Bryan Bishop
and partners

108 Orchard Road

Tewin, AL6 0LZ

Guide price £1,195,000

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Summary:
Bryan Bishop and Partners are delighted to bring to the market this exceptional four bedroom, two bathroom family home in one of the most prestigious roads in the whole of Hertfordshire. The large detached house is set within a generous south west facing plot of just under an acre, and enjoys an idyllic location surrounded by open fields, yet is within a few minutes of the centre of the ever popular village of Tewin. Spacious and flexible accommodation presents almost unlimited opportunities to configure the space to best suit your family's needs, with a really useful ground floor bathroom adding yet another layer of adaptability. This stunning property is offered chain free for a swift and smooth completion.

Accommodation:
The house was designed and built in a classic farmhouse style, and the sense of timeless quality that is so evident from the outside continues undiluted as one enters through the solid oak front door. Inside is a large 'L' shaped reception room with a simply gorgeous wooden parquet floor throughout, laid in a classic herringbone design. The reception room is a light, bright space thanks to a front facing window beside the main entrance and a further window set into the stairwell and is perfect for offering your guests a warm welcome. From here doors open into the kitchen, family room, dining room and living room, as well as a cleverly placed guest cloakroom.

The kitchen enjoys a neat ergonomic design, with everything you need falling readily to hand. Multiple front facing windows keep the light levels high, further enhanced by a part glazed door leading out into the substantial adjoining utility/laundry room. The kitchen is fitted with a comprehensive array of wall and floor mounted cabinets, providing ample storage space as well as plentiful food preparation worktop area, which also contain a full complement of integrated appliances. A decorative tiled floor adds style and practicality, with tiled walls and splash back areas in a co-ordinated colour and style.

The adjacent utility/laundry room is very generously proportioned, has a large side facing window and a neat ceiling mounted skylight, and offers a separate external door opening out to the front of the property, a really useful facility when returning from walks, with or without a canine companion, having enjoyed the plentiful countryside walks in the area.

To the rear of the kitchen is the lovely family room, a space of nicely balanced proportions that would excel in a multitude of different roles. A fully glazed door at the rear flanked by full height widows either side opens into the substantial conservatory, whilst a further side door leads into a generous ground floor bathroom that is currently configured as an excellent wet room with a fully tiled open shower area, nicely lit by a rear facing window and a central roof light.

The conservatory is a stunning addition to the already generously specified ground floor, offering a large, nicely proportioned room for all year round use, with a fabulous stone tiled floor and double doors opening into the rear garden. Flooded with natural daylight as well as the glorious countryside views all around, this is a wonderful place for casual socialising and dining with family and friends - just delightful !

