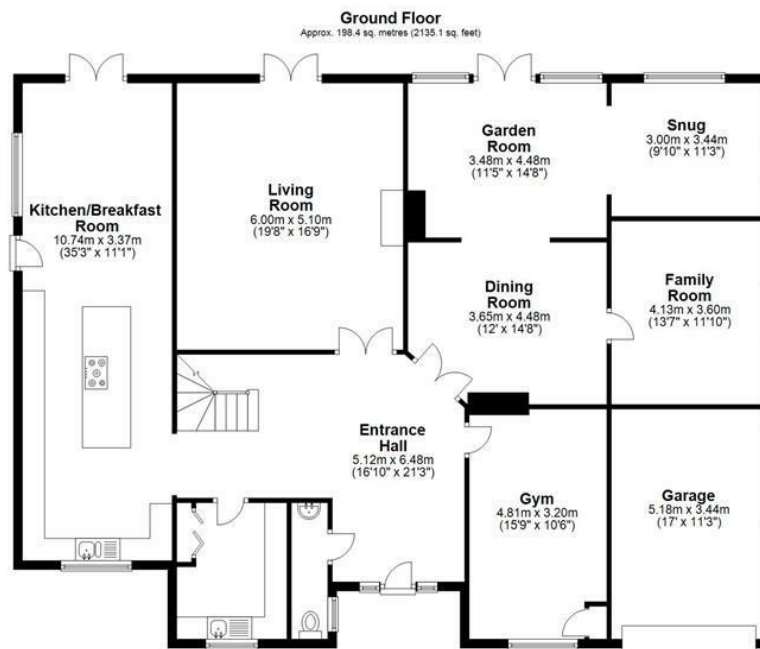
The elegant front door, nicely set into a tile roofed porch, is beautifully decorated with stained glass, with additional stained glass panels either side, leading you into a spacious and impressive hallway at the centre of the house. From here doors lead into the gym, utility/laundry room and the conveniently situated guest cloakroom. Further part glazed double doors open into the dining room and the living room, with the kitchen accessible through an open archway. All of the rooms in this property are of intelligent proportions, making them large enough to be flexible and adaptable yet not too large, so that they remain warm, sociable and really usable, an unusual and welcome feature in a house of this size.

The gym is a nice sized room doing sterling service in its current function. Its size and location would also enable it to readily perform just as well as a comprehensive home office, easily accepting multiple workstations and enjoying smooth access to the rest of the house whilst also being a private space. The dining room opens from the hallway through double doors set attractively into the corner. Albeit with no windows of its own, the room is very well lit from the full glass roof and extensive windows in the adjacent garden room, to which it is effectively open plan through a large opening. A nicely proportioned room easily spacious enough for a large dining suite. Adjoining the dining room is a family room. Well lit by a window to the side this is another flexible room in a great position that could really work well for you in a whole raft of different capacities. Home office, playroom, gym, teenage hangout, quiet library/reading room, music room, arts and crafts studio, cinema... the list is virtually endless. Another arrow in the quiver of adaptability that this house represents, ensuring it continues to support you as your needs evolve.

The rear central part of the house is occupied by the garden room, a fabulous cascade of light drenches the space from the opaque glass roof and the full width windows with glazed double doors opening onto the rear patio. Again a real multi-tasking room, capable of being a relaxing summer lounge or a fabulous dining area all year round. Opening directly from the garden room is the comfortable snug, with windows to two aspects keeping it light and bright. A perfect place for some quiet contemplation or catching up on your favourite novel.

The largest room in the house is the living room. At nearly twenty feet long this room has impressive floor space and a great shape, meaning you can furnish and design the layout to best suit your needs. The beautiful centrally located fireplace is a wonderful focal point, and the glazed double doors opening out into the garden enhance the flow to endow this room with great ability as a family room and as a key part of a larger space for entertaining guests.





Total area: approx. 391.2 sq. metres (4210.5 sq. feet)



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