

Bryan Bishop
and partners

Firs Walk

Tewin, AL6 0NY

Guide price £1,250,000



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Summary:
Bryan Bishop and Partners are delighted to bring to the market this exceptional four bedroom, three bathroom family home in the beautiful surroundings of Tewin Wood. Offered chain free for a swift and smooth completion and located on one of the finest residential roads in the county within gorgeous private grounds of over half an acre in the midst of the stunning Hertfordshire countryside yet within just a few minutes of the centre of the ever popular village of Tewin, this outstanding house presents flexible and adaptable accommodation arranged over two floors which includes two bedrooms and a well appointed bathroom on the ground floor, along with an integral double garage. Without doubt this is a substantial house, but the architect has achieved a wonderful balance of room size and proportion within a very appealing exterior that sits subtly and comfortably within its delightful natural woodland setting.

Accommodation:
The solid wood front door, with full height leaded light windows to the side, is recessed into a neat protected porch area, and opens into a lovely entrance hall. The entrance hall is a nice open 'L' shape and is large enough to be better considered as a reception room, able to comfortably house pieces of occasional furniture with ease as it sweeps around beneath the attractive staircase. There is a real homely feel to the space, helped by the warm tones of the light oak doors, frames and skirtings, along with the plentiful ambient light that filters down the stairwell from the front facing window in the first floor landing/study area.
From the entrance hall/reception room doors lead off into the kitchen, study/bedroom four and a perfectly placed guest cloakroom, along with double doors attractively set across the corner of the room that open into the large living room.
Just past the guest cloakroom is a door into an inner lobby, neatly separating that wing of the house from the more public areas. The inner lobby leads to a bathroom with separate bath and shower as well as a generously sized bedroom complete with a long run of fitted wardrobes, French doors out into the rear garden flanked by full height windows either side, and a superb vaulted ceiling inset with no fewer than three separate Velux roof lights. This is a stunning room with the added valuable practicality of a ground floor location and an adjacent full bathroom.

The study/bedroom four occupies the rear central part of the property with large picture windows looking out into the delightful gardens. Currently configured as a study/office, it is certainly large enough to provide you with a comprehensive work from home facility with multiple workstations and all the storage you may need for that purpose. It would also perform just as splendidly in many other roles that you may see for it, games room, play room, TV/cinema room, arts and crafts studio, home gym or an additional ground floor bedroom set close to the bathroom. The location, size and nicely balanced proportions endow it with the ability to cope with them all, really underlining the flexibility and carefully considered design that has been invested in this lovely family home.

The living room joins with the kitchen/breakfast room and the dining room in a wonderful trio of rooms that all link together seamlessly, establishing an easy flow around them all, with the kitchen/breakfast room and the living room also separately connecting out into the entrance hall/reception room. The living room is a large room by any measure, stretching to twenty-eight feet in length, but despite its great size it is absolutely flooded in natural light thanks to the two sets of full height picture windows that welcome in the gorgeous garden views of the west facing gardens as well as the abundant daylight, also including an external glass door giving useful direct access out into the garden. There is a lovely light oak surround fronting the centrally placed fireplace, matching with the glazed double doors that lead in from the entrance hall/reception room, which acts as an attractive visual focal point as well as offering cosy winter warmth. The room is clearly large enough to swallow multiple sofas and chairs with ease, giving you complete freedom of choice as to how you configure and furnish the space, and with a natural recess at one end lends itself to creating multiple different spaces within the one room. Despite there being a separate dining room adjoining the living room, it would be easy to incorporate a generous dining area at one end of the living room if you so wished, leaving the stunning dining room free to take on a different role for you.

The dining room is an absolute architectural triumph of light and space, boasting two Velux windows set into the towering vaulted ceiling, along with two gorgeous tall windows to the side and a wall of glass at the rear containing a pair of French doors at its centre. To describe it as being bathed in natural light seems a ridiculous understatement !! It links directly from both the living room and the kitchen/breakfast room giving it a terrific connectivity to the rest of the house and undoubtedly qualifying it to be a superb dining room, a wonderful venue for dinner parties whatever the time of day or night in a unique and stylish environment. As with a number of rooms in this adaptable house, it would also excel in fulfilling many other functions for you, so please take the floor plan room labels as a suggestion, open your mind to your family's needs and do whatever suits you best.











The front corner of the house contains the kitchen/breakfast room, which has been skilfully designed to offer two distinct zones, separating the working kitchen from the lovely breakfast area. The main kitchen is fitted with a comprehensive array of wall and floor mounted cupboards around the full perimeter, ensuring you will never run low on storage capacity or food preparation area on the beautifully contrasting granite worktops. Within the cabinets is integrated a full complement of premium branded appliances, as one would expect in a house of this size and quality, along with designated floor space for a two oven AGA set within a charming tiled alcove with concealed lighting and a decoratively shaped fascia with a display shelf above it. The cupboards have a pleasing variety of shapes, sizes and formats seamlessly blending the practical with the aesthetic, whilst a large utility/laundry room, accessed through doors at the end of the kitchen/breakfast room, further supplements the cupboard space and is fitted with a sink and plumbed for a washing machine and dryer, with a useful exterior door opening out to the side of the house. The breakfast area faces the front of the house and is ideally situated in a sunny part of the room with windows taking up the whole of both outside walls. What a perfect start to the day to take breakfast here with the family, and a wonderful casual dining facility whatever the time of day or night.
Upstairs there is a generous galleried landing with a large front facing window, which is more than capable of accepting some casual seating or even a full study/office set up without compromising the free flow through the space. At one end of the first floor is a bedroom with an en suite shower room and a separate WC, whilst the other contains a bedroom with a separate walk-in dressing room and an en-suite bathroom. Both of the bedrooms have the most wonderful views out into the rear garden, maximised by the large picture windows installed.

