



**Bryan Bishop**  
*and partners*

**Margery Lane**  
Tewin



# Margery Lane

## Tewin

Bryan Bishop and Partners are delighted to bring to the market this enchanting five/six bedroom property set at the end of a quiet country lane, yet just a few minutes from the centre of the vibrant and popular village of Tewin. Enjoying grounds of just under one acre and with spacious, flexible accommodation, this is a sizeable chalet bungalow with almost unlimited opportunities to configure the space for your particular needs. The layout enables the house to be easily separated into multiple living spaces, ideal for multi generational living, including three/four bedrooms and two bathrooms on the ground floor if so desired, along with three separate entrance doors set along the extensive frontage. Offered chain free, the house would benefit from a light-touch refurbishment to turn it into a wonderful family home, with a parquet floor in the traditional herringbone pattern gracing the majority of the ground floor. The alternative, subject to the necessary consents, would be a larger but ultimately incredibly rewarding project to reconfigure the space either partially or completely to make the absolute best of the idyllic and rarely available size of plot in such a tranquil yet well placed location.

Given the local and neighbouring precedence, there is tremendous potential to double the existing footprint, subject to planning permission.

### Accommodation:

The glazed panel front door, set into a recessed porch, welcomes you into a T shaped hallway that runs through the centre of the house. From here doors lead into three front facing rooms, each of which could perform admirably as bedrooms if needed, the large lounge/dining room, a well placed ground floor bathroom and convenient separate WC.

### Self Contained Annexe:

One of these rooms occupies the front facing single storey extension to the left which benefits from its own separate external door out to the driveway, leading to a small suite of rooms that is the self contained annexe. It has a bedroom and lounge/dining room, along with a kitchen and a bathroom and toilet.

The rear of the house is occupied by a fabulous lounge/dining room. A large room by any measure, at over thirty-two feet long, makes it readily able to perform numerous functions for you, easily accepting multiple sofas and chairs as well as a substantial dining suite. Equipped with a double log burner that heats the lounge as well as the entire first floor of the property. Flooded in natural daylight from the substantial picture window at one end, there is also a further window to the rear and glazed double doors opening out onto the rear patio keeping the room light and bright throughout the day.

The adjacent kitchen/breakfast room also enjoys fabulous views out into the rear garden and aids the easy flow around the property with a door from the lounge/dining room and direct access out into the rear garden. Being another large room makes this really usable as a spacious hub of the home. There are a range of fitted cupboards currently in place, along with abundant space for all of the usual appliances you may need, but really this is a room that can become the highlight of the house with plenty of space for a luxurious fitted kitchen with an island incorporating a breakfast bar and still have room for a generous table and chairs, topped off by the two oven AGA set into the open inglenook which heats the whole kitchen. A useful additional front entrance is readily accessible through an ante room at the front of the kitchen.







At the far end of the kitchen/breakfast room is a small room opening into a bathroom and a separate WC. Both very useful but also, alternatively, a perfect location for a utility/laundry room.

The other two rooms to the front, directly accessed from the entrance hallway, one of which is a bedroom as well as an office. There is scope to repurpose these rooms or possibly even lose the office to allow for a grander entrance hallway.

Upstairs there are two double bedrooms, both with fitted wardrobes, and a WC. One of the bedrooms has access into a substantial loft room, that could easily become a private lounge and/or en suite bathroom/dressing room.

#### Exterior:

The house is called "Hideaway" which is a fabulously appropriate name for it. Located along a small lane that opens out into arable fields just beyond the house make this property very special indeed, and a very rare opportunity not to be missed. The gated entrance opens onto an expansive shingle driveway that leads up to the tandem double garage and sweeps across the front of the house. Mature hedges shield the front offering complete privacy to the large area of lawn that adjoins the driveway. To the rear there is a spacious patio running the full width of the house, with a mature Wisteria covering a generous timber pergola at the outside corner of the kitchen/breakfast room.

