



Bryan Bishop
and partners

Cannons Meadow
Tewin, AL6 0JU

Guide price £625,000



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Summary:

Bryan Bishop and Partners are delighted to bring to the market this charming three bedroom semi-detached family home in the centre of the ever popular village of Tewin. The property is in outstanding decorative condition inside and out, has been substantially extended to now offer a spacious kitchen/dining room, utility room and playroom, and has even more valuable space added via a large garden room. Set in a quiet residential area, with an attractive block paved driveway allowing plenty of off-street parking, this wonderful property boasts an intelligent layout ideally configured to meet your family's needs, and is ready to move in and enjoy without having to lift a finger on improvements or decoration.

Accommodation:

The pretty front door, softly framed by mature trailing shrubs trained over the porch, welcomes you into a generous rectangular entrance hall, with two useful cupboards built into the space under the stairwell. From here doors lead into the large living room, fabulous kitchen/dining room and the conveniently placed guest cloakroom, which is nicely lit by a side facing opaque window. A charming circular window, set part way up the staircase, keeps the hallway light and bright as well as being an unusual and attractive feature inside and outside the house.

The living room is a large room by any measure, at nearly eighteen feet long, and offers plenty of flexibility as to how you lay it out and furnish it to best suit your lifestyle needs. It runs the full depth of the house and so is bathed in natural light all along its length from the large window to the front as well as the glazed double doors to the rear. The accommodation in this property is spacious and well proportioned, giving enormous flexibility to adapt each room to your preferred purpose. The living room is just one example of this strength, being comfortably large enough to multi-task as a living room and dining room if you so wish.

The kitchen/dining room is quite stunning, stretching away before you as you enter, making the most inspired use of the dramatically extended space to give a large luxury kitchen as well as a beautiful dining area. Windows and glass doors surround both spaces, ensuring they stay abundantly naturally lit throughout the day, and a separate door out into the rear garden adds practicality and enhances the easy flow between the garden and house that is provided by the french doors at the far end of the dining room. The kitchen area is blessed with substantial storage within the abundant wall and floor mounted fitted cupboards, which also enclose the full range of kitchen appliances that any family might need, along with space for a double width range style cooker. Smart solid wood worktops provide plenty of food preparation area, which is further boosted by a terrific island in the centre of the room, which also has a stylish set of sliding wicker baskets as under-counter storage units; a lovely touch of elegance and luxury, which could readily be adapted to offer a large breakfast bar also. Adjacent to the kitchen, perfectly positioned between the kitchen and dining room, is a utility/laundry room, helping keep the kitchen clutter free as well as offering a useful side door out to a passageway leading to the front drive. The rear section of the room, with the large side window and patio doors to the rear, is perfect as a dining space and is currently doing great service in that role. It would also make a great family space with casual seating, particularly as it links so well to the outside.







The adjacent room is another of nicely balanced proportions currently used as a playroom, so ideal for keeping the children close by and visible when working in the kitchen. This is another flexible and adaptable room that could be a dining room, office, study, gym, TV room, or snug just as effectively. Any number of uses spring to mind and you may have others of course. It is just a really well placed room ready to fulfil your needs and adapt with them over time.

Upstairs are three spacious bedrooms and the elegant family bathroom, fitted with a modern, stylish suite, including a P shaped bath with shower fitting and screen attached. Two of the bedrooms are comfortable doubles in size, with the main bedroom enjoying abundant light through windows to two separate aspects. Upstairs there is also loft storage with a drop-down ladder.

At the far boundary of the garden sits a super garden room, offering a great additional facility to the main house. This is a premium quality installation, fully finished inside, with light and power connected, and bathed in natural light through the two windows and the fully glazed door. Again, use it as you wish, it is an all year round usable space, perfect as an office, gym, games room, bar, arts and crafts studio, teenage chill out space or a guest bedroom. Adjacent to the garden room, built and decorated in a matching style and colour is a very large storage unit, really too large to be called a mere shed at sixteen feet long.

Exterior:

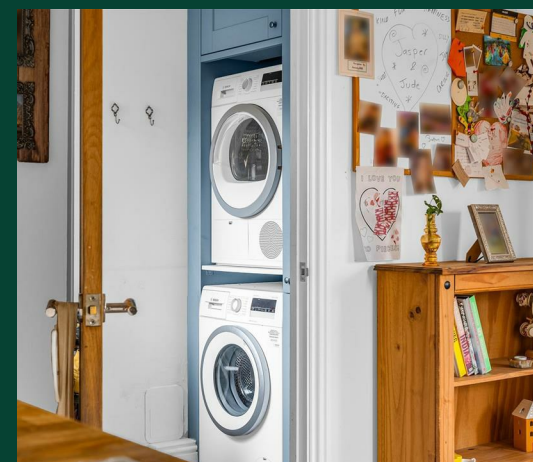
The clean frontage is block paved, assuring the most practical use, and is certainly large enough for the private parking of multiple vehicles, with a pretty border sporting an interesting range of shrubs and bushes alongside. There would be an easy opportunity here to pare back the border, thereby releasing even more parking space at the front. To the rear is a garden ideal for children and pets, being fully enclosed and secure. A large paved patio runs from the sheltered courtyard outside the living room, around the back of the kitchen/dining room and the playroom, and extends back into a spacious area for dining and relaxing. Attractive railway sleeper raised beds separate the patio from the lawn, which runs back to the patio outside the garden room.

