



Bryan Bishop
and partners

Burnham Green Road

Tewin



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Summary:

Bryan Bishop and Partners are delighted to bring to the market this absolutely outstanding four/five bedroom, four bathroom detached family home set within a very large plot on the outskirts of the popular village of Burnham Green. This exceptional property has a wonderfully attractive frontage that enjoys an appealing double fronted design and is endowed with an incredibly high level of fit and finish inside and out, along with modern amenities such as a state of the art security system and underfloor heating throughout that combines with the flexible and spacious interior to create a 'forever home' sure to provide for your family's needs as they evolve over time, always with an overriding elegance and style. Three double bedrooms and three bathrooms grace the first floor, whilst a further bedroom with en suite facilities is conveniently located on the ground floor, along with the opportunity to easily configure another ground floor room as a bedroom if so desired.

Accommodation:

The designer of this superb house had an enviable eye for detail, and this begins with the front door which is bespoke in light oak with a frosted glass inset panel coordinating with full height frosted glass windows either side, neatly recessed into a protective porch area. Inside is a stunning entrance hall/reception room, resplendent in the white and light hues of the tiled floor, walls and ceilings that ensure the light from the Velux roof window permeates the whole space. The roof line flows elegantly up from the front entrance to the shaped floating gallery above, effectively creating a double height entrance hall, with its centrepiece being the absolutely gorgeous bullnose light oak staircase that is so beautifully designed and constructed that it effectively becomes a delightful piece of furniture in the room. From the entrance hall doors in light oak front two useful coat cupboards either side of the entrance door, with matching doors opening into the front facing room/bedroom five, office/study, ground floor bedroom and a well placed guest cloakroom, with the kitchen readily accessed through an open entrance beyond the staircase.

