



**Bryan Bishop**  
*and partners*

Hertford Road  
Tewin



# Hertford Road

## Tewin

### Summary:

Bryan Bishop and Partners are delighted to bring to the market this fabulous six bedroom, three bathroom detached family home in the centre of the highly sought after village of Tewin. The property offers extremely generous living space arranged over three floors, along with an integral double garage, ground floor guest cloakroom and separate utility/laundry room and is presented in immaculate decorative order inside and out. The house is set well back from the road giving it a long driveway that flows attractively past the house and garage before looping around a small copse and reconnecting with the inbound driveway at the roadside, and enjoys a similarly large rear garden overlooking meadows and fields stretching away into the distance. The substantial frontage is shared with just one other executive detached house, and offers substantial parking for your family and any friends that come to visit.

### Accommodation:

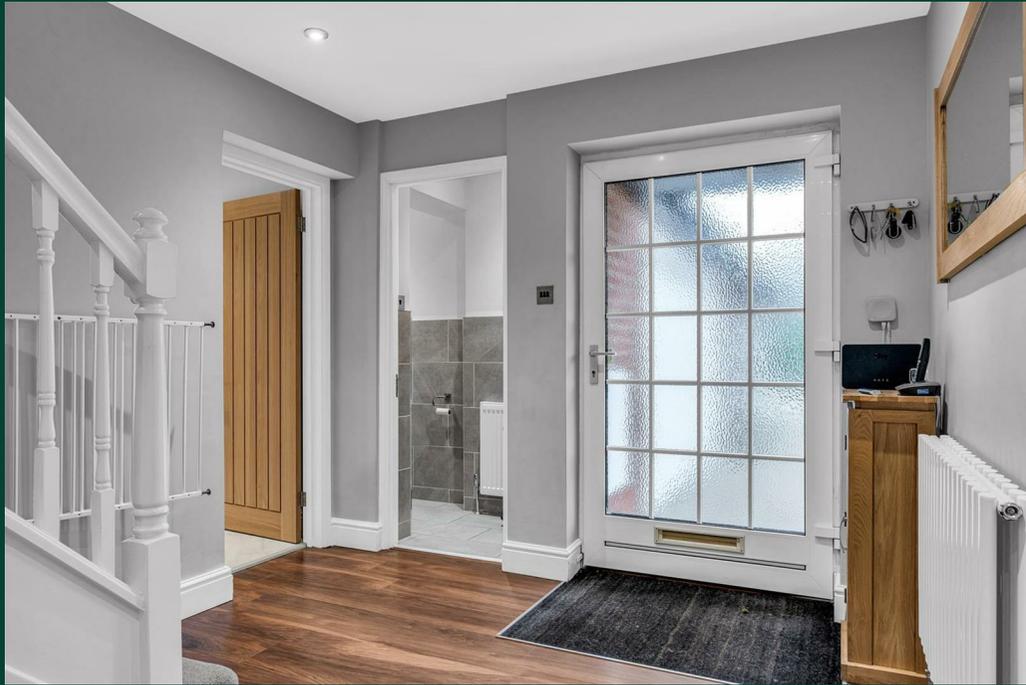
The house has plenty of character built into it, celebrating its village location with cottage style windows, an attractive cantilevered bay window to the family room and a nicely shaped roof line above the front facing bedroom window. The cottage style front door coordinates perfectly with the windows and is set beneath a tiled roof porch that mirrors the roof above the adjacent bay window. Small styling cues like this show the attention to detail that went into the architect's design, along with the expert craftsmanship on display in the high quality of the build. The front door opens into a generous entrance hall, where your eye is immediately drawn to the ornately carved spindles and newel posts of the pretty staircase as it curves up and away from you. From the hallway doors lead into a well situated guest cloakroom and a useful separate utility/laundry room which opens on into the attached double garage. The hallway then extends towards the rear of the house past the staircase, with doors leading to the family room, living room and a useful understairs cupboard before opening into the extensive kitchen/dining room.

The family room is a good size and shape, and nicely lit by the large front facing bay window. It has plenty of space to be able to fulfil your needs, whatever they may be, and works well alongside the large living room to give you multiple options to cope with the hectic day to day life of a modern family.

The adjacent living room is a large room by any standards at over twenty feet long, and enjoys a great connection out into the rear garden via a fully glazed door set alongside a full height rear facing window. A further window overlooking the rear garden helps keep the room light and bright, as well as welcoming in the fabulous views along the garden to the open countryside beyond. There is an abundance of space in the living room, giving you innumerable options as to how to configure and furnish it to best suit your needs. Be assured that it will easily accept multiple sofas and chairs along with a number of other pieces of occasional furniture and still leave plenty of open floor to ensure a smooth and easy flow in, around and through the room. A great room for day to day family life, however large your family, and a real boon when entertaining guests.

The whole of the rear corner of the house is taken up by the superb kitchen/dining room, which extends to nearly thirty-three feet in length and provides a useful exterior door opening out into the rear garden. Despite its great size the room is flooded with natural daylight through no less than four separate windows arranged across three separate aspects, ably aided by the clever choice of gloss white cabinets and light coloured tiles that cover the floor. Just over half of the room is laid out as the working kitchen area, a substantial space that has a comprehensive array of wall and floor mounted cupboards lining the perimeter, guaranteeing that you will never run short of storage space or food preparation worktop area. Boosting both of these elements even further is a smart island extending out from one wall, which offers a neat visual delineation of the separate parts of the room whilst at the same time providing a fabulous breakfast bar. Integrated within the cabinets is a complete collection of premium branded appliances, with designated spaces allocated to accept the larger free standing items. The remainder of the room is left as open floor for you to use however best suits your lifestyle.