Exterior:
The architect has taken the opportunity of the substantial grounds, extending to over half an acre, to set the house well back from the quiet residential road on which it sits, allowing the wonderful woodland setting to be fully experienced at the front and the rear of the house. A long gravel driveway sweeps up to the integral double garage, continuing round to the front entrance of the house, ensuring more than ample parking for family and visitors alike, with the opportunity to easily make more parking space if desired, subject to any necessary permissions. The rear gardens are just delightful, a tranquil oasis of natural beauty with a paved patio spreading the full width of the house effortlessly linking the various access points in the bedroom, living room and dining room, as well as offering a welcoming space for outdoor casual seating and dining furniture. From the rear of the patio stone steps lead up the small rise onto the lawn which stretches away into the wooded far reaches of the grounds punctuated by a timber summer house nestling in amongst swathes of creative planting in a series of sweeping curved borders on either side. It is a stunning garden, elegantly designed in a fittingly naturalistic style to complement the surrounding woodland with a carefully curated selection of plants, shrubs and specimen trees, all immaculately maintained, and sure to delight the senses.

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 near the centre 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.

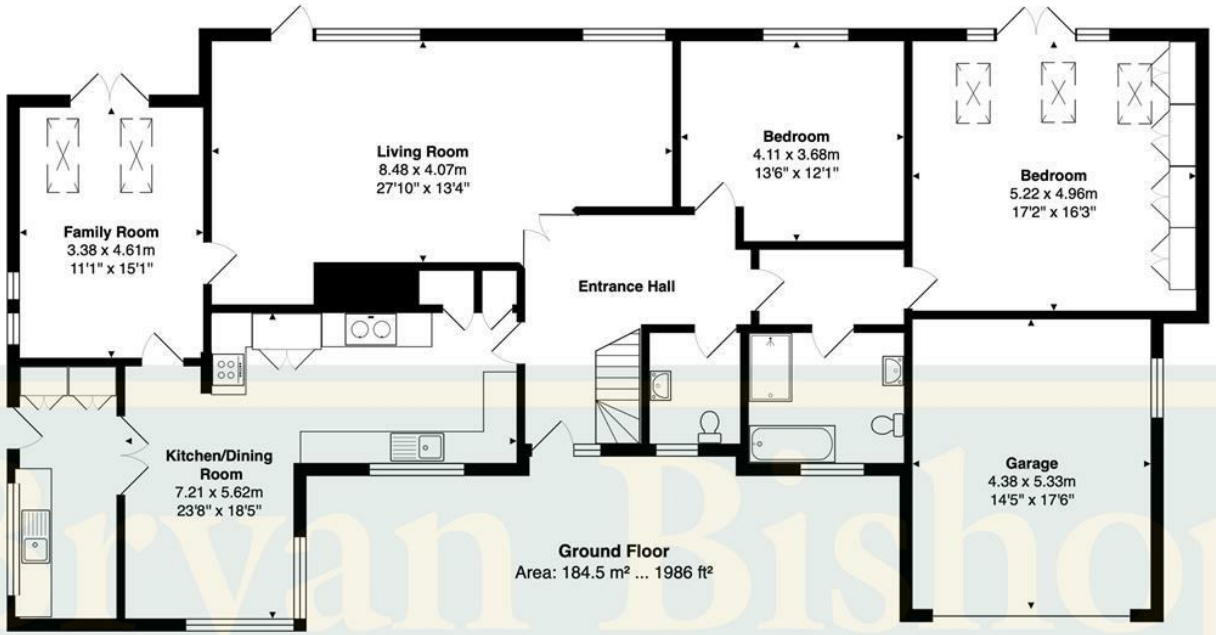


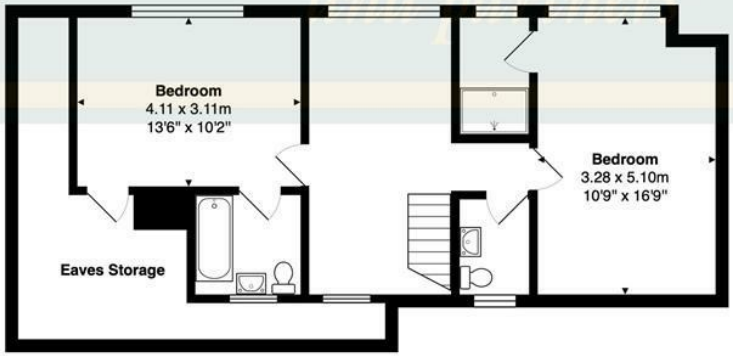






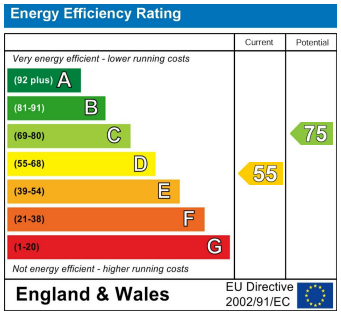






First Floor
Area: 69.6 m² ... 749 ft²

Total Area: 254.1 m² ... 2735 ft²

















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