



Bryan Bishop
and partners

The Avenue
Welwyn



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Hertfordshire

Summary:

Bryan Bishop and Partners are delighted to bring to the market this exceptional seven bedroom, five bathroom family home in the much sought after village of Tewin. Set along a quiet residential cul de sac within a small gated development of premium luxury residences, yet with an easy walk to a number of fine country pubs, as well as the village green, tennis club and cricket club, this wonderful property offers spacious and versatile accommodation arranged over three floors, presented in absolutely immaculate condition inside and out, and offers a detached double garage and beautifully designed gardens, all enclosed by its own secure gated boundary.

Accommodation:

The aptly named Rose House is a very attractive property, exhibiting a skilfully curated style and elegance that shows a fabulous eye for design and proportion, and that appeal is immediately apparent as you approach. Strong brick pillars topped with lovely stone finials flank the remotely operated front gates that open to reveal a delightfully ornate part glazed porch set beneath a tiled roof. Creative planting softens the red brick frontage, with fabulous climbing roses framing the large sash windows of the living room and family room.

Inside is a neat entrance lobby, nicely lit by the full height, multi pane windows either side of the front door, which opens via double doors into the main entrance hall. The entrance hall is a nicely balanced space ensuring a warm and comfortable welcome is extended to all your guests, and has an easy flow into the rooms around it with the pretty bull nosed staircase, boasting decoratively carved spindles and newel posts, turning as it climbs up to the first floor. Double doors open into the front facing living room and family room, with the hallway extending through the house leading to the well placed study/office, the utility room, kitchen and an ideally located guest cloakroom. The family room is a light and bright room thanks to the generous window overlooking the front. The double doors from the entrance hall are arranged across one corner of the room, which is cleverly matched by an elegant fireplace occupying the opposite corner, with subtle downlights set into the underside of the mantel.

Adjoining the family room is a useful study/office which is comfortably large enough to provide a comprehensive work from home facility with multiple work stations and the necessary ancillary storage for files and business records. Of course this house is blessed with a substantial number of rooms on the two floors above, any one of which would also make a superb home office, leaving the ground floor room free for any number of alternative uses should that suit your needs. Certainly it would make a terrific playroom, kids TV room or games room, enjoying as it does a nice central location within the house.

The living room is quite spectacular, and again is an elegant and perfectly proportioned space which is certainly large but also well balanced. Flooded with natural daylight from two full height windows to the side aspect and the large window to the front, it also has abundant light flowing in unhindered from the glorious dining room to the rear, to which it is joined by an open archway. Double doors link the room to the entrance hall, giving a valuable option to open the main living areas out into a free flowing semi open plan arrangement, absolutely ideal when entertaining guests, or to close them off for a more intimate and private atmosphere. The outside wall opposite the double doors presents a wonderful modern fireplace, matching stylistically the one in the family room, offering a fabulous focal point between the two windows, with ample floor space available to configure and furnish as you wish.

The dining room is connected open plan to the living room and on into the kitchen and enjoys a stunning situation, with a substantial roof light set into a deep recess in the centre of the ceiling joining with a large set of glazed sliding doors out into the garden to bring all of the benefits of a conservatory without any of the drawbacks. It is a capacious area that is more than able to accept a large dining suite and other occasional furniture besides, as well as benefiting from a set of fitted cupboards matching those in the kitchen along one wall. A simply delightful place to host lunches and dinner parties any time of the year.

The adjoining kitchen is a design masterpiece, making creative use of the substantial space available to provide a fitted kitchen with a superb ergonomic layout as well as seamlessly connecting the double glass doors at one end through to the dining area whilst simultaneously providing a breakfast bar and a cleverly imagined worktop shape that both links the different spaces and yet subtly delineates them from each other. There is a comprehensive array of brilliant white handle-free cabinets that establish a slick minimalist visual effect and ensure more than ample storage, whilst housed within them is a full complement of premium branded appliances that are sure to meet all your family's needs. Both the dining room and kitchen have gorgeous matching stainless steel radiators, sinuously twisting as they rise the full height of the wall. The kitchen is ably supported by an adjacent utility/laundry room that also has a separate external door out into the rear garden, really enabling you to keep the kitchen clutter free.





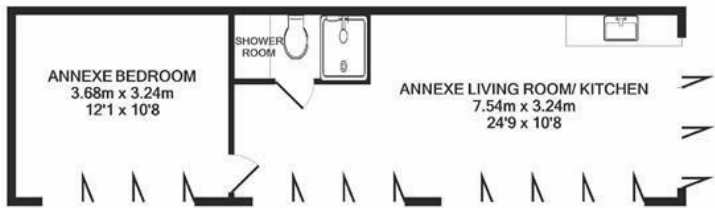








Ground floor and 1st floor total area approx 2189.6 sq.feet (203.4 sq.m.)



Annexe total approx floor area 391 sq. feet (36.4 sq.m.)

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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TOTAL FLOOR AREA APPROX 2580.6 SQ.FEET (239.8 SQ.M.)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	81
(55-68) D		
(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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