Certainly there is ample space for a generous dining suite and other occasional furniture, along with some casual seating if so desired, still leaving a free flow around the room. The kitchen is supported by the adjacent utility/laundry room, which has its own side facing window and is fitted with cabinets that coordinate with those used in the kitchen. From the utility room there is an internal door opening directly into the double garage, making that a really practical space that can be easily used as a part of the main house.

Up on the first floor is a pretty galleried landing that leads to four of the bedrooms and the family bathroom, which is fitted with a separate bath and shower. Three of the bedrooms are spacious doubles, with the fourth being a single that is currently giving great service as a comprehensive home office. One of the double bedrooms enjoys a smart en suite shower room. The principal bedroom also has an ensuite bathroom which is fitted with a separate bath and shower along with twin sinks. Up on the second floor is a terrific bedroom suite with twin Velux windows set into the roof, along with access into a substantial adjoining loft space that could easily become a linked lounge area, making this perfect for a young adult still at home who needs some private space but to still remain connected to the main family living rooms.

#### Exterior:

The house enjoys a fabulous rural setting, surrounded by open countryside, yet within a few minutes of the vibrant centre of Tewin village. Being set well back from the road allows a long sweeping driveway to reach up to the house and garage, providing plenty of off street parking. A separate gated access gives direct ingress from the driveway to the substantial rear garden, which is fully secure and enclosed and so ideal for pets and children. A neat paved patio runs the full width of the rear of the house, linking the access points from the living room and kitchen, before extending back some way along one side of the garden. This makes a fabulous area for outside dining and seating, comfortably large enough for a number of family members and guests to enjoy the delightful open aspect all around. The lawn extends the full length of the garden, ending in a mature hedge at the far boundary, and beyond that the views cascade across open fields to a tree line far away in the distance. An absolutely wonderful place in which to relax, unwind and socialise with friends and family.

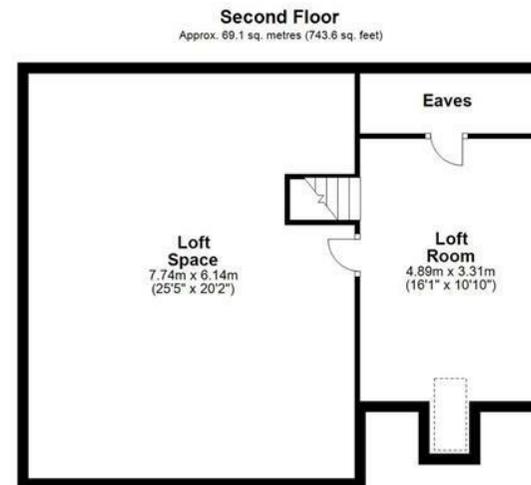
#### Location:

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 in the very 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.









Total area: approx. 276.6 sq. metres (2977.2 sq. feet)

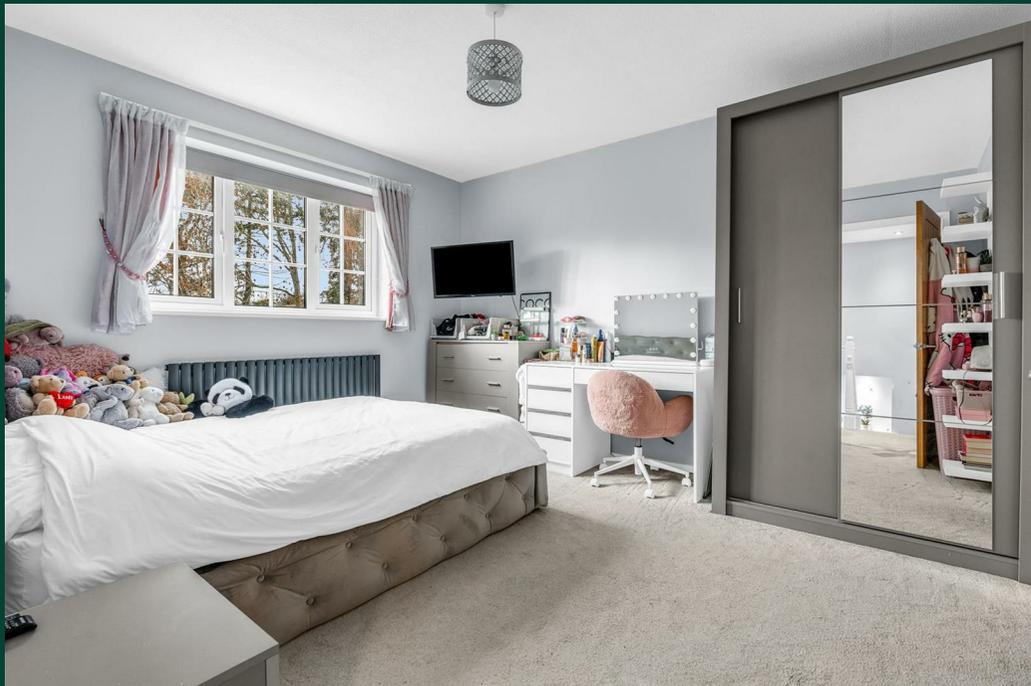
FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</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*

