



Sevenacres
Tewin

Bryan Bishop
and partners



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Summary:

Bryan Bishop and Partners are delighted to bring to the market this wonderful five bedroom, three bathroom family home in the highly sought after Hertfordshire village of Tewin. This lovely house is in "as new" condition inside and out. A valuable and reassuring asset giving you complete peace of mind as to the impressive quality of workmanship and materials used for the build. The property exhibits intelligent and stylish design throughout, with a flexible and free flowing ground floor layout, and a glorious second floor bedroom suite. This is a home that is ready and able to cope with the needs of a modern multi-generational family with ease.

Accommodation:

The part glazed front door opens into a light, bright and spacious hallway, nicely lit by a window to the side. From here doors lead into the kitchen/dining room, the living room, the family room/study and a conveniently placed guest cloakroom.

The family room/study is a great size and shape, offering any number of potential uses depending on your family's needs. Snug, TV room, games room, reading room/library, gym, substantial home office, or even a nice private ground floor bedroom, this room is a real gem, bathed in light by the window to the rear aspect which also presents lovely views out onto the garden.

The adjacent living room is just fabulous. Again, perfectly proportioned, this is another room that offers you real flexibility as to your preferred layout. Over twenty feet in length and well over fourteen feet wide, with glazed multi part folding doors occupying most of the rear aspect, this is a lovely space to spend time with the family and for entertaining guests. As well as seamlessly linking out into the garden, double doors open from the living room into the kitchen/dining room, giving a wonderful flow to the most used living spaces whilst maintaining some separation and intimacy often lacking in a fully open plan arrangement.

The kitchen/dining room enjoys an intelligent and splendidly ergonomic layout. The clean modern lines of the handle-free wall and floor mounted fitted units disguise the substantial cupboard space on offer and easily absorb the usual comprehensive range of integrated appliances one would expect to find in a modern house of this size and quality. The stylish central island augments the practicality with additional storage space and a neat breakfast bar for those grab and go meals, and glazed double doors allow plenty of light in and give access to a cute terrace to the side of the house, which also has a door into the rear of the double garage. The remainder of the floor space, which is extensive, is left open for free standing furniture, and is easily large enough for a substantial dining table and other casual seating if required.







The pretty staircase, with its decoratively turned balusters, leads up to the first floor galleried landing, well lit by a window to the side. The first floor hosts four of the bedrooms and the family bathroom complete with separate shower and bath. Three of the bedrooms are comfortable doubles enjoying fitted wardrobes, with one of them also having an en suite shower room. The stylish stairs then rise further to a wonderful top floor bedroom suite. Making great use of the really attractive architectural features within the roof design this substantial room, with its luxury en suite shower room, eaves storage and beautiful fitted wardrobes is an oasis of calm away from the rest of the house, or you could turn that thought on its head and use it as a bed/sitting room for a teenager still at home - the choice is yours !

Exterior:

Set in a quiet residential area, surrounded by glorious Hertfordshire countryside, tennis courts and a cricket club, and within just a few minutes walk of some of the finest country pubs in the county makes this a perfect family home. The large double garage and the double width driveway in front of it give plenty of parking. The rear garden is secure, fully pet and child friendly and perfect for relaxing and entertaining. The large, full width patio with decorative blocks and paving links nicely to the house via the living room, and the kitchen through the double doors to the side. The garden enjoys pretty raised beds around the perimeter, within which is a well balanced mix of lawn and patio area, and a neat shed occupying one corner.

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 right at 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.

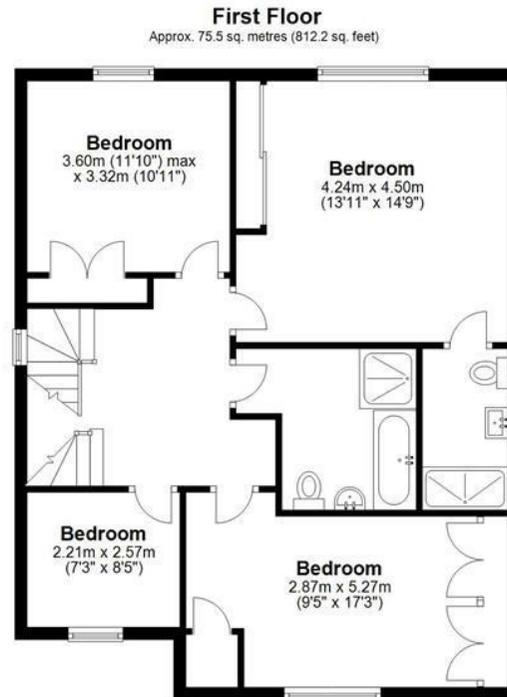
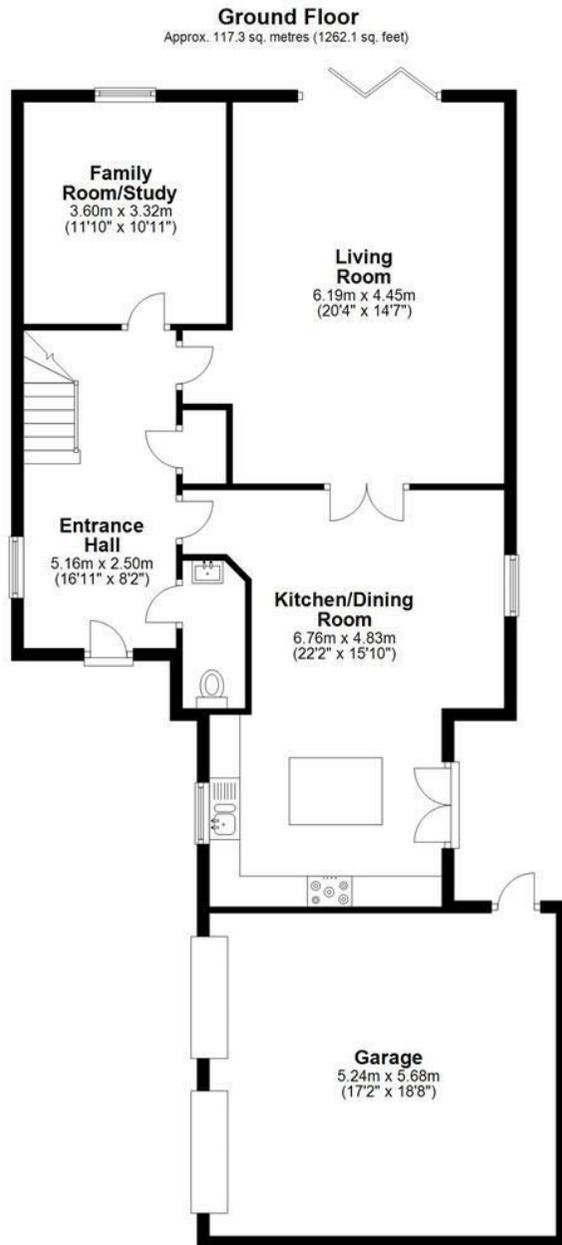




ONCE IN A
LIFETIME
YOU MEET SOMEONE
WHO CHANGES
EVERYTHING

EAT
DRINK &
PARTY





Total area: approx. 248.8 sq. metres (2677.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	







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