



**Bryan Bishop**  
*and partners*

**Bishops Road**  
**Tewin**



# Bishops Road

## Tewin

### Summary:

Bryan Bishop and Partners are delighted to bring to the market this absolutely stunning four bedroom, four bathroom family home set at the end of a private cul de sac linking from one of the most prestigious and highly sought after roads within the ever popular village of Tewin. With generous and well proportioned living space measuring just shy of four thousand square feet, this substantial property is beautifully designed and luxuriously appointed throughout and enjoys a peaceful semi-rural position surrounded by unspoiled woodland yet is only minutes from the bustling and vibrant village of Welwyn.

### Accommodation:

Premium quality fixtures and fittings abound in this lovely house, and that begins with the solid wood front door, set beneath a protective cantilevered roof and flanked by full height windows either side, that opens into a wonderful tiled entrance hall within. The space is substantial and well shaped, and perhaps would be better described as a reception room rather than an entrance hall, with ample space for occasional furniture whilst still leaving plenty of open space to ensure your guests receive a warm and homely welcome. The entrance hall/reception room flows across the front of the house giving easy access to the two separate staircases climbing up to the first floor as well as the utility room, living room, sitting room and a perfectly placed guest cloakroom, whilst at the centre are a beautifully designed pair of part-glazed doors opening into the fabulous kitchen. As well as dual staircases the house benefits from a secondary entrance from the front driveway that opens into an internal lobby area, a really useful feature that gives direct access into the side of the integral double garage and directly into the utility/laundry room before opening through another external door into the rear garden. This is a really worthy addition, allowing you to use the utility/laundry room or garage as a boot room, and to wash down muddy pets before entering the main house after enjoying the wonderful country walks that are right on your doorstep.

The kitchen occupies one rear corner of the house and is a large room in its own right, but is dramatically enhanced by a full width open plan connection through into the rear facing dining/family room. The kitchen is a premium quality bespoke installation in walnut designed, constructed and installed by Planet Furniture, a highly respected local company famous for their superior quality materials and impeccable craftsmanship, and the luxury shines through in every aspect. There is a comprehensive array of wall and floor mounted cabinets lining two of the walls, in an appealing variety of shapes and formats, along with a stunning central island that boosts the already substantial storage capacity even further whilst simultaneously accommodating an inset gas hob and a large breakfast bar. Incorporated within the cabinets is a complete collection of all the appliances you may ever need, which includes the aforementioned gas hob along with three separate ovens, all from high end manufacturers. From the corner of the kitchen a doorway gives direct access into the adjacent utility/laundry room, which is fitted with cupboards matching the main kitchen along with twin wine coolers, plus designated spaces for a washing machine and dryer. The utility/laundry room clearly exhibits the attention to detail and design excellence evident throughout the rest of the property with direct access to the internal lobby, kitchen and out into the entrance hall/reception room, making it so completely usable.

The adjoining dining/family room is simply gorgeous. A bespoke creation in an orangery style by Westbury Garden Rooms, another company that draws unrivalled plaudits from its many customers, the room enjoys three quarter height windows around the full perimeter, which between them have three sets of French doors opening out onto the rear patio. Set into the roof is a glorious hand crafted lantern complete with remote controlled opening windows which work in total harmony with the underfloor heating to ensure effective temperature management throughout the year. This is a large room by any measure at over twenty-seven feet in length and effortlessly covers the dual functions of dining room and family room, with ample floor space for a substantial dining table and chairs, and a nicely configured family room area with a central fireplace and room for multiple sofas and chairs, still leaving abundant floor space to allow an easy free flow in, around and through the space. To say the room is flooded with natural daylight would be a ridiculous understatement. This room completely brings the outside in, both in terms of light and the wonderful woodland views, and with its excellent connections to the rest of the house and out into the garden it is a fabulous room for day to day family life and an absolute triumph when entertaining guests.







From the kitchen double doors connect through into the living room, another room of generous yet well balanced proportions that opens directly out into the rear garden through an elegant pair of French doors, only this time they are set within a delightful bay arrangement. The quality of the workmanship shines through, reflecting the superior craftsmanship that was employed when most of the windows were replaced not long ago, allowing unhindered views of the garden whilst also keeping this utterly charming room light and bright throughout the day. One side of the room boasts a set of bespoke cupboards and display shelving with a fabulous mirror at its centre, whilst there is an open fire with an ornate marble and wood surround at the centre of another wall that provides an appealing focal point as well as characterful winter warmth.

The front corner of the house is taken up by the sitting room, another elegant space which also has a wonderful fireplace, but on this occasion is presented in an exposed brick with a solid oak bressumer beam above it and a traditional log burner set within. No fewer than four separate windows grace the two outside walls, meaning the generous and well proportioned room is always well lit.

From the rear corner of the sitting room a door opens through into a neat, well placed office/study which is comfortably large enough for a comprehensive work from home facility if needed and also has a side facing window and glazed French doors out onto the rear patio. This room would also perform admirably in any number of other functions if that suits your needs better. There are too many to list, but a gym, playroom, games room, arts and crafts studio or teenage hang out space fall immediately to mind.

