



Bryan Bishop
and partners

Cowpers Way
Tewin



Cowpers Way

Tewin

Summary:

Bryan Bishop and Partners take great pleasure in bringing to market this substantial double fronted family home in an idyllic setting surrounded by extensive, mature and secluded gardens. Benefiting from significant yet sympathetic expansion and improvement throughout the ground floor, as well as 5 bedrooms upstairs, this home provides the space to comfortably accommodate a growing or already established family.

Accommodation:

The light and spacious entrance hall, a lovely feature found throughout the property, welcomes you with a stylish staircase to the first floor, a conveniently placed downstairs cloakroom and doors leading to the living room and dining room. Beyond is an inner lobby leading to the large kitchen/breakfast room with doors to the dining room, utility room and huge garage.

The living room, over 22 feet in length and dual aspect, has a feature fireplace and double door access to the stunning garden. The separate dining room, another large and well proportioned room, is also dual aspect and features double doors opening onto the garden. The kitchen/breakfast room is a terrific, practical, and again spacious room giving a wealth of opportunities to configure the house to suit your lifestyle. It has an abundance of storage, a range of integrated appliances and space for additional freestanding items. There is a useful central island, a breakfast bar, and still plenty of room to accommodate a large kitchen table or casual seating. Again this room maximises the wonderful view onto the garden with large windows and double doors to the rear. Of course this is backed up by the adjacent utility room which also has direct garden access.

The attractive staircase leads you to a bright upper hallway, from which you can enter the five bedrooms and family bathroom. The bathroom has a bath and shower. Three of the bedrooms come with fitted wardrobes and the large, well shaped master bedroom has an en-suite bathroom.

Exterior:

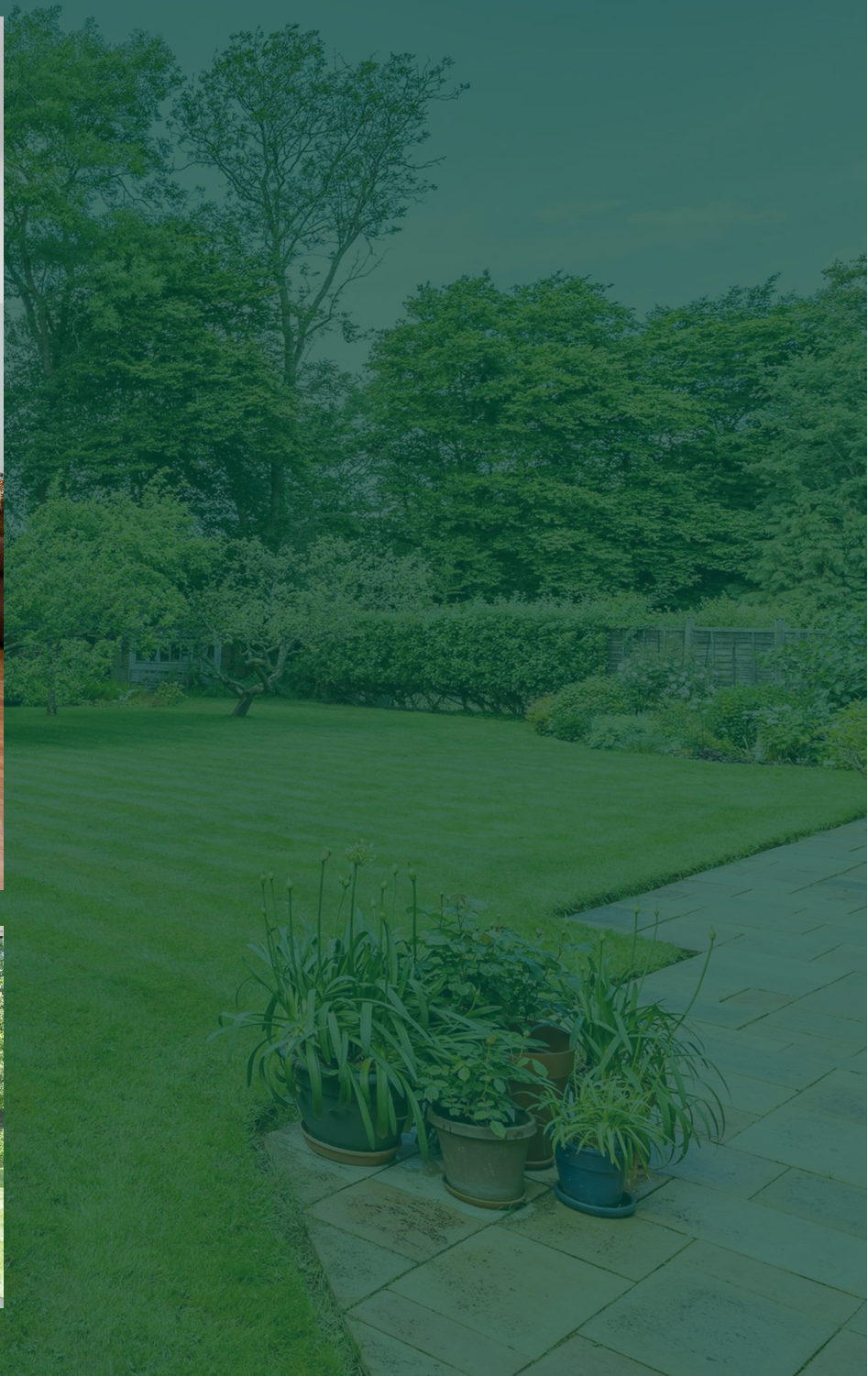
The house sits on a substantial plot in a delightful rural setting. The layout of the house and gardens reflects this beautifully, allowing for a long driveway with the house set well back from the road. Throughout the grounds are mature trees and flowerbeds, a patio and large lawn, along with some lovely specimen trees at the rear and a small wooded area. The great size of the plot means it accommodates the large footprint of the house but still leaves an expansive garden which is west facing, secluded and very private.

