



Bryan Bishop
and partners

Bishops Road
Tewin



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Summary:

Bryan Bishop and Partners are delighted to bring to the market this substantial country residence in a delightful woodland setting yet just a few minutes from the centre of the ever popular and pretty Hertfordshire village of Tewin. Boasting five bedrooms and three bathrooms, along with extensive yet perfectly proportioned ground floor living space, this substantial and elegant family home offers all of the modern amenities you would expect along with a wealth of character and charm surrounded by the stunning Hertfordshire countryside.

Accommodation:

The elegant front door, nicely set into a tile roofed porch, is beautifully decorated with stained glass, with additional stained glass panels either side, leading you into a spacious and impressive hallway at the centre of the house. From here doors lead into the gym, utility/laundry room and the conveniently situated guest cloakroom. Further part glazed double doors open into the dining room and the living room, with the kitchen accessible through an open archway. All of the rooms in this property are of intelligent proportions, making them large enough to be flexible and adaptable yet not too large, so that they remain warm, sociable and really usable, an unusual and welcome feature in a house of this size.

The gym is a nice sized room doing sterling service in its current function. Its size and location would also enable it to readily perform just as well as a comprehensive home office, easily accepting multiple workstations and enjoying smooth access to the rest of the house whilst also being a private space. The dining room opens from the hallway through double doors set attractively into the corner. Albeit with no windows of its own, the room is very well lit from the full glass roof and extensive windows in the adjacent garden room, to which it is effectively open plan through a large opening. A nicely proportioned room easily capacious enough for a large dining suite. Adjoining the dining room is a family room. Well lit by a window to the side this is another flexible room in a great position that could really work well for you in a whole raft of different capacities. Home office, playroom, gym, teenage hangout, quiet library/reading room, music room, arts and crafts studio, cinema... the list is virtually endless. Another arrow in the quiver of adaptability that this house represents, ensuring it continues to support you as your needs evolve.

The rear central part of the house is occupied by the garden room, a fabulous cascade of light drenches the space from the opaque glass roof and the full width windows with glazed double doors opening onto the rear patio. Again a real multi-tasking room, capable of being a relaxing summer lounge or a fabulous dining area all year round. Opening directly from the garden room is the comfortable snug, with windows to two aspects keeping it light and bright. A perfect place for some quiet contemplation or catching up on your favourite novel. The largest room in the house is the living room. At nearly twenty feet long this room has impressive floor space and a great shape, meaning you can furnish and design the layout to best suit your needs. The beautiful centrally located fireplace is a wonderful focal point, and the glazed double doors opening out into the garden enhance the flow to endow this room with great ability as a family room and as a key part of a larger space for entertaining guests.





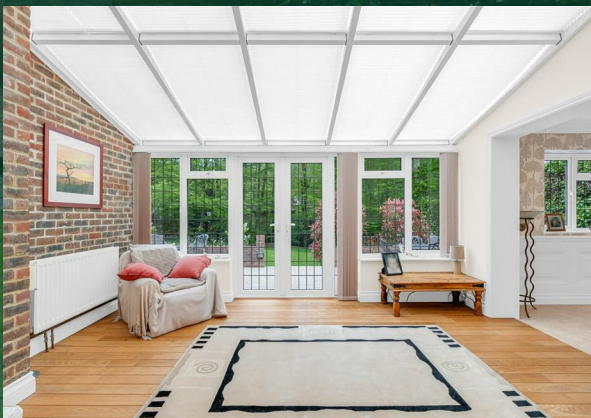


Another room benefiting from a seamless link out into the garden is the kitchen/breakfast room, filling the end of the house from front to back. The room enjoys abundant light through windows to the front and side, as well as the glazed double doors opening onto the rear patio. Intelligent use of the abundant space puts the fitted kitchen area at one end, ergonomically grouped to ease food preparation and serving. An impressive array of wall and floor mounted fitted cupboards provide abundant storage capacity whilst also housing a full complement of integrated appliances commensurate with a house of this size and quality. A stylishly shaped light oak island is centrally positioned to supplement the storage and worktop area as well as housing an inset hob. The remainder of the room, extending back to the glass doors, is left as open space to furnish as best suits your needs. It is a large space and will comfortably absorb a large dining suite and a breakfast bar as well as other furniture if required. Alongside the kitchen is a good sized utility/laundry room, enabling the kitchen to be kept neat and clutter free.

From the central hallway the stylish staircase turns elegantly up to a spacious first floor hall running the length of the house, featuring a pretty galleryed landing overlooking the stairwell. From here doors lead into each of the five bedrooms, a neat storage room and the large family bathroom which boasts a separate bath and shower. Two of the bedrooms benefit from luxury ensuite shower rooms, whilst the main bedroom also has a large walk in wardrobe as well as fitted cupboards. Past the first floor there is a huge, partially converted loft space, which has great development potential.

Exterior:

The property is in an exclusive area in which all of the houses are of a similar size and quality, set well back from the road in expansive grounds and all enjoy the beautiful undisturbed woodland setting. The block paved driveway opens into a large driveway with parking for many cars, which leads to the integral garage but extends fully across the front of the house. The frontage is architecturally interesting and attractive, softened by clever and creative planting of climbing shrubs and decorative hedging. Separate access to the rear garden enables easy maintenance of the substantial grounds there, which have been sympathetically landscaped with a light touch and a focus on keeping the wonderful natural look of the space. A large terraced patio extends the full width of the garden, seamlessly linking all of the access points for an easy flow in and out of the house. Beyond that, modest flower beds edge the terrace as it merges with the large area of lawn, which itself drops gracefully away into the wooded area below. A large stepped decking area adds more space for entertaining or summer lounging along one side. This lovely natural garden is fully enclosed and secure, so eminently pet and child friendly.

