



**Bryan Bishop**  
*and partners*

Godfries Close  
Tewin  
Welwyn



# Godfries Close

Tewin  
Welwyn

## Summary:

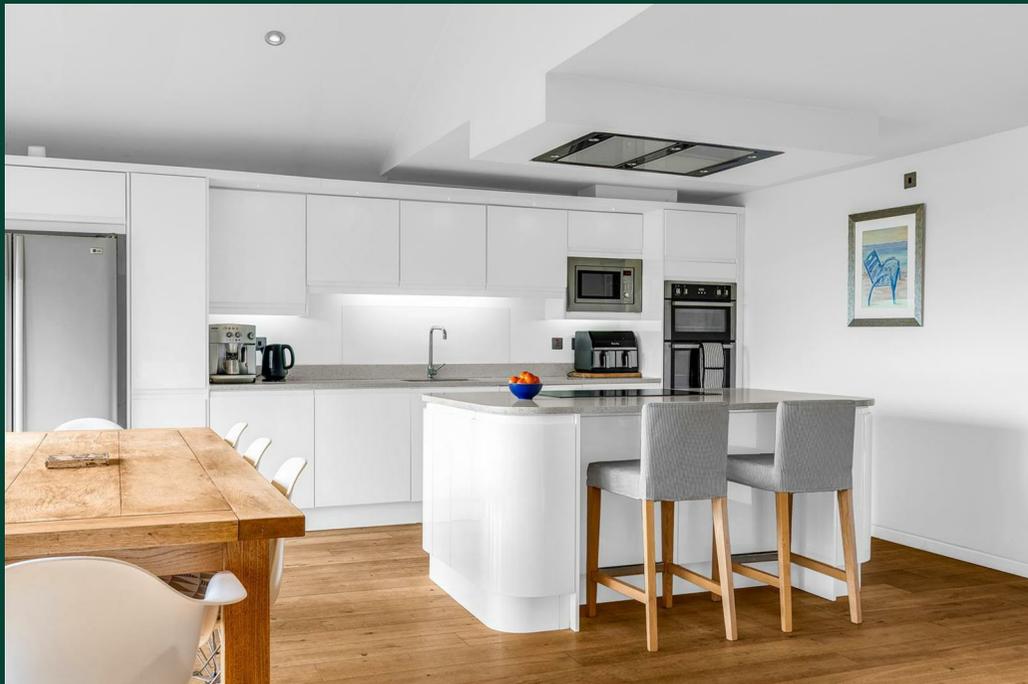
Bryan Bishop and Partners are delighted to bring to the market this outstanding four bedroom, two bathroom family home enjoying an idyllic location near the centre of the highly desirable village of Tewin, yet with an exceptionally large garden that backs onto thousands of acres of open arable farmland. This stunning property is located near the end of a quiet residential cul-de-sac with a large driveway offering off-street parking for multiple cars as it leads up to the detached double garage. Inside, the house is luxuriously appointed and presented in immaculate decorative order, offering generous living space that includes a separate utility/laundry room, ground floor guest cloakroom and a fabulous open plan kitchen/dining/family room that opens out through a set of five panel glass folding doors into the huge garden. This house will not just meet your family's needs - it will comfortably exceed them.

## Accommodation:

There is a smart, modern feel to the whole of this house, and that begins at the front door, which is inset with a vertical opaque glass panel which coordinates visually with the three full height windows adjacent to it. Inside is a spacious entrance hall, which is beautifully lit throughout the day by the large expanse of glass to the front, ably boosted by a further front facing window set high into the stairwell. It creates a wonderfully welcoming environment, with the generous space on offer emphasised by the stylish, minimalist staircase. From the entrance hall doors lead off into the living room, kitchen/dining/family room, the utility/laundry room and the well placed guest cloakroom, as well as a neat storage/coat/boot room.

The living room enjoys well balanced proportions as well as a good size, making it practical and flexible when you come to decide on the configuration and furnishings. It is comfortably large enough for multiple sofas and chairs, along with other occasional furniture besides, and enjoys a light, bright atmosphere thanks to the very large picture window that looks out over the front garden.







Taking the whole of the rear part of the house is the stunning kitchen/dining/family room. This room is an absolute triumph of light and space led design that stretches to nearly thirty-three feet in length. Virtually the whole of the rear wall is glass, with a large set of picture windows at one side joining with the five panel bi-fold doors at the other to flood the space with natural daylight and the beautiful uninterrupted views along the garden to the open countryside beyond. There is more than ample space in the room to comfortably fulfil all three separate functions, and the architect has done a brilliant job in offering some physical and visual elements that help delineate the different spaces without hampering the wonderful free flow between them. The working kitchen area occupies one end of the room, neatly designed to incorporate a full complement of wall and floor mounted fitted cupboards presented in a crisp gloss white finish that offer abundant storage and food preparation worktop area. Further supplementing both of these aspects is a gorgeous curved edge central island that houses the inset hob, with twin extractors above, as well as a spacious breakfast bar. Integrated within the cabinets is a complete collection of premium branded appliances, with designated space for a double width fridge/freezer. Of course the kitchen is generously supported by the separate large utility/laundry room, fitted for a washing machine and dryer, that also has a useful external door to the side of the house, making it perfect for cleaning muddy boots and muddy dogs when you have been out enjoying the fabulous Hertfordshire countryside that is right on your doorstep. The area behind the fitted kitchen is perfect as a dining room, bathed as it is in the natural daylight that cascades in through the bi-fold doors. In this area the ceiling opens into the full pitch of the roofline, giving it some added theatre as well as a different atmosphere to the kitchen area. It is easily able to accept a substantial dining suite. As the space opens out into the large family room, there is a geometric pillar in the centre and a contemporary log burner to the rear, both of them neat styling details to help differentiate the different spaces. The family room is a large space in its own right, allowing you myriad options on layout and furniture. This inspired room just works so well, both as a whole and as individual spaces, and is sure to become a strong family social meeting point, the heart and hub of this delightful home.