Location:

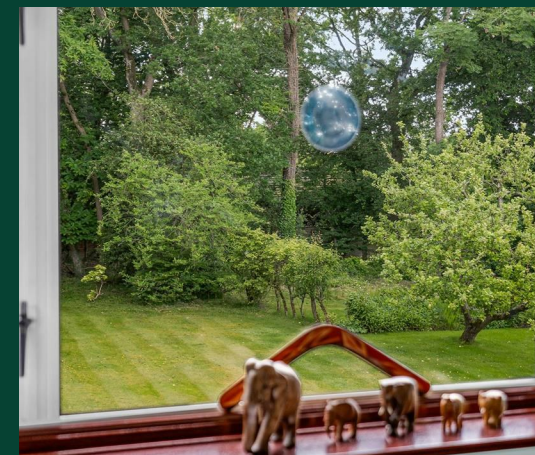
The attractive village of Tewin, arranged around two village greens and nestled between Welwyn Garden City and Hertford, is a highly desirable and sought-after residential area. The property is located on the northern side of the village, which provides excellent local amenities including a community-owned 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 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.

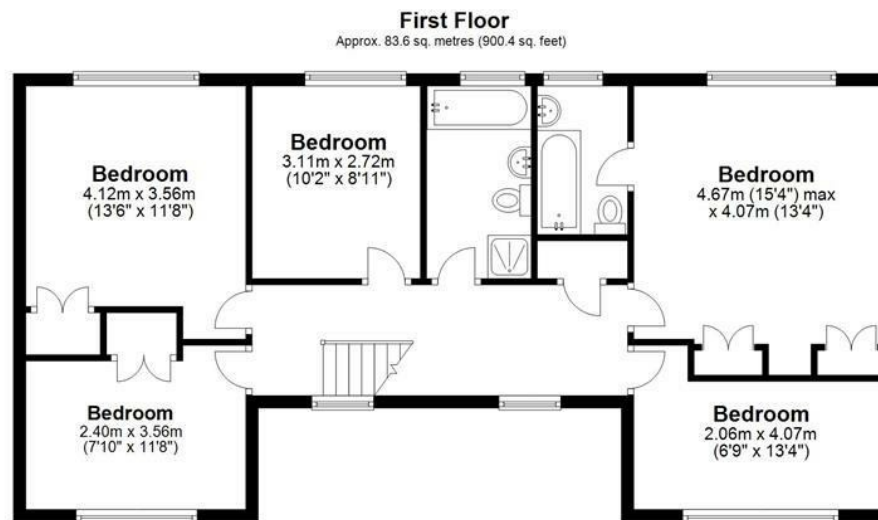
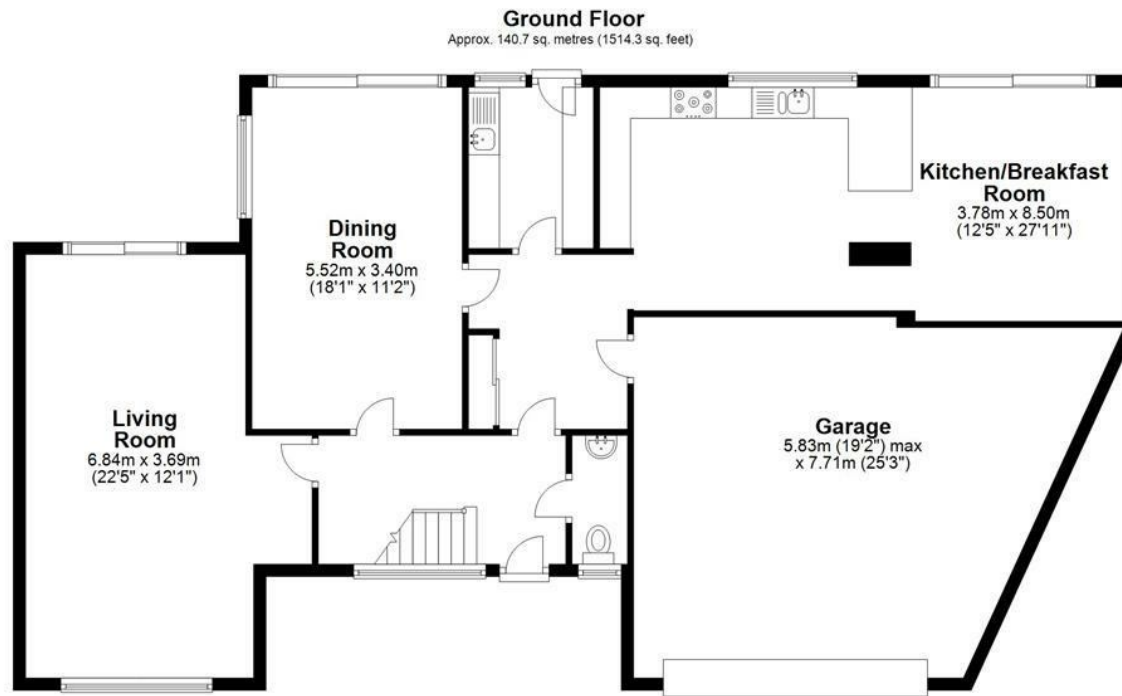












Total area: approx. 224.3 sq. metres (2414.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		75
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC









Bryan Bishop
and partners