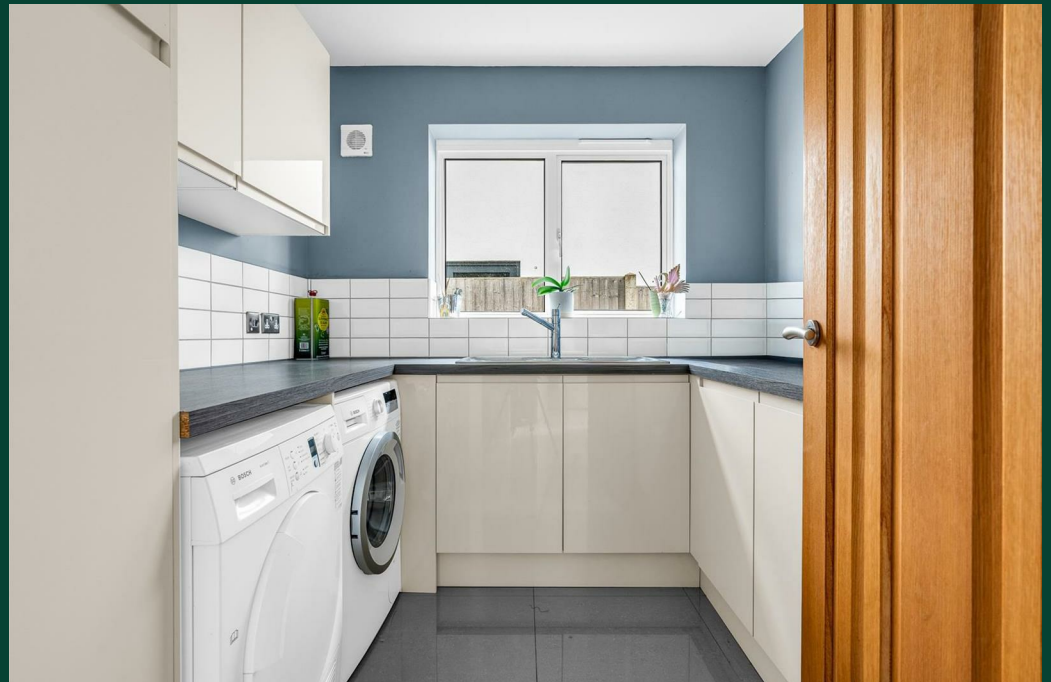
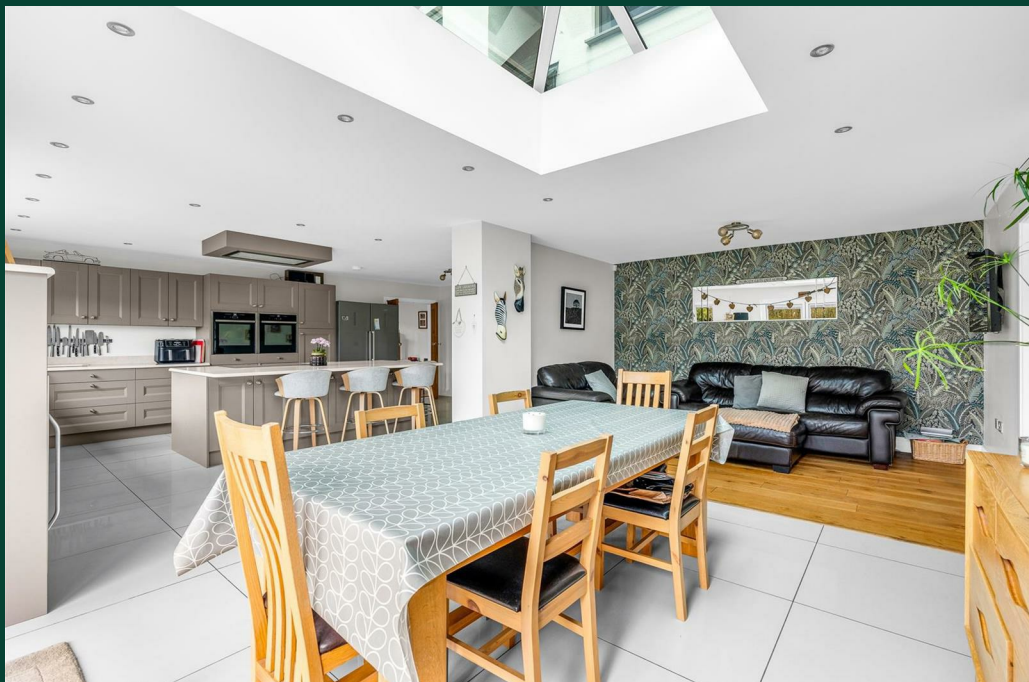
The front facing room/bedroom five is a good shape and size, certainly large enough to be an additional ground floor double bedroom if needed, with a large window looking out over the front garden. Of course it also offers myriad other opportunities if it is not needed as a bedroom, whether that be a home gym, playroom, games room, TV/cinema room, teenage hangout space, substantial addition to the adjacent office/study or even a semi-private lounge to the bedroom across the hallway if you have a family member living with you that needs some support along with an enhanced level of independence and privacy. The choice is almost endless and able to change with you as your needs change over time. A flexible, adaptable and valuable room.

Alongside it is the office/study, a neat and well placed work from home facility that will accept multiple workstations along with the necessary cupboards and shelving the role requires, nicely lit by a window to the side, with a good degree of privacy and a subtle location in the rear corner of the entrance hall.

To the left of the staircase is the useful ground floor bedroom. Another well placed room that is a comfortable double in size with the added bonus of a fully tiled en suite shower room. This is a real boon for any family that would like to provide for multi-generational living, and/or they have a family member with restricted mobility.

At the rear of the entrance hall is an open entrance into the stunning kitchen, a glorious room that links through open plan to the dining/family room to create an exceptional combined living space that is sure to quickly become the hub and beating heart of this lovely family home. The kitchen is blessed with a comprehensive array of bespoke wall and floor mounted cabinetry fitted around two of the perimeter walls that will ensure you never run out of storage space or food preparation worktop area, both of which are further enhanced by a wonderful central island that combines more cupboards and an integrated induction hob with extractor above with a generous six seater breakfast bar, providing a superb social space for casual family time and pre dinner drinks with friends. There is a further expansive collection of premium branded appliances integrated within the cupboards that include a microwave, two full-size ovens and a large wine cooler, along with designated spaces for certain free standing items such as a dishwasher and full height double width fridge/freezer.