There is a large garage at the front of the property, which could very easily be repurposed as a utility room or playroom, extended on top of to add additional bedrooms or even removed altogether to allow for a larger driveway.

#### Location:

The property is literally a stones throw away from open fields and beautiful countryside and Tewinbury Farm is just a five minute walk away from the property.

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. 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.



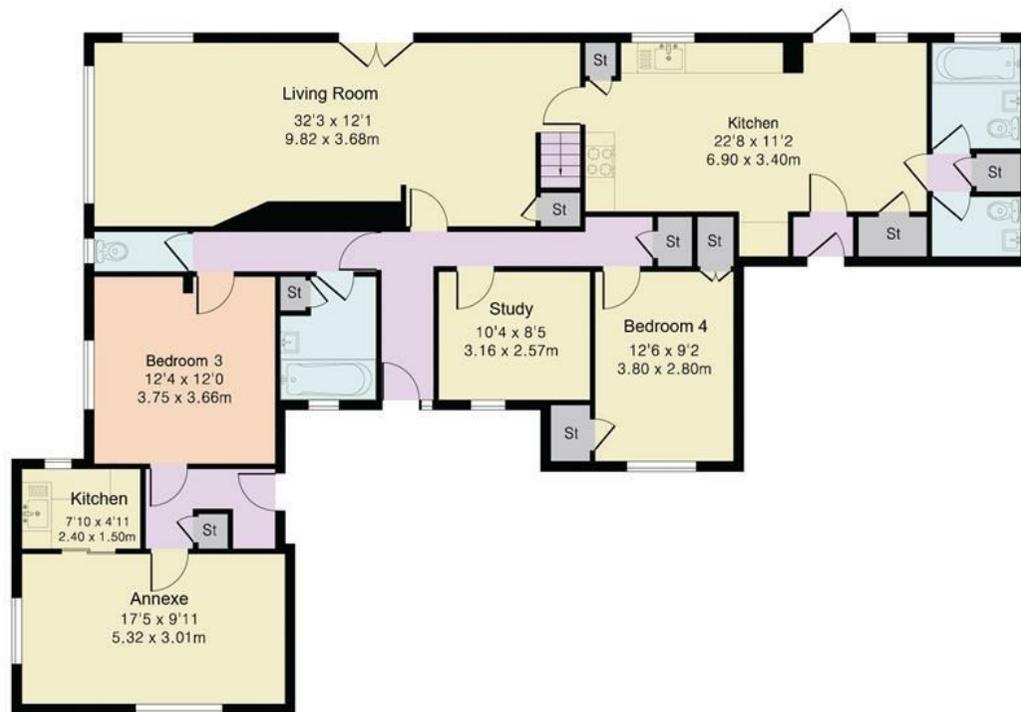




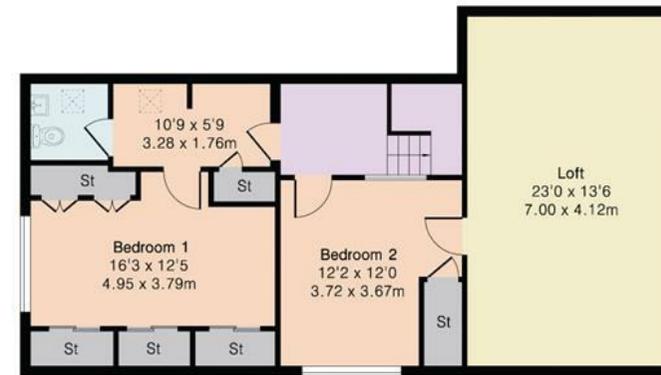
**Approximate Gross Internal Area 2476 sq ft - 231 sq m**

Ground Floor Area 1631 sq ft – 152 sq m

First Floor Area 845 sq ft – 79 sq m



Ground Floor



First Floor

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>		<b>76</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>46</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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