



Bryan Bishop
and partners

Burnham Green Road
Tewin



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This stunning contemporary designed home, is situated in a tranquil and beautiful woodland setting. Approached via a sweeping tree lined driveway, this property enjoys uninterrupted views over the lovely Hertfordshire countryside, yet boasts an interior bursting with inspirational design throughout.

The property invites you in through a welcoming porch and 3/4 glazed door with matching windows either side. Inside the light and airy hallway there is a conveniently placed ground floor cloakroom, a door to the good sized family room and open access through an inner lobby to the stairs and rear-wing of the house. In addition, there is open access with a vaulted ceiling through to the stunning kitchen/dining room. This room extends to over 40 feet in length and has a high vaulted ceiling along with multiple glass doors and large windows looking out onto the lovely garden, this room really has the wow factor in abundance. There is extensive and creative storage throughout, including a walk-in pantry, along with a range of integrated appliances and a large island in the centre. 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.

There is an attractive staircase leading up to the first floor from the inner lobby, this is bathed in light from multiple windows. On this level there are four further bedrooms each of a good size and two of double aspect, these rooms maximise 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.







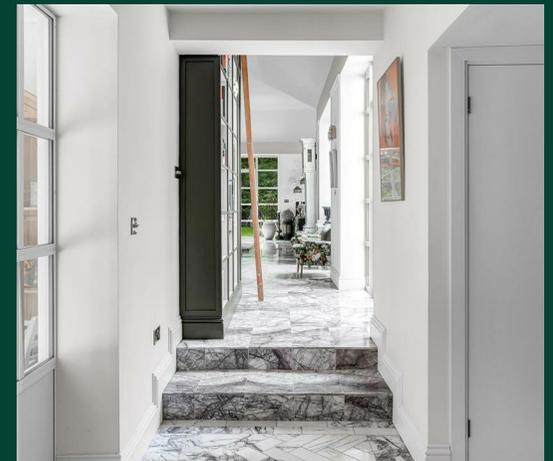
Outside, the house is set on a 1 acre plot in a delightful wooded area bordering open farmland and approached via a driveway surrounded by mature trees. There is extensive parking to the front of the property which is set centrally in the grounds. The secluded gardens wrap completely around the house, 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, whilst 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.

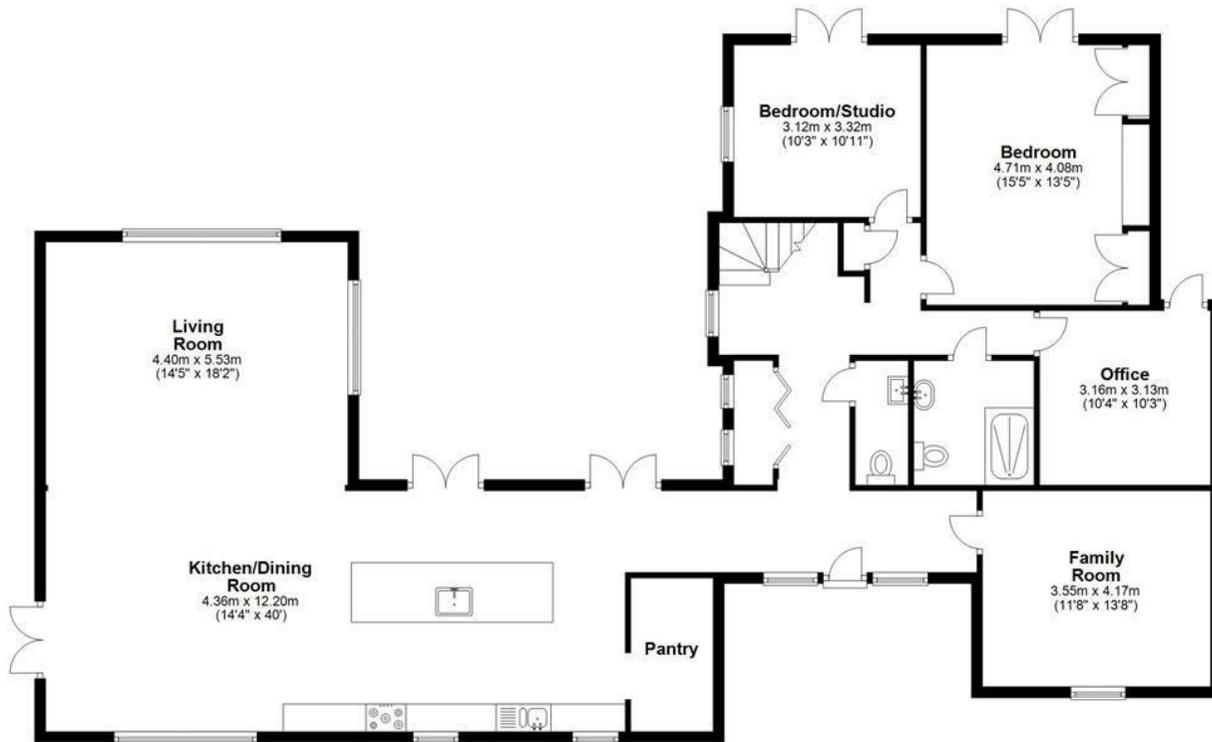






Ground Floor

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		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	77
England & Wales		
EU Directive 2002/91/EC		







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