Adjoining the kitchen is the delightful dining/family room, which has an open plan connection to the kitchen that allows seamless movement between the spaces as well as sharing the more than abundant natural daylight that floods in through the large kitchen window, three panel bi-fold doors and the substantial roof lantern in the middle of the dining area. This is a generous room in its own right extending to well over twenty-two feet in length, again making it a capable and flexible space to be configured and furnished in the way that suits you best. The dining area has a stylish feature wall of exposed brick and is perfectly positioned to make the most of the free flow from the kitchen whilst maximising the wonderful light and superb views out into the south facing rear garden, making it a perfect situation for casual dining just for the family or for more formal occasions welcoming invited guests. The family area has been intelligently placed into a natural recess at the front of the room, giving a more intimate, enclosed feel to the space, and is comfortably large enough for multiple sofas and chairs. Of course the two areas are fully interchangeable and would perform just as well swapping roles, even season by season if that was your desire.

From the corner of the kitchen part glazed double doors open into the living room, which enjoys an enviable dual aspect location at the rear of the house. This is a large room by any measure at over twenty-five feet long, but despite its great size is kept light and bright throughout the day by the nearly full width window to the rear and the additional picture window to the side. This is another well proportioned space that underpins the strength in depth of the flexible and adaptable accommodation on offer. Currently doing a great job as a games room/hang out space, it has the innate ability to flourish in any number of functions that you may require or just desire.

Set into the outside wall of the family room is a door leading through to an inner lobby that leads on through an external door into the rear garden whilst also giving direct access into the rear of the integral double garage and a fully fitted utility/laundry room, as well as opening into a further room to the rear.

This is another room that really exemplifies the core flexibility of this stunning house. The ceiling stretches up into the open pitch of the roof, with effectively a whole wall of glass to the rear with shaped windows above a three section set of bi-fold doors opening out onto the rear patio. Make the room whatever you want it to be, games room, summer lounge, home gym, arts and crafts studio, music room, library, or the best home office anyone has ever seen! It will undoubtedly excel in any of those roles and many more besides.

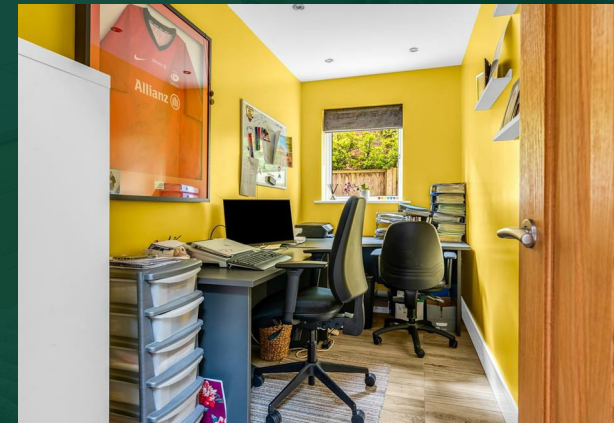
The stunning staircase delivers you to a galleryed landing that seems to float above the entrance hall below, with a perfectly balanced combination of bannisters and newel posts in light oak infilled with safety glass panels. From here doors lead into the three first floor bedrooms and the family bathroom. All of the bedrooms are doubles, with two of them being larger still and boasting front facing windows as well as Velux roof lights and fitted wardrobes. Two bedrooms feature luxury en suite bathrooms, with the principal bedroom enjoying a separate bath and shower. The family bathroom has a 'P' shaped bath with a shower and screen fitted above it. All of the upstairs rooms enjoy uninterrupted views out over the gorgeous Hertfordshire countryside.

