

Bryan Bishop
and partners

School Lane

Tewin, AL6 0JR

Guide price £775,000



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Summary:
Bryan Bishop and Partners are delighted to bring to the market this wonderful detached family home in the charming and very popular village of Tewin. This house is offered chain free for a smooth path to a swift completion, and represents a rare and exceptional opportunity to acquire a three bedroom detached house with a garage, generous off-street parking and a lovely frontage with a carriage driveway, set on a substantial plot. The house itself is well specified with a utility/laundry room, downstairs guest cloakroom, large living/dining room and a study/office, as well as a very large L shaped conservatory running around the rear corner of the property, but it also presents a fantastic starting point from which you can remodel and extend, subject to the usual permissions, to create your very own dream "forever" home in one of the most sought after villages in Hertfordshire.

Accommodation:
Set within a protective tiled roof porch, the pretty front door, with decorative glazed panels, welcomes you into a light and airy entrance hall, well lit by a window to the front and the window on the upper landing overlooking the stairwell. A traditional wooden parquet floor, set in a classic herringbone pattern with neat edging strips, brings warmth and style to the hallway, which runs alongside the staircase, with a useful storage cupboard beneath it, opening into the living/dining room and the kitchen.

The living/dining room is a large room by any standards at almost twenty-five feet long. Despite its great size it enjoys abundant natural light throughout the day thanks to a large bay window to the front, proffering lovely views over open countryside, and a set of fully glazed French doors to the rear with additional windows either side, that open out into the large conservatory. This is a great room for spending time together as a family and is comfortably large enough to multi-task as a living room and dining room should that suit your lifestyle. Of course, factoring in the enormous conservatory along with the already ample ground floor space, gives a plethora of options and layouts for you to experiment with, and makes this property incredibly adaptable as well as flexible, easily changing with you as your needs change over time.

Adjacent to the living/dining room is the front facing study/office, another well lit room with great views across open farmland to the front and a window that looks out into the conservatory at the rear. This is a nicely proportioned room perfect for the role, offering plenty of space for a comprehensive work from home facility that would easily cope with multiple workstations and the necessary storage, and enjoys a good location within the house, with a reasonable level of privacy, yet still within easy reach of the main day to day living areas. Of course, should an office not be needed it is perfect for many other uses too, such as a playroom, teenage hangout space, arts and crafts studio, TV room or quiet reading room.















The rear of the entrance hall opens into the smart, modern kitchen. Windows to the side and front aspects keep it light and airy, nicely enhanced by the light tones of the fitted cupboards and the tiled floor. Intelligent design has placed the fitted kitchen area into a natural recess running around the outside walls beneath the windows, which comprises a full array of wall and floor mounted fitted cabinets offering more than ample storage as well as housing a complete collection of integrated appliances. The remainder of the room is left as open floor space, which would easily absorb a large free standing fridge/freezer if needed, along with a kitchen table or breakfast bar. To the rear of the kitchen the tiled floor extends into an ideally placed utility/laundry room, that opens out through an external door into the rear garden and also links to a well placed guest cloakroom.

Reaching right around the rear corner of the house, from the utility right up to the study/office and garage, is a superb conservatory. This is a premium quality installation set onto low level brick walls that offers all year round practicality and really supercharges the usable ground floor space. Double doors connect the space seamlessly out onto the generous rear patio, and with another set of double doors on into the kitchen, there is a wonderful open flow between the house and the garden that will prove invaluable during day to day life, and show its worth even more when entertaining guests.

Upstairs there are three bedrooms, with two of them being comfortable doubles, and a large family bathroom with a separate bath and generous walk-in shower.

Exterior:
The generous frontage features a carriage driveway that climbs the gentle slope to the house before sweeping round in front of it and past the garage before opening back out onto the lane. There is ample parking for multiple cars on the expansive block paved driveway, which is bordered by a mature hedge to one side, with raised beds sporting a variety of plants, shrubs and bushes to the front and the other side. A gated pathway allows useful direct access into the rear garden, which is fully secure and enclosed and so ideal for children and pets. To the rear, a spacious, nicely shaped paved patio extends the full width of the house, linking the doors found in the utility/laundry room, the conservatory and the convenient pedestrian door into the rear of the garage. A brick built ornamental pond sits at the edge of the patio, surrounded by a vibrant variety of mature plants, with another flower bed extending along the side of the greenhouse. The balance of this large lovely garden is lawn, interspersed with a selection of fruit trees before further creatively planted and well established flower beds greet you at the far boundary.

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 very close to 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 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.