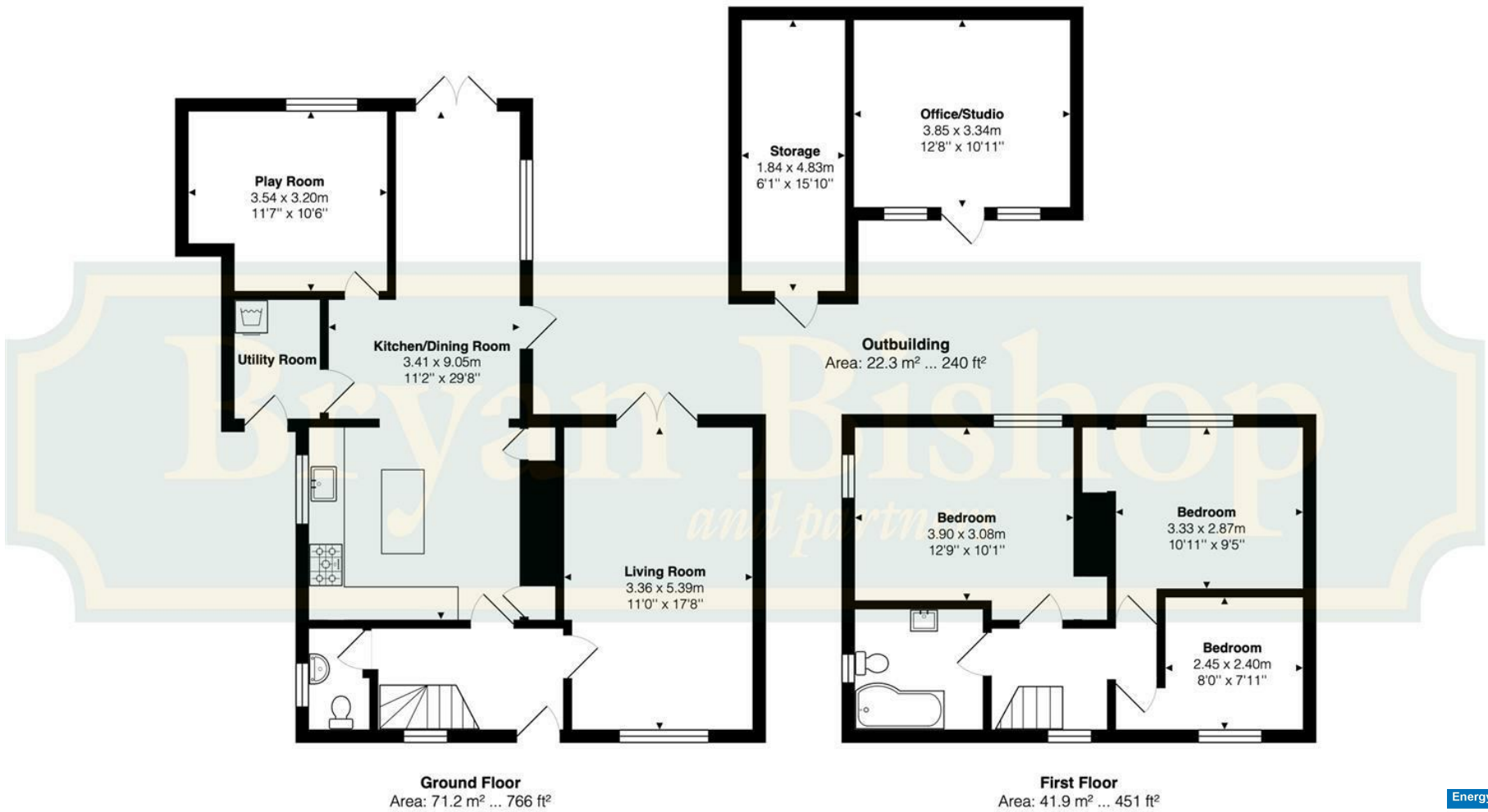
Location:

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 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.







Total Area: 135.4 m² ... 1457 ft²
All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		74
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		









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6a High Street | Welwyn | AL6 9EG | 01438 718877 | info@bryanbishop.co.uk | www.bryanbishop.co.uk Find us on

