



Bryan Bishop
and partners

Bishops Road
Tewin, AL6 0NR



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Summary:

Bryan Bishop and Partners are delighted to bring to the market this superb four bedroom, three bathroom country house situated in the ever popular village of Tewin. This thoroughly impressive family home represents the absolute best of Hertfordshire village life, enjoying close to 3000 square feet of perfectly proportioned and intelligently designed modern living space, a rarely found and very appealing roof terrace and an attractive traditional exterior with large gardens to the front and rear with countryside and woodland views.

Accommodation:

The light oak front door welcomes you into a clean, bright hallway featuring a beautiful oak staircase that turns elegantly as it rises to the first floor. From the hallway are light oak doors leading to the living room, the large office, a convenient guest cloakroom and the extensive kitchen/dining room. This remarkable property exhibits a clean, crisp and elegant style throughout and the lovely hallway absolutely sets the tone for the rest of the house.

The office, which is much larger than usual, is a fabulous space for working from home. The office furniture itself is a bespoke fully fitted contemporary fit out. Well positioned for privacy yet staying connected to the rest of the house, it has two windows to the front and a really useful unit providing shelf and cupboard space for all your paperwork.

The living room is large and well shaped, allowing you many options for how you style the furniture layout to best suit your lifestyle. This room is easily big enough to incorporate a formal dining area if needed. Bathed in natural light from the two windows to the front and the two sets of sliding glass doors opening onto the rear patio, this is a super room for spending family time together as well as entertaining.

The kitchen/dining room is a wonderful centrepiece and is sure to become the heart of the home in no time. Again there is plenty of space to allow you the flexibility to furnish it your way, but ably supported by extensive fitted units which easily accommodate all the usual appliances, as well as a large breakfast bar which can seat 4/5 people comfortably for quick and casual dining. The dining area connects seamlessly out to the large rear patio via sliding glass double doors and a fully glazed single door and is bathed in natural light as a result. A super room for entertaining at any time of the day. As you would expect from a house of this size and quality, there is a separate utility/laundry room accessed from the kitchen.

Adjacent to the kitchen is a nice snug/family room with a window to the front aspect. A great room for casual relaxation with the family, maybe a large TV and/or a gaming area.

The kitchen also opens out onto an inner lobby, via which there is easy access into the rear of the garage and a super additional room with double doors into the rear garden, Currently used as a gym, this room would also be an excellent studio/workroom.







GROUND FLOOR

Entrance Hall

Office

8'9" x 11'6"

Family Room

16'4" x 8'7"

Garage

16'2" x 12'2"

Gym

14'4" x 8'3"

Kitchen/Dining Room

Living Room

20'1" x 21'1"

W/C

Utility Room

FIRST FLOOR

Landing

Family Bathroom

Master Bedroom

14'0" x 15'0"

En-Suite

Wardrobe

Bedroom Two

13'7" x 12'8"

En-Suite

Roof Terrace

13'6" x 11'8"

Bedroom Three

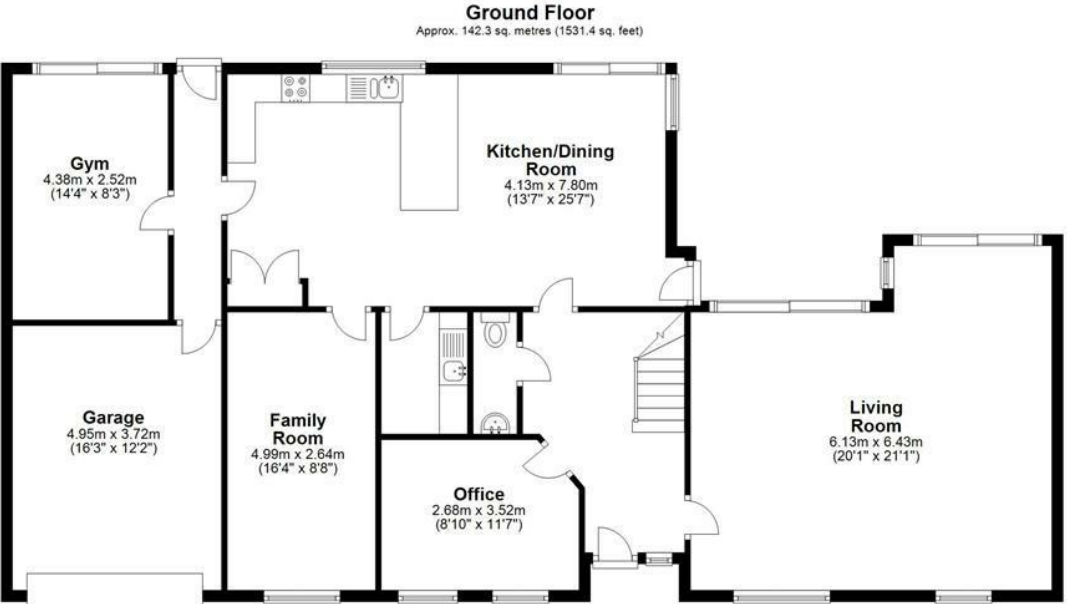
10'9" x 12'4"

Bedroom Four

12'4" x 11'1"



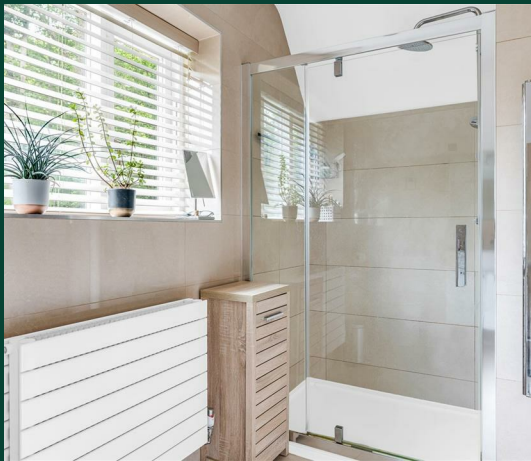




Total area: approx. 257.0 sq. metres (2766.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	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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