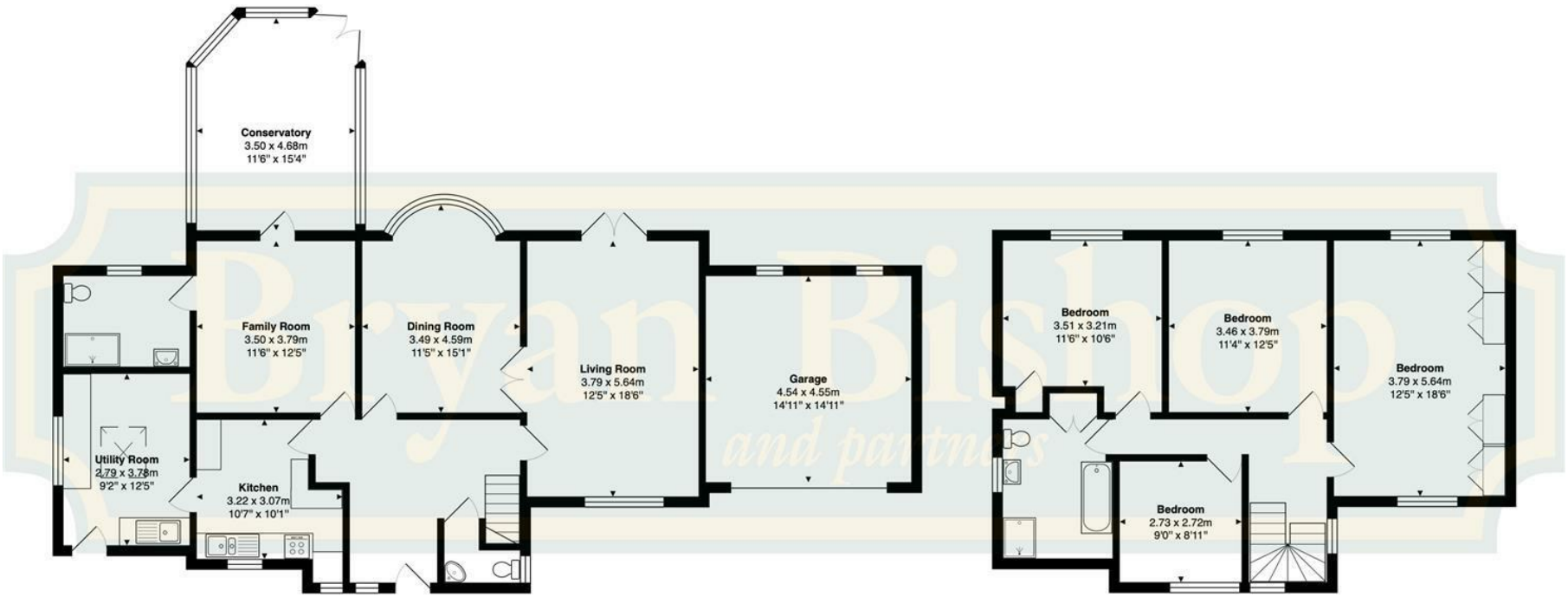
In the centre of the rear of the house is the dining room, another room that has a really nice balance to the space, making it easily furnished and laid out however you wish. Comfortably large enough for a generous dining suite and other occasional furniture besides, it is a lovely light and airy room thanks to the very large rear facing window that is set in an elegant bay shape, with a nice flow in and around the room, linking as it does directly from the reception room as well as through double doors into the large living room.

The living room runs the full depth of the house from front to back, with a large window to the front and fully glazed French doors to the rear keeping it bathed in natural light throughout the day. At nearly nineteen feet long it is a generously sized room but still retains a warm and cosy feel to it, with a superb, ornate fireplace set along the outside wall providing a wonderful visual focal point along with welcome winter warmth.

Upstairs there are four bedrooms, all of them doubles, with the principal bedroom benefiting from multiple fitted wardrobes along the full length of one wall. The family bathroom is another spacious room, easily encompassing a separate bath and shower.

Exterior:
The house is set well back from the gated entrance, allowing an expansive driveway to open out in front of the house and attached double garage, providing plenty of private off-street parking for family and visitors. The plot is large at over 0.8 of an acre with a great square shape, enabling the house and garage to be fully surrounded by the grounds in a lovely cosseting way. A mature pond, generous flower borders and a large number of carefully selected specimen trees are scattered around the garden, with a wonderful use of sympathetic landscaping and careful planting of hedges creating lovely separate areas to be discovered. This is an extremely rare opportunity to acquire a lovely family home in a prestigious location, surrounded by its own private, mature and thoughtfully developed gardens, with open fields as far as the eye can see to the front and the rear.

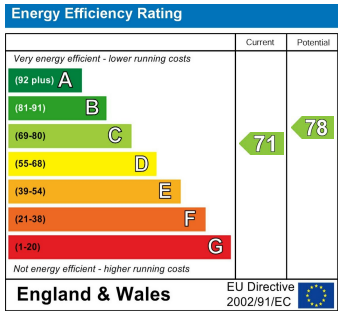
Location:
The attractive village of Tewin, arranged around two village greens and nestled between Welwyn Garden City and Hertford, is a highly desirable and sought-after residential area. The property is located on the edge of the village, which provides excellent local amenities including a community-owned 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
Area: 131.1 m² ... 1412 ft²

First Floor
Area: 74.7 m² ... 804 ft²

Total Area: 205.8 m² ... 2215 ft²



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