Upstairs is a light, bright upper hallway, nicely galleried over the stairwell, that leads to the four bedrooms and the family bathroom, which enjoys a separate bath and shower along with an extremely attractive mosaic tile design. Two of the bedrooms benefit from fitted wardrobes, with the principal bedroom also boasting a smart en suite shower room.

#### Exterior:

The house is set well back from the quiet road on which it is located, allowing ample parking for multiple cars as the driveway gradually widens towards the house and the detached double garage. Either side of the drive are deep borders of mature shrubs, bushes and some specimen trees. There is a useful separate access from the front into the rear garden, passing the entrance to the utility/laundry room on the way. The rear garden is very large indeed, with multiple patios, one that extends across the back of the house outside the bi-fold doors from the kitchen/dining/family room, and another of raised decking part way back along one side of the perimeter fence. Deep borders run along either side of the generous lawn, fully to the distant far boundary. The rear garden has a wonderful open aspect all around, with open farmland as far as the eye can see. It is just fabulous, a perfect place to relax and unwind, enjoying the fresh air with family and friends.

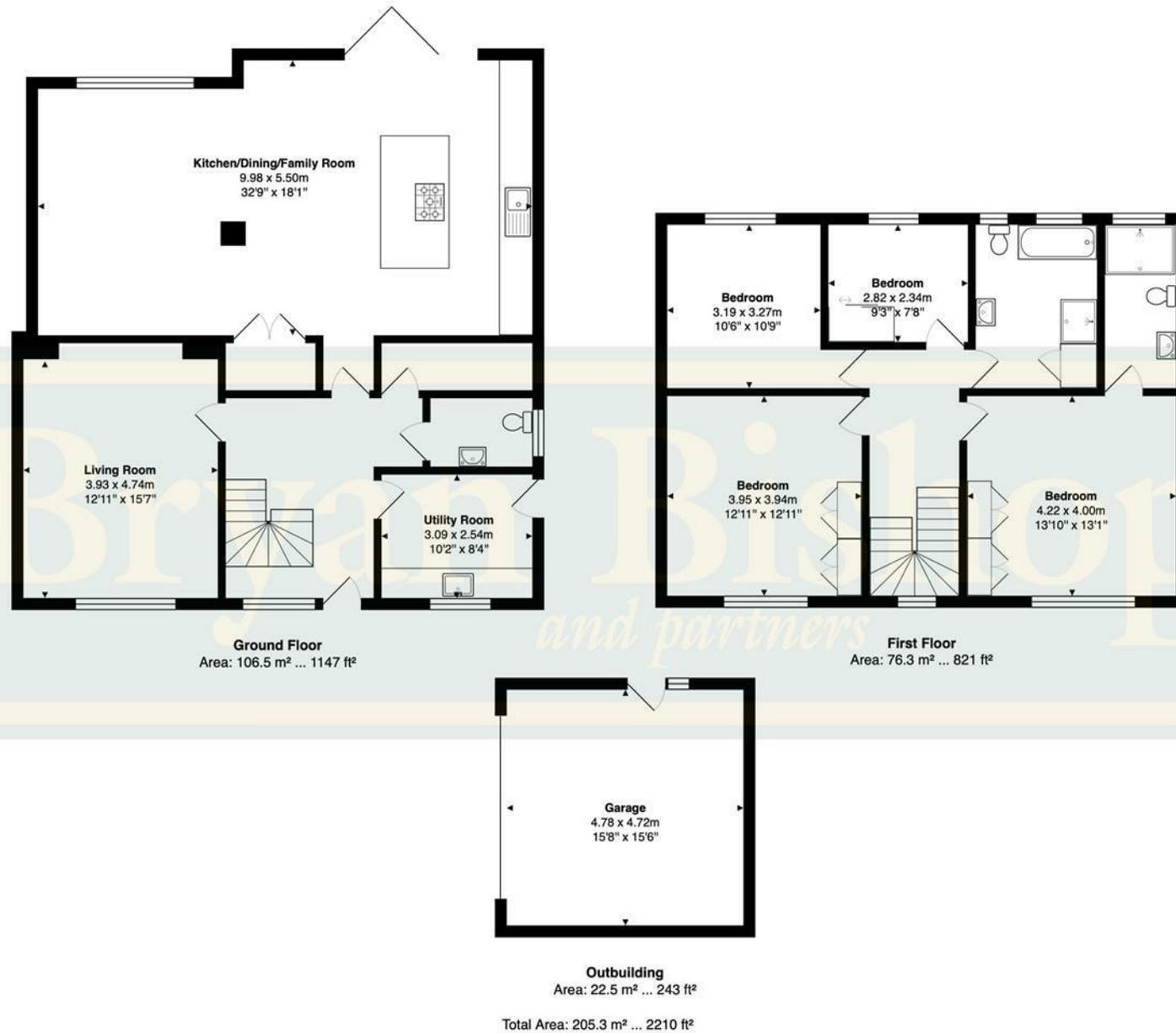
#### Location:

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 very 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.









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		
<b>England &amp; Wales</b>		
EU Directive 2002/91/EC		









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