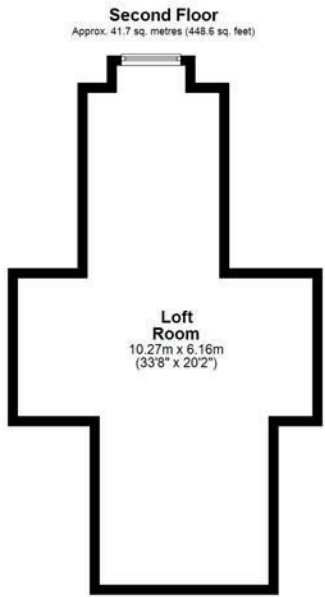
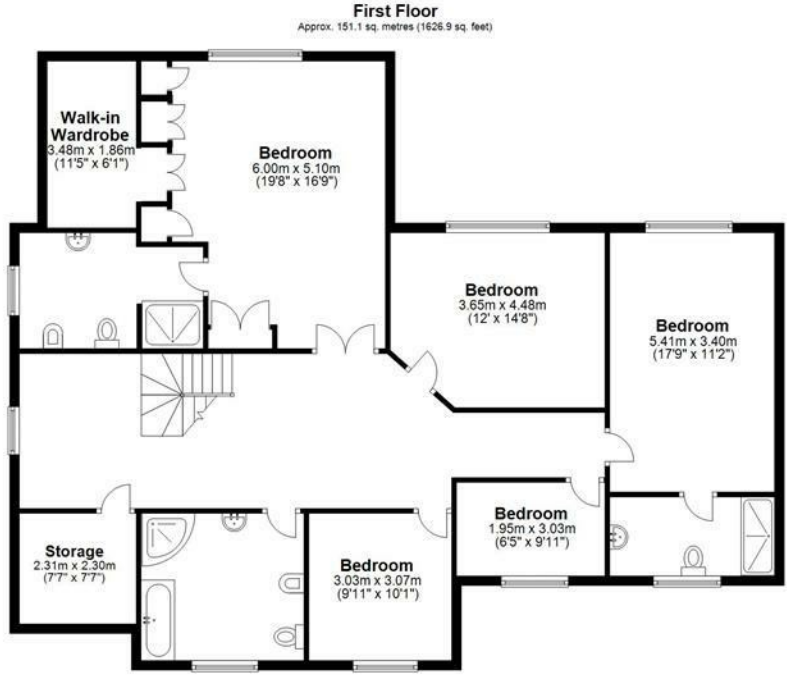
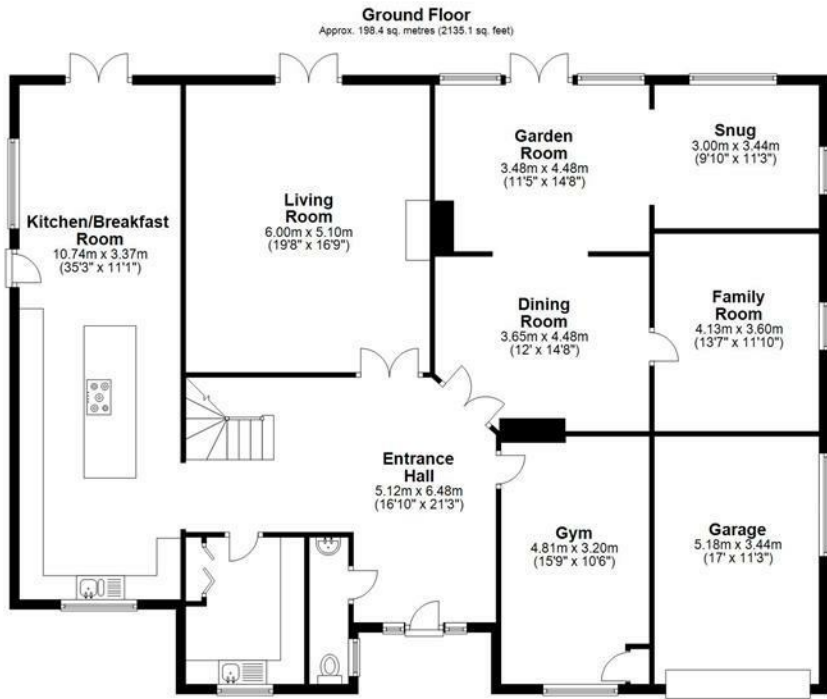


Location:

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 on the northern side 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 property is also in close proximity to excellent private schools, with Heathmount and Haileybury both within easy commute. 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.



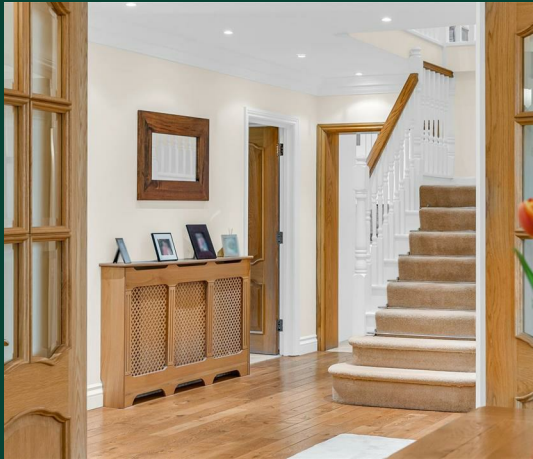




Total area: approx. 391.2 sq. metres (4210.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	77
(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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