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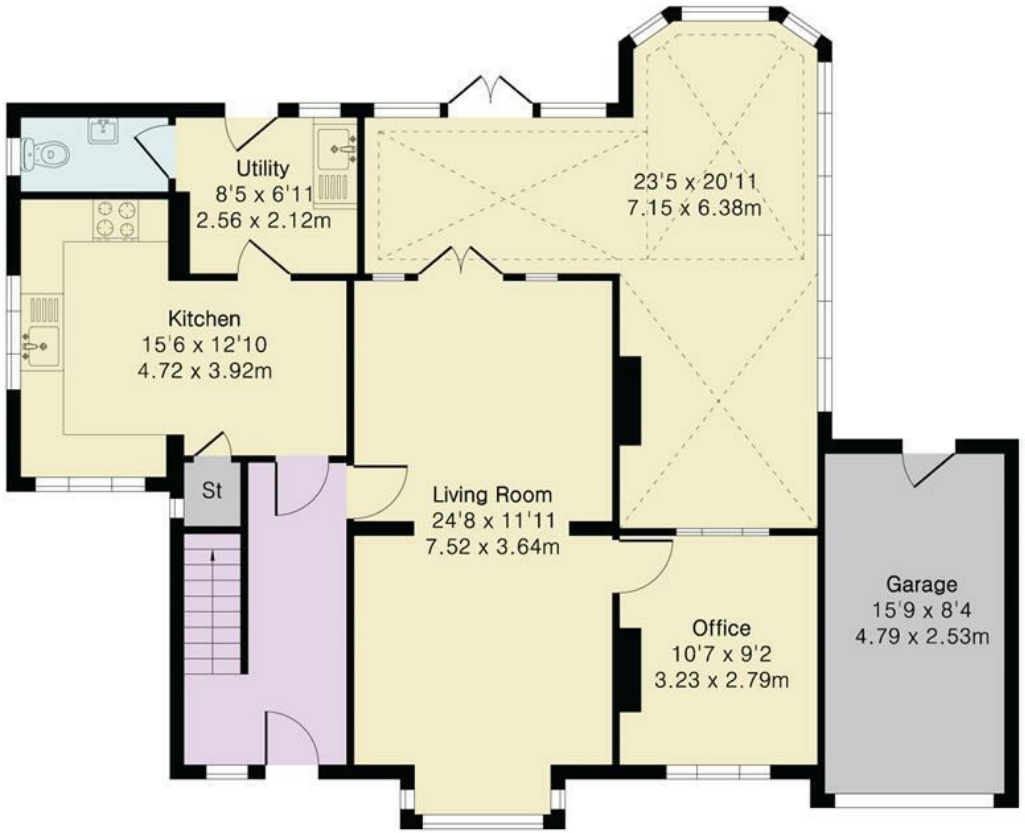




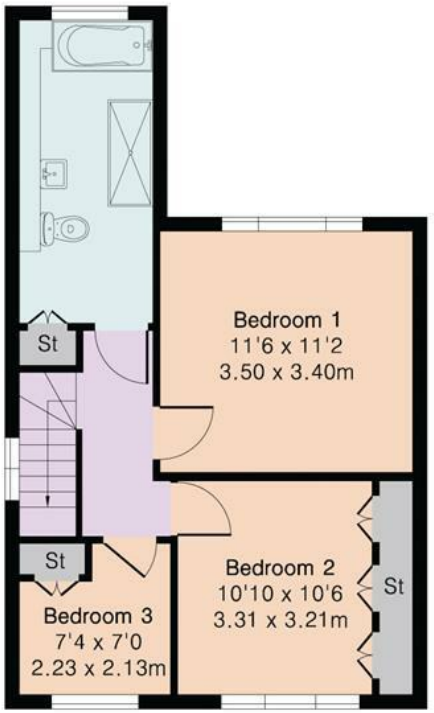


Approximate Gross Internal Area 1501 sq ft - 140 sq m (Excluding Garage)

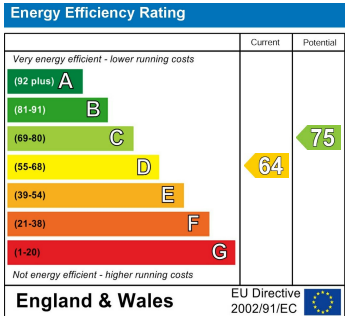
Ground Floor Area 1051 sq ft – 98 sq m
First Floor Area 450 sq ft – 42 sq m
Garage Area 130 sq ft – 12 sq m



Ground Floor



First Floor
















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