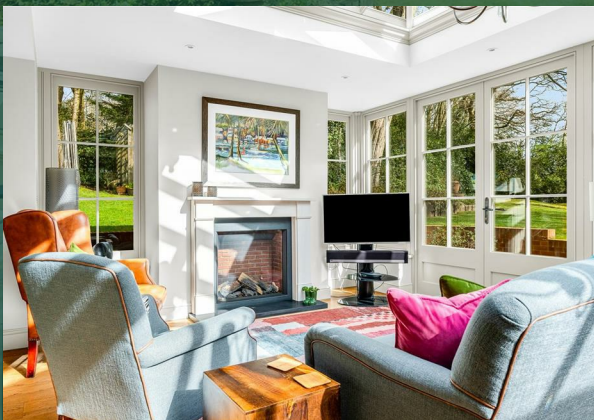
The first floor is reached through either of the two staircases situated at either end of the entrance hall/reception room, with both of them offering direct access to the centrally located principal bedroom suite. This is a fabulous amalgam of rooms featuring a large bedroom that is more than capable of accepting a king size bed and other occasional furniture, along with a separate dressing room fully fitted with built-in wardrobes, a chic en suite bathroom with a free standing designer bath and a glorious balcony across the rear with room for casual seating overlooking the expansive rear garden. To one side of the house there are two double bedrooms, both of which boast fitted wardrobes and smart en suite facilities. To the other side there is a further bedroom, again with fitted wardrobes, along with a family shower room.

#### Exterior:

This prestigious property enjoys an idyllic location surrounded by some of Hertfordshire's finest countryside. The substantial plot has allowed the architect to position the house well back from the entrance, ensuring more than ample parking for family and friends alike, with a gravelled driveway that extends the full width of the house and across the front of the double garage. The gardens flow around the house, giving easy gated access through to the rear and are an absolute delight. There is a large paved patio running fully across the rear of the house, giving abundant space for outdoor casual seating and dining furniture, with the easy access from multiple doors from the house making this an ideal place for entertaining guests as well as spending time together as a family. The rest of the garden is cleverly presented in a naturalistic form allowing it to really celebrate the wonderful woodland feel as it follows the natural contours of the land. The planting is beautifully understated, with beds and borders of shrubs and bushes dotted around the grounds, along with a further patio area, a tiled roof gazebo and a charming pergola interspersed within the stunning specimen trees. This is a wonderfully calming and tranquil garden with uninterrupted views that can be thoroughly enjoyed all year round from the patio, the balcony, the living room and the exquisite dining/family room.

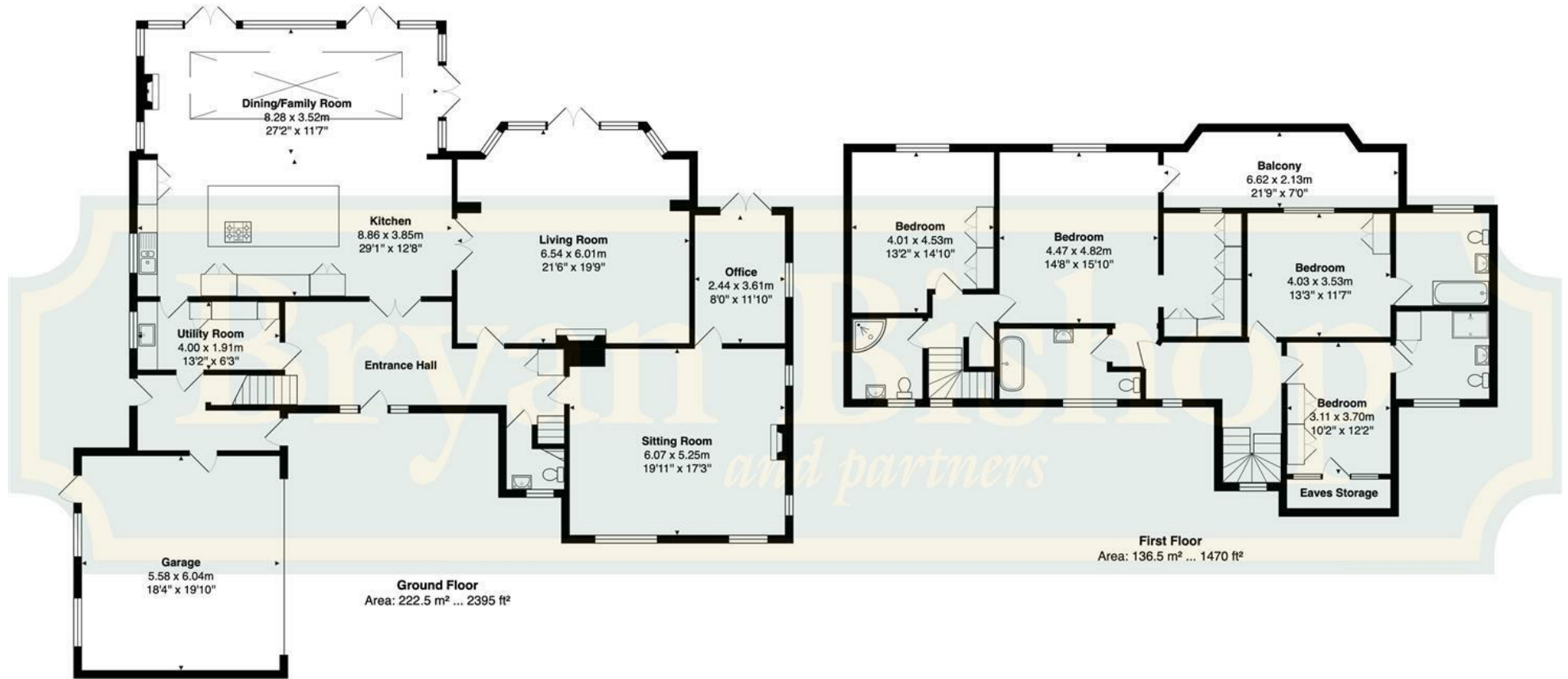
#### Location:

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 in the popular northern part 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.









Total Area: 359.0 m<sup>2</sup> ... 3864 ft<sup>2</sup>

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		









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