Exterior:

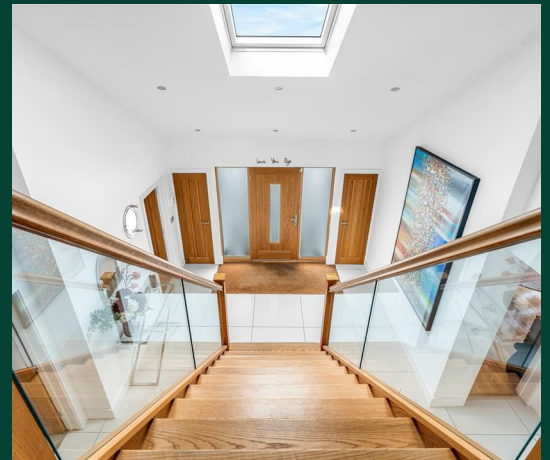
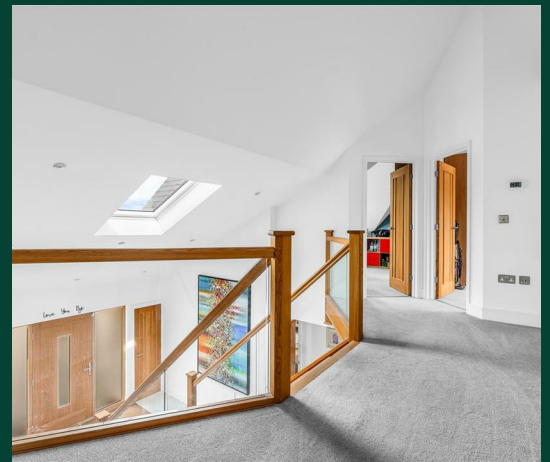
The generous size of the overall plot has allowed the architect to place the house well back from the road without even slightly compromising the rear garden space. This has allowed an extremely capacious frontage between the hedge lined front boundary and the house which would provide ample parking for a large number of cars whilst still leaving easy access to the double garage. There is useful separate gated access through to the rear garden which is fully enclosed and secure and so perfect for both pets and children. A deep paved patio runs the full width of the rear of the house, providing a generous space that is ideally configured to make the very best of the south facing situation. It neatly connects the various access points across the rear of the house and will comfortably swallow up multiple sets of outdoor casual seating and dining furniture. A simply superb place for spending time together enjoying the outdoors, with a lovely open aspect and natural countryside views beyond the distant hedge lined boundary. Just beyond the patio is a delightful tiled roof dining area with a bespoke timber frame and exposed brick infills that provides a wonderful covered social space, and in the far corner a useful double-width shed. The remainder of the garden is a lovely open lawn with shrub filled borders lining the edges.

Location:

This wonderful property is just a few minutes walk from the lovely village green that occupies the centre of Burnham Green. Surrounded by fabulous country pubs, both in the village, nearby Datchworth and the other well supported villages that surround it, this is an extremely desirable location in the heart of the Hertfordshire countryside. A few minutes drive from mainline train services in Welwyn that can place you in London King's Cross within 20 minutes and similarly just a mile or so from the A1(M), this immaculate family home enjoys the best of both worlds - open countryside on your doorstep but easily connecting by road and rail both north and south for work and leisure, it's hard to beat.





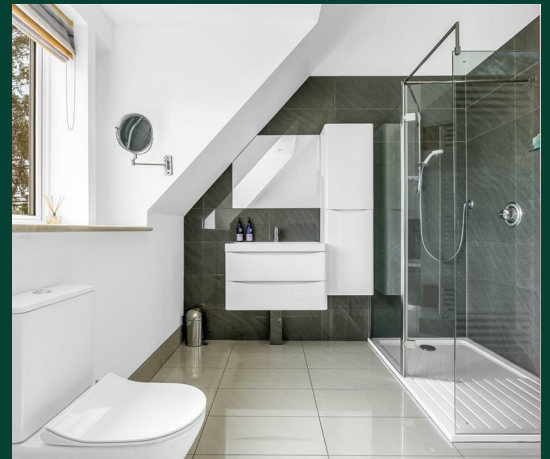




Energy Efficiency Rating

	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		
	79	81









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